

AMENDED

**CAMDEN CITY PLANNING BOARD**  
**April 11, 2023**

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 to be held on Thursday, April 13, 2023 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 open. 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 Planning Board Meeting and meeting Agenda can be found on the City of Camden's website: <https://www.ci.camden.nj.us/>

**AGENDA**

RECEIVED  
CITY OF CAMDEN  
APR 11 2023

1. Reading of the Opening Statement
2. Roll Call
3. Approval of Planning Board Public Hearing Minutes – March 9, 2023
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  
6. NEW BUSINESS
  - A. Certificate of Appropriateness re: Camden County Historical Society 1900 Park Boulevard. The applicant is proposing Signage. (Parkside)
  - B. Certificate of Appropriateness re: City of Camden 599-501 North 10<sup>th</sup> Street. The applicant is proposing Signage. (North Camden)
  - C. Certificate of Appropriateness re: City of Camden 640 Erie Street. The applicant is posing Signage. (North Camden)
  - D. Certificate of Appropriateness re: City of Camden 60 Erie Street. The applicant is proposing Signage. (North Camden)
  - E. Certificate of Appropriateness re: City of Camden (Median – Main, Elm, and N.3<sup>rd</sup> Street. The applicant is proposing Signage. (North Camden)
  - F. Certificate of Appropriateness re: City of Camden 2 Riverside Drive. The applicant is proposing Signage. (Waterfront)

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- G. Preliminary & Final Site Plan re: Virtua Our Lady of Lourdes Hospital, Inc. 1600 Haddon Avenue. Block: 1301; Lot(s): 1 & 2. The applicant is proposing to remove two (2) ADA parking spaces and install a cardboard recycling compactor and a trash compactor. **(CONTINUED UNTIL MAY 11, 2023)**
- H. Capital Courtesy Review re: New Jersey Economic Development Authority (NJEDA) – Cooper’s Poynt Waterfront Park & Roads Project Delaware Avenue & State Street. Block: 79; Lot: 13. The applicant is proposing a subdivision to create three (3) new lots (parcels A, B, C and Right-of-Way.
- I. Preliminary & Final Site Plan re: Urban Development Partners, LLC. (Lanning Square Court) 439 West Street and various addresses. Block: 185; Lot(s): 2-4 and 7-30. The applicant is proposing an Apartment Complex (80 units per acre) Private garage, Courtyard, Recreation Area and other Site Improvements.
- J. Sign Variance re: Juan D. Ixchop 1427 South 9<sup>th</sup> Street. The applicant is proposing the installation of an 80 sf awning.
- K. Site Plan Waiver re: Gateway Progressive Land Developers re: 1165 Haddon Avenue. Block: 1314; Lot: 39. The applicant has been denied for a Coffee Shop & Bookstore with Office Space/Radio Station. Due to a Change of Use – Site Plan Approval or Waiver is needed. (Gateway Redevelopment Plan)

7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**March 2023**

**Certificate of Appropriateness re: APPROVED**

Hai D. Nguyen 2965 N. Congress Road  
Terica Lynn Swangin 433-435 Chambers Avenue

**Amended Final Site Plan re: CONTINUED**

Virtua Our Lady of Lourdes Hospital, Inc. 1600 Haddon Avenue

**Capital Courtesy Review re: TABLED**

New Jersey Economic Development Authority (NJEDA) – Cooper’s Poynt Waterfront Park & Roads Project Delaware Avenue & State Street.

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

Urban Development Partners, LLC. (Lanning Square Court) 439 West Street and various addresses

**Capital Courtesy Review re: John Lawrie Tubulars/South Jersey Port Corporation**

1535 Broadway

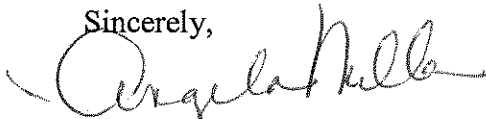
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**Council Referral re: TABLED**

A Resolution authorizing the Planning Board to review Chapter 870-258 Floodplain Management to be consistent with NJDEP Flood Damage Control Model.

8. Adjournment

Sincerely,

A handwritten signature in cursive script, appearing to read "Angela Miller".

Angela Miller,  
Planning Board Secretary  
Am

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

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**Topic: Planning Board Meeting**  
**Time: April 13, 2023 06:00 PM Eastern Time (US and Canada)**

[edwillia@ci.camden.nj.us](mailto:edwillia@ci.camden.nj.us) is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/99115173880?pwd=QXB3SFh0WjMzdHUzWmZvYW9vRzkwUT09>

Meeting ID: 991 1517 3880

Passcode: 792318

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+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

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Find your local number: <https://zoom.us/u/adIZ3Mhut9>