



# EDGEWATER PARK TOWNSHIP PLANNING BOARD

## Meeting Minutes

January 18, 2024, at 7:00 PM

---

### I. MEETING CALLED TO ORDER

Chairwoman Johnson called the meeting to order.

### II. FLAG SALUTE

Chairwoman Johnson led the flag salute.

### III. STATEMENT OF THE MINUTES

Read by Patricia Cahall, Planning Board Secretary as quoted, "Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 10, 2024; written notice was emailed to the Burlington County Times and the Courier Post on January 11, 2024; written notice was filed with the Clerk of the Township on January 10, 2024."

### IV. ROLL CALL

TITLE	NAME	PRESENT	ABSENT
Class I	Mr. Johnson	x	
Class II	Mr. Alexander	x	
Class III	Mrs. Cannon-Moye	x	
Class IV	Chairwoman Johnson	x	
Class IV	Mr. Kauker	x	
Class IV	Mr. Smith	x	
Class IV	Mr. Malecki	x	
Class IV	Ms. Bonner	x	
Class IV	Mrs. Tumminia	x	
Alternate I	Mr. Daloisio	x	
Alternate II	Mr. Nolan		x
Attorney	Thomas Coleman	x	
Attorney	Chuck Petrone		x
Engineer	Rakesh Darji	Ryan McCarthy	
Planner	Edward Fox	x	

### \*OATH OF OFFICE

Given by Thomas Coleman for board members: Kevin Johnson, Sarah Cannon-Moye, John Alexander, Steve Malecki.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD

## Meeting Minutes

January 18, 2024, at 7:00 PM

2024 Appointments: Chairperson-Marian Johnson, Vice-Chairperson-Kenneth Kauker, Board Secretary-Patricia Cahall.

Professionals: Ed Fox, Ryan McCarthy

### V. APPROVAL OF MINUTES

December 21, 2023

<b>1<sup>ST</sup> MOTION</b>	Mr. Malecki				
<b>2<sup>ND</sup> MOTION</b>	Mr. Kauker				
<b>DISCUSSION</b>	None				
<b>NAME</b>	<b>YES</b>	<b>NO</b>	<b>RECUSED</b>	<b>ABSTAINED</b>	<b>ABSENT</b>
Mr. Johnson				X	
Mrs. Cannon-Moye				X	
Mr. Kauker	X				
Mr. Smith				X	
Mr. Malecki	X				
Ms. Bonner				X	
Mrs. Tumminia	X				
Mr. Daloisio	X				
Chairwoman Johnson	X				
Mr. Nolan					X

\*Chairwoman Johnson noted the agenda included the roll call, and appointments from the January 4, 2024, re-organization meeting.

### VI. COMPLETENESS DETERMINATION-NONE

### VII. OLD BUSINESS – NONE

### VIII. NEW BUSINESS –

1. **Applicant:** Rt. 130S, LLC. 4329 Route 130. Block: 1202.11 Lot:21. Conditional Use Application.

The applicant proposes to construct a mixed residential and commercial use consisting of first floor retail commercial and restaurant uses and forty-five (45) non-age restricted residential apartments on the second, third and fourth floors.

\*Chairwoman Johnson requested the applicant to step forward.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD

## Meeting Minutes

January 18, 2024, at 7:00 PM

---

Mr. Ettenson-Attorney for the applicant entered his appearance for the records. Mr. Ettenson stated that the applicant appeared before the board prior. Construction of one hundred thirty-six apartments and town houses plus affordable housing. They are currently being constructed. The applicant also has come before the board for sign approval and mixed-use retail and commercial. This meeting is for preliminary and final sight plan approval. The applicant was not in attendance. He has requested that his professional provide testimony for approval. The professionals at the meeting did provide prior testimony as the use variance hearing.

