

**TOWNSHIP OF EDGEWATER PARK
PLANNING BOARD
REORGANIZATION MEETING MINUTES
JANUARY 14, 2016 AT 7:00PM**

The Edgewater Park Township Planning board Reorganization Meeting for 2016 was held on January 14, 2016 at 7:00PM, at the Municipal Building.

FLAG SALUTE

OPEN PUBLIC MEETINGS ACT STATEMENT

IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT, CHAPTER 231, P.L. 1975. Board Secretary read the following statement: Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 7, 2016.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on January 7, 2016.
- C. By filing written notice with the Clerk of the Township on January 7, 2016.

WELCOME PUBLIC – Secretary Kevin P. Johnson, on behalf of the Planning Board Members, welcomed those present to the Reorganization Meeting for the year 2016.

ROLL CALL

Present: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal, Chairman Johnson.

Alternates in Roll Call: Ms. Bonner, Mr. Malecki,

Also Present:

Linda Dougherty, Edgewater Park Township Administrator/Clerk
Kevin Johnson, Planning Board Secretary

OATH OF OFFICE TO NEWLY – APPOINTED OFFICIALS

Ms. Dougherty reported to the Planning Board Members and to those present that at the Township Committee Reorganization Meeting held on January 2, 2016 the following appointments were made by Mayor Michael Trainor.

Class I Member:	Mayor Michael Trainor – one year term
Class II Member:	Mr. John Alexander – one year term
Class III	Committeeman William Belgard – one year term
Class IV	Mr. Aaronson – four year

Edgewater Park Township
Planning Board Reorganization Meeting Minutes
January 14, 2016

Class IV Mrs. Marian Johnson – four year

Class IV Alternates:

Class IV Alternate: Mr. Stephen Malecki – two year term

Class III Member: Committeeman William Belgard – one year term

The following appointees stepped forward to receive the Oath of Office, administered by Linda Dougherty, RMC/Administrator

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members:* Alternate No. 1, Stephen Malecki
Alternate No. 2, Gwendolyn Bonner

PROCEDURES

Board Secretary explained the procedure that will be followed Nominations and Appointments. If the situation should occur in which there is more than one person or agency nominated for appointment, upon roll call vote each nomination shall be voted for as an independent motion in the order announced. If the first motion fails to receive a majority vote then roll call will continue with the next motion until one receives a vote sufficient for appointment.

NOMINATIONS FOR CHAIRPERSON

At this time I would like to ask the Planning Board Members for nominations of the Chairperson year 2016.

Nominations for Chairperson Ms. Marian O. Johnson ;
Moved by; Mr. Robinson Second by; Mr. Westphal
;

Are there any further nominations? None

Hearing None nominations were closed for Chairperson

Roll Call vote to appoint Marian O. Johnson as Chairperson for 2016:

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members:* Alternate No. 1, Stephen Malecki
Alternate No. 2, Gwendolyn Bonner

** Class IV Alternate Members:* Alternate No. 1, Stephen Malecki
Alternate No. 2, Gwendolyn Bonner

Ms. Linda Dougherty read the Oath of Office to Chairwoman Johnson. The meeting was then turned over to Chairwoman Johnson .

CHAIRWOMAN JOHNSON ACCEPTES NOMINATIONS FOR FOR VICE CHAIRPERSON

Chairwoman Johnson asked the Planning Board Members for nominations of the Vice Chairperson year 2016.

Nominations for Vice Chairperson Mr. Robinson

Moved by; Chairwoman Johnson Second by Mr. Aaronson

Chairwoman Johnson asked if there were any further nominations?

Hearing None Ms. Johnson closed nominations for Vice Chairperson

Roll Call vote to appoint Mr. Robinson as Vice Chairperson for 2016:

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

Ms. Linda Dougherty read the Oath of Office to Vice Chairman Robinson.

