

**CAMDEN CITY PLANNING BOARD**  
**November 8, 2019**

TO: ALL MEMBERS OF THE CAMDEN CITY PLANNING BOARD

Please be advised that there will be a regularly scheduled meeting of the **Camden City Planning Board on Thursday, November 14, 2019 at 6:00 p.m.**, in the **City Council Chambers, 2<sup>nd</sup> Floor, City Hall, 520 Market Street, Camden, New Jersey 08101.**

**AGENDA**

RECEIVED  
2019 NOV - 8 A 9:40  
MUNICIPAL CLERK OFFICE  
CAMDEN, N.J.

1. Reading of the Opening Statement
2. Roll Call
3. Approval of Planning Board Public Hearing Minutes – October 10, 2019
4. Swearing in of all Professionals and Planning Staff
5. Planning Director’s Report
6. OLD BUSINESS
  - A. Certificate of Appropriateness re: Luisa Nieves Maldonado 1273 S. Merrimac Road. The applicant is proposing the installation of a deck. (Fairview District)
  - B. Preliminary Site Plan re: 617 Broadway, LLC 613-617 Broadway. Block 212; Lot(s) 73, 75-78 and 92. The applicant is proposing the development of an approximate 8,217 sq. ft. Family Dollar Retail Store.
7. NEW BUSINESS
  - A. Courtesy Review re: Billboard re: NJ Transit ROW Billboard 787’ N/O Carl Miller. Block: 461; Lot: 16.01. The applicant is proposing a single pole, double faced, 14’ x 48’ (each face), multi-message digital billboard at a height of 92 ft. above grade.
  - B. Street Vacation re: Jersey Precast 415 Williams Street. Block: 189; Lot(s): 9, 19, 22, 23, 24, 25, 27, 28 & 29. The applicant is proposing to close Washington Street between South 5<sup>th</sup> Street and Broadway to erect precast panels for the parking garage. (at the CCIA Rowan Health Services Parking Garage)
  - C. Street Vacation re: Camden City Fleet Maintenance Garage 445 Kaighn Avenue (Between Broadway and S. 4<sup>th</sup> Street. Block: 327, Lot(s): 28, 29, 30, 31, 32, 33, 35, 36, 37, 52 and 53. The applicant is proposing a Street Alley Vacation and Lot Consolidation to allow for the construction of a Maintenance Garage for Camden city Public Works to service the vehicle fleet of the City of Camden.
  - D. Amended Final Site Plan re: FTB Equities Urban Renewal, LLC Project: East Lot Access Block: 81.05; Lot: 1. The applicant is proposing improvements to the existing entrance to the parking lot from east side of Riverside Drive, including access gates equipped with electronic card readers for lot security.

**Planning Board Meeting Agenda**  
**November 14, 2019**  
**Page 2**

- E. Preliminary & Final Site Plan re: Camden Town Center, LLC Project: Parking Lot at Pearl & Water Streets Block: 80.02; Lot: 1. The applicant is proposing improvements to the existing parking lot, including lighting, stormwater drainage, grading, repaving and restriping to provide for a total of 225 parking spaces.

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**OCTOBER 2019**

**Certificate of Appropriateness re: APPROVED**

Habitat for Humanity 949 Monitor Road  
Rutgers, State University of NJ 413, 415, 417, 419 & 421 Cooper Street  
18, 420, 422, 424, 426 & 428 Lawrence Street  
Melissa Vega 3126 S. Atlanta Road  
Jeff Bowen 1260 S. Merrimac Road

**Amended Preliminary Site Plan re: CONTINUANCE**

617 Broadway, LLC 613-617 Broadway

**Preliminary Major Subdivision and Preliminary & Final Site Plan re: WITHDRAWN**

Cooper's Walk (Camden Lutheran Housing, Inc.)

9. Adjournment

Sincerely,

  
Angela Miller,  
Planning Board Secretary  
am

cc: All City Council Members  
All Directors  
All Management Team Members