Mr. Ettenson presented, Anthony DeRosa. Professional Engineer, Mario Lachanaris-Professional Planner. Both parties were sworn in by Mr. Coleman. Mr. Coleman asked the board to take notice of their credentials since they both appeared at the prior hearing. Mr. Ettenson referenced the letter from ERI for the Preliminary and Final Major Site Plan Review. The applicant agrees with the terms set forth.

Mr. DeRosa provided testimony on the site plan. (Exhibit A-1) It is a colored site plan with landscaping. Four-story mixed-use site plan with parking, landscaping, lighting. There will be two entrances for access on Parson's Blvd. The is two-way traffic around the entire parkin lot except for the designated one way through the front of the residential portion of the building. The commercial will be fronted in the main parking lot. Residential will front to the north side of the parking lot. There will be a trash enclosure to the far side of the parking lot for recycling and solid waste for the commercial portion of the building. There was an issue by the township engineers with regards to storm water control. The storm water will go through inlets already established to basin two which is connected to the larger basin on Parson's Blvd. The basin is equipped to manage storm water for parking lots, buildings, etc.

The underground storage component was eliminated but will be put back as discussed with the township engineers. The set back bulk variance to Parson's Blvd. was approved. The request is for a design waiver for the width of the parking stalls to be nine feet by eighteen feet. The ordinance requires ten by twenty. The reduction in parking space allows for more open space. There are one-hundred thirty parking spaces required and there will be one hundred and twenty-nine made. There are four extra parking spaces for EB vehicles which complies plus ten made ready along with the handicap spaces. This is a mixed-use property, commercial and forty-five residential units. The residential is a mix of one-, two- and three-bedroom spaces. All comments will be addressed as a condition of approval stated in the ERI letter.

Mr. Fox stated that besides the use variance that was granted, there was a D-6 bulk variance because of the height of the building. Mr. Fox referenced page seven of the ERI report concerning the Affordable Housing compliance. Mr. Ettenson confirmed that the applicant will be in compliance with Township.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD

## Meeting Minutes

January 18, 2024, at 7:00 PM

---

Code Chapter 120 of Affordable Housing.

Mr. McCarthy inquired about item twenty-seven and the Open Space Requirements and item twenty-eight for testimony. Mr. DeRosa stated there will be a concrete pad for open seating. The seating will not be part of the seating already accounted for inside the restaurant. The parking totals will stay the same. There is open space along Parson's Blvd. and additional buffering and landscaping north where the basin will be located. Mr. McCarthy requested testimony on the trash enclosure area. Mr. DeRosa stated the enclosure is for recycling and garbage for the commercial portion of the building. Mr. McCarthy requested testimony on the status of the Loi from the NJDEP. Mr. DeRosa could not provide comments or updates.

**Mr. Kauker** inquired about the control of the dining outside as compared to the dining inside. "Will the side be closed so you will not have an overlap to meet the parking requirement?" Mr. DeRosa stated they are only permitted to have sixty-seven seats. The restaurant will be required to maintain that requirement. Mr. Coleman said it would be the applicant lease owner to know the maximum seating capacity and maintain it. **Mr. Kauker** stated, "there will be added seats that don't have parking." Mr. DeRosa stated the sixty-seven includes the outside seating area. Mr. Fox stated there could be something put on the certificate of occupancy by code enforcement there is a maximum total of sixty-seven for both inside and outside. **Mr. Kauker** questioned about a screen buffer required since it is residential and there are two commercials right next to it?" Mr. Fox was not sure if the screen issue was brought up during the use variance application. He stated he does not believe it is the residential uses responsibility to buffer against a nonresidential. Mr. Fox could not prove certainty.

**Mr. Kauker** asked what the applicant could do to provide screening. Mr. DeRosa said he would work with Mr. Fox if screening were required by zoning. It would be on the east side of the building.

**Ms. Bonner** asked if the basin by Parson's Blvd. part of Silver Park West. Mr. McCarthy stated it is part of Eagle Chase.

