

**AMENDED
CAMDEN CITY PLANNING BOARD
May 26, 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, June 1, 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

1. Reading of the Opening Statement
2. Roll Call
3. Approval of Planning Board Public Hearing Minutes – April 13, 2023
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report

6. NEW BUSINESS
 - A. Certificate of Appropriateness re: Gustavo Firpi, Jr .1202 Yorkship Square. The applicant is proposing Exterior work. (Fairview Historic District)
 - B. Certificate of Appropriateness re: Johanny & Daniel Batista 1085 Niagara Road. The applicant is proposing installation of a Fence. (Fairview Historic District)
 - C. Certificate of Appropriateness re: LEAP Academy University 527 Cooper Street. The applicant has been DENIED regarding Exterior Work/Demolition. (Cooper Street Historic District)
 - D. Amended Final Site Plan re: Virtua Our Lady of Lourdes, Inc. 1600 Haddon Avenue. Block: 1301; Lot(s): 1 & 2. The applicant is withdrawing the compactors and request variances for a fence. The applicant is proposing the demolition of the existing fence and a new fence is to be installed in the same location. The applicant seeks a variance to permit the installation of a 8ft. fence.

Planning Board Meeting Agenda

E. A Resolution by the City Council referring to the Planning Board to review proposed ordinance amending the Camden City code to repeal Section 870-258, which previously was Chapter 577 of the Camden City Code, and amended by MC-4995, adopted on August 9, 2016; to adopt a new section 870-258; to adopt Flood Hazard Maps; to designate a Floodplain Administrator and provide for severability and an effective date.

7. OLD BUSINESS

A. 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).

B. Sign Variance re: Josef C. Argenio 2225 Admiral Wilson Boulevard. The applicant is proposing the installation of a freestanding sign at 105.50 SF.

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

MAY 2023

Certificate of Appropriateness re: APPROVED

Jesus Perez 2871 Kansas Road

Jose Rivera 429 Emerald Street

Fairview Village 1185 Yorkship Square

Fairview Village 2981 Yorkship Square

Fairview Village 2950 Yorkship Square

Fairview Village 1201 Yorkship Square

Center for Family Services 590 Benson Street

Center for Family Services 574 Benson Street

Center for Family Services 560 Benson Street

Ashely Torres 2804 Yorkship Road

A Resolution authorizing the Planning Board as a City Council referral to consider amending the *Gateway Redevelopment Plan* regarding Tax Block 366, Lot 2 on the Camden City Municipal Tax Map. - **APPROVED**

Amended Final Site Plan re: CONTINUED

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

Capital Courtesy Review re: **CONTINUED**

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

APRIL 2023

Preliminary & Final Site Plan re: APPROVED

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

Sign Variance re: APPROVED

Juan D Ixchop 1427 South 9th Street

Site Plan Waiver re: DISMISSED WITHOUT PREJUDICE

Gateway Progressive Land Developers 1165 Haddon Avenue

****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.

9. Adjournment

Sincerely,

Angela Miller,
Planning Board Secretary

Am

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

Topic: Planning Board Meeting

Time: June 1, 2023 06:00 PM Eastern Time (US and Canada)

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

Join Zoom Meeting

<https://zoom.us/j/94456505832?pwd=c1JIZFJ1bldzbko2MUJPZURkZE55dz09>

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