NOMINATIONS FOR PLANNING BOARD SOLICITOR

Chairwoman Johnson asked the Planning Board Members for nominations of the Solicitor

Nominations for Solicitor Raymond Coleman Heinold & Norman, LLP

;

Moved by; Chairwoman Johnson Second by Mr. Alexander

Chairwoman Johnson requested any further nominations?

Hearing None nominations were closed for Solicitor

Roll Call vote to appoint Raymond Coleman Heinold & Norman, LLP as Solicitor for 2016:

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

NOMINATIONS FOR PLANNING BOARD ENGINEER

Chairwoman Johnson asked the Planning Board Members for nominations of the Engineer.

Nominations for Engineer Environmental Resolutions

Moved by; Mr. Westphal Second by Mr. Robinson

Chairwoman Johnson requested any further nominations.

Hearing None nominations were closed for Engineer

Roll Call Vote to appoint Environmental Resolutions as Engineer for 2016:

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

NOMINATIONS FOR PLANNING BOARD PLANNER

Chairwoman Johnson asked the Planning Board Members for nominations of the Planner

Nominations for Planner Ms. Barbara Fegley/Environmental Resolutions

Moved by; Mr. Alexander Second by Mr. Robinson

Chairwoman Johnson requested any further nominations.

Hearing None nominations for Planner were closed

Roll Call vote to appoint Ms. Barbara Fegley/Environmental Resolutions as Planner for 2016:

Edgewater Park Township

Planning Board Reorganization Meeting Minutes

January 14, 2016

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

Alternate No. 2, Gwendolyn Bonner

NOMINATIONS FOR PLANNING BOARD SECRETARY

Chairwoman Johnson asked the Planning Board Members for nominations of the Secretary

Nominations for Secretary Mr. Kevin P. Johnson

Moved by; Mr. Aaronson Second by Mr. Robinson

Chairwoman Johnson requested any further nominations.

Hearing None nominations were closed for

Roll Call vote to appoint Mr. Kevin P. Johnson as Secretary for 2016:

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members:* Alternate No. 1, Stephen Malecki
Alternate No. 2, Gwendolyn Bonner

DATE AND TIME OF PLANNING BOARD MEETING FOR YEAR 2016 were set:

Date: Third Thursday of every month **Time commencing at** **PM**

Moved by; Mr. Robinson Second by Chairwoman. Johnson

Roll Call Vote to set the date and time of meetings:

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

RESOLUTIONS:

Resolution P1-2016 (Notice of Scheduled Meetings)

Motioned by; Mr. Robinson Second by Mr. Westphal

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members:* Alternate No. 1, Stephen Malecki
Alternate No. 2, Gwendolyn Bonner

Resolution P2-2016 (Open Public Meetings Act)

Motioned by; Mr. Robinson Second by Chairwoman Johnson ;

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members:* Alternate No. 1, Stephen Malecki
Alternate No. 2, Gwendolyn Bonner

Resolution P3-2016 (Professional Contracts)

Motioned by; Mr. Robinson Second by Mr. Smith

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members:* Alternate No. 1, Stephen Malecki
Alternate No. 2, Gwendolyn Bonner

MEETING OPENED TO THE PUBLIC:

No public comment noted.

REMINDER WAS MADE TO PLEASE USE EDGEWATER PARK EMAIL TO CHECK YOUR MAIL. IF YOU NEED YOUR EMAIL RESET, PLEASE CONTACT COLLEEN TREUSCH AT DEPUTYCLERK@EDGEWATERPARK-NJ.COM

MOTION MADE TO ADJOURN:

Moved: Mr. Robinson

Second: Mr. Aaronson

Time: 7:21PM

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

Planning Board Meeting 1/21/2016 at 7:00PM

STATEMENT OF THE MINUTES

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 7, 2016.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on January 7, 2016.
- C. By filing written notice with the Clerk of the Township on January 7, 2016.

ROLL CALL

Present: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal, Chairman Johnson.

