

**AMENDED
CAMDEN CITY PLANNING BOARD
August 8, 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 Planning Board Meeting **held on Thursday, August 10, 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 Special 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 – July 13, 2023
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report

6. NEW BUSINESS
 - A. Preliminary & Final Site Plan re: Virtua Our Lady of Lourdes, Inc. 1600 Haddon Avenue. Block: 1301; Lot(s): 1 & 2. The applicant is proposing to construct a new 6-story bed tower totaling 254,155 sf and extensive internal renovations to the existing hospital facilities, including new elevators and sprinklers of all buildings Also new operating suites for cardiac, neurosurgical procedures and organ transplantation and the relocation of a ground-level helipad to a new helipad on the rooftop of the Pavilion Building along Vesper Boulevard.
 - 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.
 - C. Sign Variance re: Salvation Army KROC –The applicant is proposing six (6) exterior signs.
 - D. Informal Review re: City of Camden Parking Authority–Solar Facility Carport System 330 Federal Street. Block: 150; Lot: 35.01. (PACC Lot 47)– The applicant is proposing a Solar Carport
 - E. Minor Subdivision re: The Phoenix Development Group, LLC 1110 North 21st Street, Block: 832; Lot: 49. The applicant is proposing a minor subdivision to subdivide Block: 832; Lot:49 into two lots along North 21st Street.

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- F. Amended Preliminary & Final Site Plan & Major Subdivision re: Phase 1 Ablett Village Phase I Urban Renewal, LLC ., SW East State Street at River Avenue, Block: 807; Lot: 1. The applicant is proposing final site plan and preliminary and final major subdivision approval for Phase I of a two-phase plan. As part of Phase I, ten (10) brick multi-family buildings will be demolished and twelve (12) multi-family buildings are being proposed with a total of seventy-eight (78) affordable units.
- G. Preliminary & Final Site Plan re: Ablett Village Phase 2 Urban Renewal, LLC SW East State Street & River Avenue, Block: 807; Lot: 1 (Phase 2). The applicant is proposing 144 units in 18 buildings, a Clubhouse building and a Maintenance building located on 7 new lots.

7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

JULY 2023

Certificate of Appropriateness re: APPROVED

Gustavo Firpi, Jr., 1202 Yorkship Square

Johanny & Daniel Batista 1085 Niagara Road

LEAP Academy University 527 Cooper Street

Wanda Sudersan 1089 Trent Road

Michelle Grant 2275 N. Constitution Road

Preliminary & Final Site Plan re: APPROVED

Virtua Our Lady of Lourdes, Inc. 1600 Haddon Avenue

Sign Variance re: CONTINUANCE

Josef C. Argenio 2225 Admiral Wilson Boulevard

8. Adjournment

Sincerely,

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: August 10, 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/93006372097?pwd=dkRWWnY4MEhJMctReUZsdnJWV1RCQT09>

Meeting ID: 930 0637 2097

Passcode: 366073

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- +1 312 626 6799 US (Chicago)
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- +1 719 359 4580 US
- +1 253 205 0468 US
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Find your local number: <https://zoom.us/u/abnAf4yWtk>