

**CAMDEN CITY PLANNING BOARD**  
**January 4, 2024**

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, January 11, 2024 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 – November 2, 2023 & December 14, 2023
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  - a. Arts and Cultural Districts Ordinance
  - b. Planning Board Attorney – Dembo, Brown & Burns, LLP
  - c. Planning Board Conflict Attorney – Eric M. Bernstein & Associates, LLC
  - d. Planning Board Engineer – Remington & Vernick Engineers
  - e. Planning Board Conflict Engineer – Environmental Resolutions, Inc.
6. REORGANIZATION
  - a. Election of Chairman
  - b. Election of Vice-Chair
  - c. Election of Secretary
  - d. Appointment of Planning Board Attorney
  - e. Appointment of Conflict Attorney
  - f. Appointment of Board Engineer
  - g. Appointment of Conflict Engineer
7. NEW BUSINESS
  - A. Certificate of Appropriateness re: Nilsa Roman 1155 Collings Avenue. The applicant is proposing the installation of Solar Panels and a 6ft. Fence along the rear. (Fairview Historic District)

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CAMDEN, NJ

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- B. Certificate of Appropriateness re: Camden Fireworks, Inc. 1813 Broadway. The applicant is proposing the installation of Windows at the front of said property. (Waterfront South Historic District)
- C. Certificate of Appropriateness re: Urban Promise Ministries 1063 N. Common Road. The applicant is proposing the installation of a Roof. (Fairview Historic District)
- D. Certificate of Appropriateness re: 600 Berkley Street, LLC 600 Berkley Street. The applicant is proposing the installation of Windows at the front of said property. (Cooper Plaza Historic District)
- E. Certificate of Appropriateness re: Patricia Miller 1408 N. Chesapeake Road. The applicant is proposing the installation of a Roof. (Fairview Historic District)
- F. Certificate of Appropriateness re: Urban Dwellers Group, LLC 1565 Collings Road. The applicant is proposing the installation of a Roof. (Fairview Historic District)
- G. Certificate of Appropriateness re: Eva David 1339 Argus Road. The applicant is proposing the installation of a Roof.
- H. Preliminary & Final Site Plan re: The Cooper Health System d/b/a Cooper University Health Care 1 Cooper Plaza, Block: 1402; Lot: 1. The applicant is proposing to construct a 5,500 SF expansion of Critical Decision Unit (CDU) Building including parking, lighting, landscaping and associated utilities.
- I. Street Vacation(s) re: PDC Northeast LPIV, LLC 1301 North 22<sup>nd</sup> Street. The applicant is requesting to vacate North 26<sup>th</sup> Street, Cambridge Street and Dupont Street, all west of Harrison Avenue.
- J. Preliminary & Final Site Plan re: PDC Northeast LPVI, LLC 1301 North 26<sup>th</sup> Street, Block: 811; Lot: 8, Block: 812; Lot(s): 3 & 4, Block: 815; Lot: 3, and Block: 816; Lot(s): 2 & 8. The applicant is proposing to construct a 304,119 SF one-story building consisting of 298,012 SF of Warehouse Space and 6,107 SF of Office Space and associated Site Improvements.
- K. Capital Project Review re: The Parking Authority of the City of Camden SW Corner of Front and Elm, Block: 46; Lot: 51. The applicant is proposing a LED Billboard on monopole (2 screens).

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L. Review and Approval of 2024 Planning Board Meeting Dates.

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**November 2023**

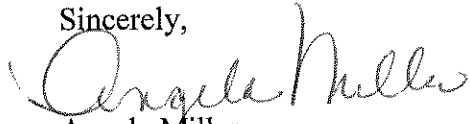
**Preliminary & Final Site Plan re: APPROVED**

Holtec Office Building 2360 Broadway

Impulse Properties, LLC 300 Jefferson

9. Adjournment

Sincerely,



Angela Miller,  
Planning Board Secretary

Am

cc: All City Council Members  
All Directors

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**Topic: Planning Board Meeting**  
**Time: January 11, 2024 06:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://zoom.us/j/98721081531?pwd=ZHIEMHBma0JWRW04anRROEN4RTJ4UT09>

Meeting ID: 987 2108 1531

Passcode: 606646

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