Alternates in Roll Call: Ms. Bonner, Mr. Malecki,

Also Present:

Cedric Minter (Zoning)
Mr. Tom Coleman/Planning Board Solicitor,
Mr. Rakesh Darji/Planning Board Engineer.
Kevin Johnson, Planning Board Secretary

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES
MARCH 17, 2016**

MEETING CALL TO ORDER

FLAG SALUTE

STATEMENT OF THE MINUTES

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 14, 2015.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on January 14, 2015.
- C. By filing written notice with the Clerk of the Township on January 14, 2015.

ROLL CALL: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner.

Absent: Mayor Trainor, Mr. Westphal

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members: Alternate No. 1, Stephen Malecki*

Alternate No. 2, Gwendolyn Bonner

Also present: Mr. Tom Coleman - Planning Board Solicitor, Rakesh Darji - Planning Board Engineer,

APPROVAL OF MINUTES FROM NOVEMBER 19, 2015

Motion- Mr. Robinson

Second- Mr. Kauker

Discussion – none

ROLL CALL: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner.

Absent: Mayor Trainor, Mr. Westphal

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members: Alternate No. 1, Stephen Malecki*

Alternate No. 2, Gwendolyn Bonner

**APPROVAL OF MINUTES FROM PLANNING BOARD REORGANIZATION
JANUARY 14, 2016**

Motion- Mr. Robinson

Second- Mr. Malecki

Discussion – none

ROLL CALL: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner.

Absent: Mayor Trainor, Mr. Westphal

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members:* Alternate No. 1, Stephen Malecki

Alternate No. 2, Gwendolyn Bonner

Old Business: None

Memorialization: None

New Business:

Conditional Use Variance and site plan.

**ASSEMBLY OF GOD MINISTRY GOD IS FAITHFUL COPORATION
4313 US 130, EDGEWATER PARK, NJ 08010, BLOCK/LOT – 1202/4**

Paul Shultz Esq. represented applicant. Mr. Shultz introduced applicant team and reviewed plan and requirements. Further discussion and questions were reviewed with Mr. Darji in regard to proposed modifications, request for site plan survey and tax map waiver. Also request variance to front yard setback based on existing condition as well as landscaping. Property used for Church business and Services. Further testimony ensued with applicant team.

Applicant Team: Pastor Rimando Bastes, Wala Shavez, Church Secretary Fernanda Mordente and Petinaro Representative Dave Waterman.

Mr. Coleman then questioned applicant regarding terms and content of the application. The applicant also noted hours of operation as well as confirm no day care aspect of the application. There would be some consideration during services but that would be managed on an as needed basis.

Use - Thursday 8:00AM to 9:30PM. Hours of business are 8:00AM to 5:00PM as well as Service on Saturday evening services 8:00PM-9:30PM. No expectation of daily traffic.

30 members in congregation.

Chairman Johnson's questioned lighting in parking areas due to evening hours.

Mr. Darji discussed the conditions for use in regard to set back and landscape buffer. Not really looking at use but rather looking at conditions and it would be a detriment. Mr. Darji indicated that the buffer be review. Parking improvements have been made by current owner. This phase is directly in front of area with new paving. Most of comment were operational.

Chairman Johnson questioned on use of wedding in regard to parking expectation. Response was basically small (congregants and family).

Mr. Aaronson asked about funerals and additional possible functions. May be small service.

Mr. Kauker inquired about signage. Will use existing landmark sign as well as minimal signage the Church in window.

Motion- Mr. Robinson

Second- Mr. Kauker

Discussion – none

ROLL CALL: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner.

Absent: Mayor Trainor, Mr. Westphal

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members: Alternate No. 1, Stephen Malecki*

Alternate No. 2, Gwendolyn Bonner

OPEN TO THE PUBLIC

COORESPONDENCE:

Mr. Kauker questioned LED lighting being used for residential/commercial. Seem to create a lot of glare. Old Pepe Boys was offered as an example. Building light shining out. Could the lighting ordinance be placed into the Beverly Bee? Can this be highlighted for compliance? Rakesh to review ordinance and connect with Planning Board Secretary.