**Mr. Kauker** asked if fire approval was given for the use change and the four story from the fire official. Mr. Fox stated the Fire Marshall did look at the use variance in terms of circulation. Mr. Fox stated they will not get the fire permit without the approval. Mr. Coleman requested if the Fire Marshall reviewed the site plans. Mr. Ettenson could not state that the Fire Marshall reviewed them. Mr. Coleman stated it would be entered as a condition of approval.

Mario Lachanaris-Professional Architect was introduced by Mr. Ettenson. He previously testified the use variance hearing. His testimony began by stating the proposal is a four-story building. (Exhibit A-2, Residential Elevation) There will be a restaurant on the ground floor with three commercial spaces. (Exhibit A-3, Ground Floor) The second third and fourth floors consist of forty-five units. Fifteen units on each floor. The building height complies at forty-four feet. The length of the building is one hundred and ninety feet. There will be a walkway in the front. The other retail stores vary from twelve hundred and one thousand square feet. There is a side lobby for residential use.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD

## Meeting Minutes

January 18, 2024, at 7:00 PM

---

There are two elevators, a reception desk, and a stairway for access to the three floors. There is a computer room for the children. There is a possibility of a storage room if there is a need for that.

There is a loading area and a secondary exit. A stairway that has access to the driveway. There is a one-way drop-off area and two hundred parking spaces. (Exhibit A-4 apartments layout) The building is an L shape. There is a center hallway for the one- and two-bedroom apartments. The two-bedroom apartments are eleven hundred square feet. The one-bedroom apartments are between eight hundred and nine hundred square feet. To be in compliance with Affordable Housing, two units will have three-bedroom units. Mario Lachanaris guided the board through the apartment layouts and their dimensions. The apartments are equipped with washer and dryer. There is a total of three staircases.

There are two shoots provided. One for recycling and one for trash. (Exhibit A-5 rear and right elevation) The ground floor building is brick with store front windows. The other floors will be fiber cement siding and fiber cement paneling. The roof will be designed to give the appearance of only three stories. (Exhibit A-6 picture of the building) Mr. McCarthy inquired about the finished ceiling height. Mario Lachanaris stated nine feet.

**Mr. Kauker** asked if the loading is on the right side. Mr. LaCaneras stated it is located on the right side with the trash. **Ms. Bonner** inquired about the shoots and where they would end up. Mr. Lachanaris stated the shoots for recycling and trash will go to the ground floor. The trash will go to a compacter and the recycling will go to a bin. The loading zone will be for commercial and delivery of tenant's furniture. The estimated number of residents is one hundred and twenty-five people. **Mr. Alexander** inquired about the demographics and age groups. Mr. Lachanaris stated there are no age restrictions or age groups they were looking for. **Mr. Alexander** inquired about the rent range. Mr. Ettenson stated it has not been decided yet. Mr. DeRosa stated there is a requirement of how many total handicap parking places need to be provided. The applicant is providing two in front of the the retail center, two across from the entrance of the residential, one on the side, for a total of five spaces which meets the requirement. **Mr. Johnson** commented on the parking since it is a low-income complex and the contractors. A waiver is being requested to reduce a parking spot. "How is that going to impact the contractors and their pickup trucks getting in and out of the parking lot." Mr. DeRosa stated the drive isle size was not reduced in any way. The isle and turning radius comply and a truck will fit into a nine by eighteen parking spot. **Mr. Smith** stated nine by eighteen would be in compliance with the RSIS residential site improvement standards. RSIS takes precedence in any residential application.

\*Testimonies and board questions are concluded.

\*Chairwoman Johnson opened the meeting to the public.

Chante Spivey residing at 3F Parsons Blvd. Eagle Chase townhome and Cynthia Dogbatse at 1 Parson Blvd. both residents pf Edgewater Park stepped forward.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD

## Meeting Minutes

January 18, 2024, at 7:00 PM

---

Mr. Coleman swore in the residents.

