

**CAMDEN CITY PLANNING BOARD**  
**April 12, 2021**

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 SPECIAL Meeting held on Tuesday, April 20, 2021 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 – January 14, 2021
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  
6. OLD BUSINESS
  - A. Review and Consideration re: As an Amendment to the City's Master Plan. **The Camden Health Element:** (Joint Effort: DVRPC and the City of Camden).
  
  - B. Certificate of Appropriateness re: **Cooper University Health Care 408 Chambers Avenue.** The applicant is proposing the installation of a sign at 408 Chambers Avenue located in the Cooper Plaza Historic District.
  
7. NEW BUSINESS
  - A. Certificate of Appropriateness re: **LEAP Academy University Charter School 527 Cooper Street.** The applicant is proposing major rehabilitation of a building located at 527 Cooper Street in the Cooper Street Historic District.
  
  - B. 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).
  
  - C. Sign Variance re: **Yue Hua Yang (Hung Wan NJ Restaurant) 1226 Haddon Avenue, Block: 1292; Lot: 13.** The applicant is proposing two (2) signs – one (1) mounted sign at 26 sq. ft. and one (1) hanging sign at 15 sq. ft. exceeding the limit of 24 sq. ft.
  
  - D. Sign Variance re: **Elizabeth Solis 2307 Federal Street, Block: 1157; Lot: 44.** The applicant is proposing a 64 sq. ft. mounted sign. A C-Bulk Variance is need for size of sign.

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- E. Minor Subdivision and Preliminary & Final Site Plan re: Dev Ghanshyam, LLC. 3508, 3510-3516 Federal Street, Block: 1060; Lot(s): 2, 3 & 43. The applicant is proposing to construct a Retail Liquor Store on a presently vacant lot with no changes to existing retail stores lot(s) 3 & 4.
- F. Amended Final Site Plan re: CFBG, Inc. (Camden Arts Yards) 317-319 Market Street, Block: 75; Lot(s): 29 & 30. The applicant is proposing improvements to amend site plan approval for modifications associated with year-round operation.
- G. Amended Final Site Plan and Minor Subdivision re: Matrix Admiral Wilson Development, LLC 17<sup>th</sup> Street & Admiral Wilson Boulevard. Block: 1198; Lot:1; Block: 1201; Lot: 1; Block: 1208; Lot: 4; Block: 1209; Lot(s): 1 & 4; Block: 1210; Lot(s): 1 & 2; Block:1212; Lot: 1; Block: 1214; Lot: 4; Block: 1219; Lot(s): 3 & 25; Block:1220; Lot: 57. The applicant was unaware of any design waivers and/or variances required for the application. (see attached for additional information)

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**January 2021**

Reorganization- APPROVED

- a. Election of Chairman – Jose DeJesus
- b. Election of Vice Chairman – Frederick H. Martin, Jr.
- c. Election of Secretary – Angela Miller
- d. Appointment of Planning Board Attorney – Dembo, Brown & Burns
- e. Appointment of Conflict Attorney – Eric Bernstein & Associates
- f. Appointment of Board Engineer – Remington & Vernick Engineers
- g. Appointment of Conflict Engineer for Planning Board – Alaimo Group

**Preliminary & Final Site Plan re: APPROVED**

Hemang Patel (RAJ & AARAV, LLC) 1848 White Horse Pike  
Eastern Metal Recycling 1251 Front Street

**Preliminary & Final Site Plan re: CONTINUANCE**

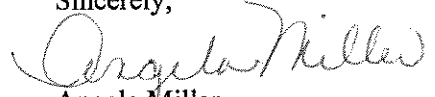
LEAP Academy University Charter School 527 Cooper Street.

**Amended Final Site Plan re: APPROVED**

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

9. Adjournment

Sincerely,

  
Angela Miller,  
Planning Board Secretary

am

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

edwillia@ci.camden.nj.us is inviting you to a scheduled Zoom meeting.

Topic: Planning Board Meeting

Time: April 20, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/93826530086?pwd=V09GKzMzMnM0bnZZcWRWQM5LzIQQT09>

Meeting ID: 938 2653 0086

Passcode: 765190

One tap mobile

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Dial by your location

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+1 408 638 0968 US (San Jose)

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 938 2653 0086

Find your local number: <https://zoom.us/u/aeguQ15Xd3>