Mr. Malecki request that the Environmental Committee be supplied with all plans going forward in order to review plants and trees being installed. Mr. Darj, Mr. Kauker and Mr. Aaronson confirmed that this had occurred in the past. Further discussion in regard to creating an Environmental Shade Tree Commission. Going forward, the Environmental Committee with receive a copy of all plans were landscaping is and aspect of the overall project.

ADJOURNMENT

Time: 7:38PM

Motion- Mr. Malecki

Second- Mr. Robinson

Discussion – none

ROLL CALL: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner.

Absent: Mayor Trainor, Mr. Westphal

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members:* Alternate No. 1, Stephen Malecki

Alternate No. 2, Gwendolyn Bonner

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal
Alternate No. 1, Stephen Malecki,

OLD BUSINESS:

None

MEMORIALIZATION:

ASSEMBLY OF GOD MINISTRY GOD IS FAITHFUL COPORATION
4313 US 130, EDGEWATER PARK, NJ 08010, BLOCK/LOT – 1202/4
CONDITIONAL USE SITE PLAN VARIANCE

Motion- Mr. Robinson

Seconded- Chairwoman Johnson

Discussion:

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal
Alternate No. 1, Stephen Malecki,

NEW BUSINESS:

MR. VINCENT SMITH
307 E. FRANKLIN AVE., EDGEWATER PARK, NJ 08010, BLOCK 1504 LOT 2
DRIVEWAY VARIANCE

Mr. Coleman opened discussion with Mr. Smith in regard to the conditions for this variance request.

The driveway currently is bordered with 6x6 pressure treated wood which will remain. The driveway consistency is currently crushed stone. Mr. Coleman questioned the impervious coverage. When it rains, water runs through stone. New pavement to be 2 feet 5 in. from neighbor's property line. Neighbors grade onto Mr. Smith property. Mr. Coleman indicated that Mr. Darji (Engineer) would question rainwater runoff. How will this driveway impact neighbors. Proposal from contactor addresses runoff and it will be directed to the front of driveway (driveway graded down). There are also other driveways in the neighborhood constructed the same. Mr. Smith indicated that this driveway would not adversely impact any neighbors and would be consistent with the current neighborhood properties. Mr. Smith also indicated that he is attempting to improve his property.

Chairman asked if board has any questions. Mr. Kauker questioned current driveway area to left. Was it originally concrete or stone? Installed 20 years ago and the drive way was made wider using stone.

No further questions.

Open to Public

None

Closed to public

Motion- Mr. Robinson

Seconded- Chairwoman Johnson

DISCUSSION-

Mr. Kauker questioned current driveway area to left. Was it originally concrete or stone? Installed 20 years ago and the drive way was made wider using stone.

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal
Alternate No. 1, Stephen Malecki, Alternate

OPEN TO THE PUBLIC

None

CORRESPONDENCE:

Good of the Cause: Chairwoman Johnson directed her comments to Mr. Cedric Minter (zoning officer). She has witnessed oversized trucks at WAWA trying to get fuel 3 times. She discussed with Manager and recommended the pump attendants be made aware that box trucks hauling trailers attached must drop trailers before pulling to pumps. Chairwoman Johnson asked Mr. Minter to please remind Wawa that they are blocking ingress to station and cannot allow this to continue. Mr. Minter indicated he would follow up.

ADJOURNMENT

Motion- Mr. Robinson

Seconded- Mr. Kauker

Time: 7:26

By: _____
Kevin P. Johnson, Board Secretary

By: _____
Marian Johnson, Chairwoman

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES
May 19, 2016**

MEETING CALLED TO ORDER

FLAG SALUTE

STATEMENT OF THE MINUTES

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 7, 2016.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on January 7, 2016.
- C. By filing written notice with the Clerk of the Township on January 7, 2016..

