

CAMDEN CITY PLANNING BOARD

December 3, 2020

TO: ALL MEMBERS OF THE CAMDEN CITY PLANNING BOARD

By the direction of the Planning Board Chairman Jose DeJesus, Jr. of the City of Camden there will be a regularly scheduled meeting **held on Thursday, December 10, 2020 at 6:00pm** Since the City of Camden remains under a Declaration of a Health Emergency related to the COVID-19 virus, City Hall is closed. Therefore, this Regularly Scheduled Meeting will be conducted as a virtual meeting via a remote conferencing platform; Zoom. Instruction on accessing this virtual Regularly Scheduled meeting can be found on the City of Camden's website: <https://www.ci.camden.nj.us/>

AGENDA

1. Reading of the Opening Statement
2. Roll Call
3. Approval of Special and Regular Planning Board Public Hearing Minutes – November 12, 2020
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
6. OLD BUSINESS
 - A. Preliminary & Final Site Plan re: Hemang Patel (RAJ & AARAV, LLC) 1848 White Horse Pike. Block: 1279.02; Lot: 14. The applicant is proposing to construct a Carport and the installation of Solar panels.
 - B. Preliminary & Final Site Plan re: Camden Cleaning Center, Inc. 1001 Broadway. Block: 317; Lot(s): 35-40. The applicant is proposing to construct a laundromat and associated site improvements.
 - C. Sign/Bulk Variance re: The Cooper Health System 205-209 South 6th Street. Block: 1400; Lot(s): 55-56; Block: 1402; Lot: 1. The applicant is proposing the installation of a new façade sign approximately 82.5 sq. ft. at the Cooper Hospital Conference Center. Also proposing to exceed and Ordinance or Redevelopment Plan limitations.
 - D. Street Vacation re: Miller Fabricators, Inc., /Aaron Miller 1135 Mt. Ephraim Avenue. Block: 399; Lot(s): 46, 54, 58-60, 65, 69-70, 108, 112 and 11. The applicant is proposing a lot consolidation.
 - E. Preliminary & Final Site Plan re: LEAP Academy University Charter School 527 Cooper Street. Block: 98; Lot: 97. The applicant is proposing the demolition of existing structurally deficient 3-story vacant building, to construct a new State of the Art, 2-story Community Fab Lab (Incubator). **CONTINUED UNTIL JANUARY 14, 2021**
 - F. Minor Subdivision and Preliminary & Final Site Plan re: Matrix Admiral Wilson Boulevard Development, LLC- Admiral Wilson North Redevelopment Area, Block: 1198; Lot: 1; Block: 1201; Lot: 1; Block: 1208; Lot: 4; Block: 1209; Lot: 4; Block: 12010; Lot(s): 1 & 2; Block: 1212; Lot: 1; Block: 1214; Lot: 4; Block: 1219; Lot(s): 3 & 25; Block: 1220; Lot: 57. The applicant is proposing to construct a 145,390 sq. ft. Warehouse associated with 232 car parking spaces, 641 van parking spaces, 83

Planning Board Meeting Agenda

van personal parking spaces, 10 loading docks and 13 trailer parking stalls. Along with signage, landscaping and storm water requirements.

7. NEW BUSINESS

- A. Certificate of Appropriateness re: William Hargrove 698 Cooper Street. The applicant is proposing the construction/installation of n 6 ft. fence. (Cooper Street Historic District)
- B. Certificate of Appropriateness re: New Jersey Association on Corrections 311 Market Street. The applicant is proposing exterior work. (Identified Historically Significant Property).
- C. Minor Subdivision re: Matrix Admiral Wilson Boulevard Development, LLC- Admiral Wilson North Redevelopment Area, Block: 1198; Lot: 1; Block: 1201; Lot: 1; Block: 1208; Lot: 4; Block: 1209; Lot: 4; Block: 12010; Lot(s): 1 & 2; Block: 1212; :Lot: 1; Block: 1214; Lot: 4; Block: 1219; Lot(s): 3 & 25; Block: 1220; Lot: 57. The applicant is proposing to adjust lot lines between Block: 1210; Lot: 2 and Block: 1214; Lot: 4, additionally the applicant requests a lot consolidation with regard to the properties with Block(s): 1198, 1201, 1209 and 1212. (Note: see plans)
- D. Review and Approval of the 2021 Planning Board Meeting Dates.

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

November 2020

Preliminary & Final Site Plan re: DISMISSED W/OUT PREJUDICE

Hemang Patel (RAJ & AARAV, LLC) 1848 White Horse Pike

Preliminary & Final Site Plan re: CONTINUANCE until December 10, 2020

Camden Cleaning Center, Inc., 1001 Broadway

Amended Final Site Plan re: APPROVED

Virtua Our Lady of Lourdes Hospital, Inc., 1500 Haddon Avenue

Sign Variance/Bulk Variance re: CONTINUANCE

The Cooper Health system 205-209 South 6th Street

Street Vacation re: CONTINUANCE

Miller Fabricators, Inc./Aaron Miller 1135 Mt. Ephraim Avenue

Preliminary & Final Site re: CONTINUANCE UNTIL JANUARY 14, 2021

LEAP Academy University Charter School 527 Cooper Street

Preliminary & Final Site Plan re: CONTINUANCE

Matrix Admiral Wilson Boulevard Development, LLC – Admiral Wilson North Redevelopment Area various Block(s) & Lot(s)

9. Adjournment

Sincerely,

Angela Miller,
Planning Board Secretary

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