

CAMDEN CITY PLANNING BOARD **RECEIVED**
September 9, 2024

2024 SEP -9 PM 2: 25

TO: ALL MEMBERS OF THE CAMDEN CITY PLANNING BOARD
MUNICIPAL CLERK'S OFFICE
CAMDEN, N.J.

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, September 12, 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; TEAMS. 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 11, 2024
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
6. NEW BUSINESS
 - A. Certificate of Appropriateness re: Camden Shipyard and Maritime Museum 1912 Broadway. The applicant is proposing exterior work. (Waterfront South Historic District)
 - B. Certificate of Appropriateness re: Lynda Nobles 2990 N. Atlanta Road. The applicant is proposing exterior work. (Fairview Historic District)
 - C. Certificate of Appropriateness re: Camden County Historical Society 75 Erie Street. The applicant is proposing exterior work. (Individual Building)
 - D. Certificate of Appropriateness re: Bianca Gideon 1082 S. Merrimac Road. The applicant is proposing exterior work. (Fairview Historic District)
 - E. Certificate of Appropriateness re: Barbara Coscarello 2803 Idaho Road. The applicant is proposing exterior work. (Fairview Historic District)
 - F. Certificate of Appropriateness re: Richardo Marques 973 Monitor Road. The applicant is proposing exterior work. (Fairview Historic District)

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- G. Sign Variance re: Hanan Ali Alomari 601 North 5th Street, Block: 788; Lot: 72. The applicant is proposing a 105.6 sq. ft. Awning sign.
- H. Sign Variance re: Lesbia Zapata 3334 Federal Street, Block: 1058; Lot: 7.01. The applicant is proposing a 68 sq. ft. Awning sign.
- I. Sign Variance re: Digno E. Taveras 1598 Mt. Ephraim Avenue. Block: 1352; Lot: 53. The applicant is proposing 40 x 32 sq. ft. Awning sign.
- J. Preliminary & Final Site Plan re: The Cooper Health System d/b/a Cooper University Health Care 3 Cooper Plaza, Block: 1443; Lot: 6. The applicant is proposing the construction of two (2) oxygen tanks, pads, fencing and associated improvements as part of the Cooper University Healthcare Wound Care Renovation Project. **(THE APPLICATION HAS BEEN WITHDRAWN)**
- K. Preliminary & Final Major Subdivision re: Cheran Rollins & Malcolm A. Still, Jr., 2907 Cleveland Avenue, Block: 968; Lot: 2. The applicant is proposing to subdivide an existing lot into 5 ne lots for the construction of 5 townhomes.
- L. Amended Final Site Plan re: Holtec Technology Center, LLC 2360 South Broadway, Block: 511, Lot(s): 1, 77-87, 90-93, Block: 512; Lot(s): 55-74, 33-53, 109, 110, 113-117, Block: 514; Lot(s): 3-6, 9-32, 100-107, 118, 120, 145-149, 121, 150-155, Block: 515; Lot(s): 1 & 3 through 12, Block: 455; Lot: 1. The applicant seeks approval to relocate the pole barn and construct parking for the office building and to construct the previously approved phantom parking stalls at the headquarters office.
- M. Resolution referring An Amendment to Section 181; Location of Retail Premises Limited, Plenary Retail Consumption License of the Camden Code to Establish a Pilot Program whereby three (3) Commercial Corridors are Established within the City of Camden, among other things, eliminates current distance requirements for Plenary Retail Consumption Licenses with each Commercial Corridor, to the Planning Board.
- N. "Public Hearing to determine whether property identified as Block: 1197; Lot: 2 and Block: 1208; Lot: 3 should be designated as a Condemnation Area in Need of Redevelopment and whether Block: 1208; Lot: 3 should be designated as a Non-condemnation Area in Need of Redevelopment. Resolution making Recommendation to City Council."
- O. "Review of Redevelopment Plan for Block: 1197 and Block: 1208; and Resolution making recommendation to City Council."
- P. Request for a One Year Extension of Preliminary and Final Site Plan Approval for 1400 Collings Road (Block: 728; Lot: 2). Prior owner known as 5 Real Portfolio 5, LLC.

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7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

July 2024

Certificate of Appropriateness re – APPROVED

AMG, LLC 118 N. 3rd Street
Camden Fireworks 1813 Broadway
Briana Martinez 1809 Broadway
Julian Morales 2824 Idaho Road
Urban Promise Ministries, Inc. 1063 N. Common Road
Jeff W. Kan 114 N. 3rd Street
Heart of Camden 411 Carl Miller Boulevard
Heart of Camden 410 Webster Street
Travara Tilghman 402 Webster Street
Cynthia Madison 1131 W. America Road
Robert McCain 1910 S. 4th Street

Preliminary & Final Site Plan re: APPROVED

National Energy Partners, LLC 201 North Front Street

Sign Variance re: APPROVED

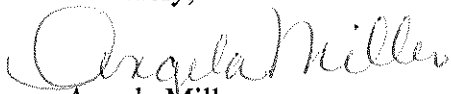
Alex Aybar 3214 River Road

Sign Variance – TABLED

Hanan Ali Alomari 601 North 5th Street
Samyria Adkins 3401 Federal Street

7. Adjournment

Sincerely,


Angela Miller,
Planning Board Secretary

Am

cc: All City Council Members
All Directors

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Topic: Planning Board Meeting
Date/Time: Thursday, September 12, 2024 06:00 PM Eastern Time (US and Canada)

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

Microsoft Teams [Need help?](#)

Join the meeting now

Meeting ID: 215 064 516 956

Passcode: tsmGHF

Dial in by phone

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