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairwoman. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members:* Alternate No. 1, Stephen Malecki
 Alternate No. 2, Gwendolyn Bonner

Arrived 7:10PM: Mayor Trainor

Absent - Mr. Belgard, Mr. Malecki and Ms. Bonner

Also present: Mr. Tom Coleman - Planning Board Solicitor, Rakesh Darji - Planning Board Engineer, and Cedric Minter - Zoning Officer.

APPROVAL OF MINUTES FROM – APRIL 21, 2016

Motion- Mr. Robinson

Seconded- Mr. Kauker

Discussion:

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal.

MEMORIALIZATION:

MR. VINCENT SMITH
307 E. FRANKLIN AVE., EDGEWATER PARK, NJ 08010, BLOCK 1504 LOT 2
DRIVEWAY VARIANCE

Motion- Mr. Robinson

Seconded- Mr. Aaronson

DISCUSSION-

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mayor Trainor, Mr. Westphal

Mr. Smith abstained from the vote.

NEW BUSINESS:

ALDI
4225 SOUTH US HIGHWAY 130
EDGEWATER PARK, NJ 08010 – BLOCK 501.1, LOT 1
APPLICATION FOR SIGN VARAINCE

Michael McKenna introduced plan and applicant and explained that their plan is to move forward with corporate branding. Variance requested. Current plan falls under approvals previously granted. Well under approved size however need variance for “Food Market”. Introduced Jeffrey Carson from City Sign Service to explain Aldi branding and purpose for variance request. Mr. Carson was sworn in by Solicitor Mr. Tom Coleman and questioned by Mr. McKenna in regard to current business and involvement with Aldi. Reviewed all aspects of plan including traffic, speed limit, size of road way. Further testimony ensued. Mr. Carson has been recognized as an expert in his field. Testified with displays, photos and layouts to describe background, previous approvals and current plan. Handouts supplied. Added as Exhibit A-1 through A-7.

- 1 – Previous Bottom Dollar Facility showing ghosting of previous Bottom Dollar sign.
- 2 – Monument sign display.
- 3 – Buy Rite Signage – National logo (Current sign)
- 4 – Position of signs and footprint of building
- 5 – Comparative elevation (original approvals and requested changes)
- 6 – Detail of Food Market signage (font, font size, lighting ect.)
- 7 – Photo of Cherry Hill facility with identical signage (icon cabinet).

Positive /negative criteria – Branding footprint is Nationwide and signage is still less than what had been approved for Bottom Dollar. No detriments to signage.

Open to Public for this matter only: None

Mr. Darji (Engineer) reviewed the request for variance and indicated his approval to move forward.

Mr. Coleman (Solicitor) reviews the resolution and how it will be presented for memorialization. Mr. Coleman reviewed requested approvals and discussed specifics of signage requirements.

Motion- Mr. Robinson

Seconded- Mr. Westphal

DISCUSSION- None

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

L & T KITCHEN & STONE, INC.
4307 ROUTE 130 SOUTH
EDGEWATER PARK, NJ 08010 – BLOCK 1202 LOT 7
MODIFICATION OF PREVIOUSLY APPROVED PLAN

Rakesh Darji (Engineer) Relief – Applicant mailed letter to request modification to approval and have it done administratively. Seeking to reduce previous approval by simply going from 4 stores to 2. No impact to ordinance or resolution. Mr. Aaronson questioned the breakdown of requested plan. Due to financial concerns applicant is not able to go forward with plan for 4 stores. No requirement or jurisdiction by Planning Board. Mr. Darji also to follow up with the Township Committee.

FLAGG MEMORIAL CHURCH OF GOD
1300 MT. HOLLY ROAD
EDGEWATER PARK, NJ 08010 – BLOCK 502 LOT 8
ENGINEER REVIEW

Rakesh Darji (Engineer) – Church under construction. Difficulty on original application (2008). Approved site plan positioned driveway on right side of property. Mr. Darji Reviewed layout of plan. Due to utility pole in front needed to be removed however applicant was unaware of the cost (Mt. Holly is County Road). \$60,000.00 to move pole. Solution was to move driveway (dimensions to remain the same) over to more center of property. Administrative change but significant enough that Board needs to be notified (site plan modification). Also alternate access drive will be changed to gravel instead of paved. Driveway will get very little use. Signage to be addressed further along in the project. Applicant will need to return to Board for signage changes.