Ms. Spivey stated that she was unaware of a retail section under consideration. She expressed her concerns about the apartments adding to a possible congestion of people adding to noise and crowding.

There is already an issue of people from other apartments coming into their neighborhood as homeowners. **Chairwoman Johnson** stated issues of this nature are the responsibility for property.

Management. Parking and noise may be a problem. However, the township ordinances are in place for such matters. Problems will also be managed by the township police if necessary. **Mr. Johnson** explained he is a code enforcement officer in another township and Edgewater Park Township also has a code enforcement department that she would be able to contact. **Chairwoman Johnson** inquired if their driveways are numbered and assigned. Ms. Spivey said they are not because she has a driveway. It depends on the unit. **Chairwoman Johnson** stated the parking matter was brought up at the final application hearing. Mr. Fox expressed his concern about Ms. Spivey not being informed of the project, but it was approved before the houses were built. Mr. Fox stated that when the landscape matures it will look beautiful. Ms. Spivey said there is a homeowner's association. **Chairwoman Johnson** recommended they be contacted with any issues.

Cynthia Dogbatse did not have any additional comments.

**Mr. Alexander** inquired about designated parking on the site plan. Mr. Coleman said it does not because of mixed use. Mr. Lachanaris explained that there will be additional parking for the tenants because of the business hours for the retail stores and restaurant. Those spaces will be free for the tenants.

**Chairwoman Johnson** inquired about on-site management or building superintendent. Mr. DeRosa could not attest to any management being on site.

\*Chairwoman Johnson closed the meeting to the public after hearing no additional testimony.

\*Chairwoman Johnson requested a resolution from Mr. Coleman

\*Ms. Bonner made motion for approval of the resolution. Second by Chairwoman Johnson

Mr. Coleman presented the resolution before the board for approval. "There is an approval on the floor by the board to grant Rt. 130S LLC 4329 Route 130. Block: 1202.11 Lot:21 for a preliminary and final site plan approval. The applicant is also seeking a design waiver to allow nine by twenty and nine by eighteen parking stalls whereas the parking ordinance requires ten by twenty parking stalls. The applicant has agreed as conditions of approval that the issued continuance of occupancy be noted that the maximum seat total will not exceed sixty-seven seats. The second condition is the applicant will work with Environmental Resolutions to properly screen the commercial from the residential component. The third condition of approval is the applicant must submit the new revised site plan to the fire code official for review and consideration. The applicant has also agreed that they will be subject to and



# EDGEWATER PARK TOWNSHIP PLANNING BOARD

## Meeting Minutes

January 18, 2024, at 7:00 PM

Comply with all the conditions of requirements set forth from the November 30, 2023, review letter from Environmental Resolutions.”

\*The board did not present any further discussion.

\*Chairwoman Johnson requested motion from the board to accept the application.

<b>1<sup>ST</sup> MOTION</b>	Ms. Bonner
<b>2<sup>ND</sup> MOTION</b>	Chairwoman Johnson
<b>DISCUSSION</b>	None

NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. Cannon-Moye	X				
Mr. Kauker	X				
Mr. Smith	X				
Mr. Malecki	X				
Ms. Bonner	X				
Mrs. Tumminia	X				
Mr. Daloisio					
Chairwoman Johnson	X				
Mr. Nolan					X

### IX. CORRESPONDANCE – NJPO PLANNER

1. Chairwoman Johnson reminded the board members to register for the mandatory board training Classes that were noted on front of the Planner.

\***Chairwoman Johnson** opens the meeting to the public.

\*Hearing none, **Chairwoman Johnson** closed the meeting to the public.

Chairwoman Johnson requested a motion to adjourn the meeting.

<b>1<sup>ST</sup> MOTION</b>	Ms. Kauker				
<b>2<sup>ND</sup> MOTION</b>	Mr. Malecki				
<b>TIME</b>	8:08 pm				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				