Modification to both projects have been approved by the Board.

OPEN TO THE PUBLIC: Jamie Seller from Woodlane Crossing introduced herself and discussed future plan to start application for site modification for the inclusion of a playground.

CORRESPONDENCE: Received communication to review Master Plan. Mr. Coleman (Solicitor) to discuss. Mr. Coleman indicated Townships statutory obligation to review and renew Township Master Plan. A subcommittee was identified to work with Mr. Remsa and Ms. Fegley to come back to board with plan for discussion and approval. 3 members identified (Chairwoman Johnson, Ken Kauker and

Mayor Trainor). To include open space, fair share housing, affordable housing, goals and strengths of township...ect. This process is to be taken seriously. No time constraint but must move forward diligently. Township also has not reviewed the template to be provided by Mark Remsa's office. Further discussions and meetings to be scheduled.

ADJOURNMENT

Motion- Mr. Robinson

Seconded- Mr. Kauker

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

Time: 7:54PM

OLD BUSINESS: NONE

MEMORIALIZATION:

ALDI

4225 So. Route 130

Edgewater Park, NJ 08010 – Block 501.1, Lot 1

Application for a Sign Variance

Motion- Mr. Robinson

Seconded- Mr. Smith

DISCUSSION-

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Westphal, Mr. Malecki.

NEW BUSINESS: None

ADJOURNMENT

Motion- Mr. Robinson

Seconded- Mr. Kauker

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal, Mr. Malecki.

Time: 7:06PM

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES July 21, 2016**

MEETING CALLED TO ORDER

FLAG SALUTE

STATEMENT OF THE MINUTES

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 7, 2016.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on January 7, 2016.
- C. By filing written notice with the Clerk of the Township on January 7, 2016.

ROLL CALL: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Chairwoman. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members:* Alternate No. 2, Gwendolyn Bonner

Absent: Mayor Trainor; Alternate No. 1, Stephen Malecki

Also present: Mr. Chuck Petrone - Planning Board Solicitor, Rakesh Darji - Planning Board Engineer, and Cedric Minter - Zoning Officer.

APPROVAL OF MINUTES FROM – June 16, 2016

Motion- Mr. Robinson

Seconded- Mr. Smith

Discussion:

ROLL CALL: Mr. Aaronson, , Mr. Belgard, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal
Alternate No. 1, Alternate No. 2, Gwendolyn Bonner

Abstain: Mr. Alexander

MEMORIALIZATION: None

NEW BUSINESS:

**AION WOODLANE CROSSING
4385 ROUTE 130 S. - 1801/2
MINOR SITE PLAN FOR PLAYGROUND**

Introduction made by Jessica Shawaluk, esq.. The site plan was reviewed for position and relation to surrounding buildings and parking. Ms. Shawaluk presents the plan that complies with setbacks required. Introduction of Jamie Sellers. Ms. Sellers is sworn in. Diagram is reviewed (Exhibit A). Photo of playground eq. supplied. All equipment complies with building and safety standards. Bid for private contractor who will be installing eq. has supplied for review. Request questions from Board. Ken Kauker questioned a six by six ties as well as will rubber mulch being provided? DOT approved fabric will be used. No further questions from the board. Chairwoman Johnson questioned multi use eq. and meant for small children. Will this be monitored? Ms. Shawaluk indicated that Fair Housing laws against discrimination state that signs requiring parental supervision discriminate disproportionately affecting those protected by familial status. She cannot recommend her client place these signs. Further conversation ensued. Rakesh Darji (Engineer) understands Ms. Sawaluk dilemma and indicated this is a private site. No further questions or conversation.

Mr. Darji indicates applicant has submitted sufficient documentation. Recommends a site plan waiver. Only item brought to attention was the buffer requirement of 25 feet. Applicant will be able to meet requirement.

Chuck Petrone Solicitor has no concern

Open to the public for this mater only: None

Motion- Mr. Robinson

Seconded- Mr. Kauker

Discussion:

ROLL CALL: APPROVED Mr. Aaronson, Mr. Alexander, Mr. Belgard, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal
Alternate No. 2, Gwendolyn Bonner

**GEORGE LOWTHER
713 PERKINS LANE - 201/2
USE VARIANCE / CONVERSION OF ONE FAMILY TO TWO FAMILY DWELLING**

Patrick McAndrew, esq. speaking on behalf of Mr. Lowther. Mr Lowther is sworn in. George Lowther owns a power Equipment Company and owns property adjacent to this property as well. Older home built in 1910 in need of excessive repair. This property is a 6 acres lot boarded by light rail and Delanco on 2 sides. Exhibit A shows pictures of house. House is an older structure in disrepair. Plan to keep foot print of period and aesthetics of period home but convert to 2 family dwelling. It would help make this a cost effective property. Keep aesthetics of single family home with porch and one entrance. Property will be cleaned up. Trees will not be removed unless they are dying or dead. Back 2 acres is wooded and backs up to NVR. Keep wooded parts of property as is. Redo house up front. House would be divided to 2 identical units' upstairs and downstairs. The garage will remain to be used as storage for tenants. Chairwoman Johnson questioned to confirm this would be rental properties. Chairwoman Johnson also asked if this is septic, and will this system work for a multiple dwelling. Mr. Aaronson asked how many bedrooms. Further conversation ensued. Mr. Lowther then indicated he would consider fencing property line along light rail. Questions regarding the front access in relationship to the drawings supplied. Plan to have one door at front of house and two entries inside the front door. Also will have a deck in rear with an extra set of steps leading out the back. Doors are not presented as testimony indicates. The plan is to replace missing front porch with one entrance to breezeway to second floor. Further explanation supplied. Mr. Kauker inquired if there was any plan for owner occupancy. Answer is no. Mr. Darji questions no mention of use variance. Scott Williams is sworn in offers testimony in regard to benefits to Mr. Lowther. Mr. Darji reiterated that multiple family dwellings not permitted in this zone. Explains to applicant team the requirements that must be met. Mr. Williams discusses density of the area and the possibility of an addition structure to be built on the property. 2 units in an existing structure is not going to change the landscape of the neighborhood. Large lot can accommodate 2 families in the property. This project is recycling a building in place. Further conversation ensued in regard to negative impact, building where landscaping and maintenance will bring the property back rather than if the building was left alone to deteriorate. Mr. Darji indicates that he has only heard this is a really large lot and we could get 3 houses on it and we are only going to have 2. Will this be deed restricted, as it will be required? Mr. Darji and Mr. McAndrew's debate the issue and Mr. Darji leaves questions for board. Chairman Johnson asked that if this plan does not pass would the property be sold and split into multiple properties? Mr. Petrone (Solicitor) explains that it was testimony of what could happen due to the applicants' burden under NJ land use law (density). Future development would need to be deeded. Mr. Darji indicated the town father's intent would need to be considered. There are no other apartments or multiple dwelling in that zone. Must be a special reason that advances this use variance. No hardship has been proven. Further discussion ensued in regard to deed restrictions. If this house goes to sale after being converted to multi, would there be a consideration to convert back to one unit. Once it is 2 apartments, it will remain 2. Mr. Mc Andrew again discusses the possibilities in reviewing the lot and the possibilities of placing additional structures and splitting property. Further conversation in regard to rental properties vs single family occupancies. Mr. Kauker questioned how the lot could be split up? A road would need to be added and engineering would need to be reviewed. Mr. Westphal requests explanation of bump out that is not identified on drawing. Possibly back porch. Mr. Robinson has one issue, rentals will change entire neighborhood. Mr. Darji has issue with use variance overall. Water and sewer service on city water needs to be shown on plan. Septic evaluation would be required as part of an approval. Parking area does not allow stone but needs to be paved. Further conversation ensued. Feels that the applicant has offered testimony to show burden or special reasons for D-1 Use Variance approval and it is the Boards responsibility to decide if the applicant has put on record meets criteria. Chairwoman Johnson questions accessory structure and what it will be used for. It is going to be storage

to keep aesthetic of area. It will not be converted to a dwelling. Mr. Kauker inquired how snow removal will be managed on a stone driveway. Mr. Lowther discusses his property across the street and others he owns. He maintains all his properties.

Open to the public for this mater only

Ms. Linda Raeman 802 Perkins Lane, Edgewater Park. Ms. Ramaen is sworn in. Ms. Ramean is on historical society and concerned about her town. She knows Mr. Lowther and he does manage all his properties...but ask where he lives. What do we want our town to look like? Only a few areas of Edgewater Park left that are not deteriorated. There are 3 big empty houses on Perkins lane that could become multiple dwellings. Over 100 vacant houses in EP. We cannot start letting these properties go to rentals. This is not what the town needs. Should be no other question. Testimony offered that the house will look the same and he does a good job but more concerned that once you let rental duplexes in, you will lose the character of the town.

Mr. Eric Wells 719 Perkins Lane is sworn in. Bought his house 17 years ago. He lives next to applicant's property. Opposed to duplex. It will change neighborhood. Further testimony about Perkins lane neighborhood and preference for owner occupied. Against application.

Mr. Mal Anderson 725 Perkins Lane is sworn in. Knows George Lowther and his father quite well. Mr. Petrone explains to Mr. Anderson the use variance process under municipal land use law (positive/negative criteria). Is there a frontage issue or restriction? Mr. Darji and Mr. Petrone review and offer R2 info (150 feet). Opposed to change to multiple dwelling. Has a garage on property that would be willing to rent out if the board were to approve this application. Board would be setting a bad precedent and think about the community at large and the reasons why it was zoned R2. Mr. Anderson indicated he came to the township and was not provided the information he requested. This by law must be available. Further conversation ensued.

Mr. Paul Vent 733 Perkins Lane is sworn in. Everyone has spoken about setting a precedent. No reason to turn into duplex. Can be rehabbed and rented a single family residence like the house across the street. No need to convert to duplex.

Mr. Petrone comments on establishing precedents. Each case is taking into account on its own merit. Each house in this zone is consider individually.

Mr. Darji comments on the difficulties of having a Planning Board and Zoning board combined.

Chairwoman Johnson understand all sides (applicant and concerned residents). The board has a lot to think about and need to come up with some sort of resolution for consideration.

Final comments offered by Mr. McAndrew's.

Mr. Smith asked why this is considered a multi rather than single family. Mr. Lowther indicated the benefits is greater with 2 units rather than 1. Financial feasibility. Offers info as to his dedication to the

area, family across the street and what happens if it is sold down the road to someone who is not as vested in the area.

Final comments by Mr. Petrone / if approved applicant will need to follow all recommendations of Engineer and also recommend if approved that the property be deed restricted. Motion to approve application conditioned on Board /engineer/planner letter and septic functioning with capacity to handle both units, deed restriction and parking lot to be bumpered

Motion- Mr. Kauker

Seconded- Mr. Alexander

Discussion:

ROLL CALL: - DENIED Mr. Aaronson, Mr. Alexander, Mr. Belgard, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal
Alternate No. 1, Stephen Malecki, Alternate No. 2, Gwendolyn Bonner

OLD BUSINESS:

Master Plan Review. Burlington County Bridge Commission Request for Professional Planning Assistance Application has been completed and submitted. 1st meeting date needs to be scheduled (suggest previous to August Planning Board Meeting on 8/18/16). Application has been provided for review.

Chairwoman Johnson and 2 members of township committee will be meeting August 18 previous to our normally scheduled meeting.

OPEN TO THE PUBLIC

Ms. Raemen discussed tree ordinance and the applicant's discussion to remove trees. Is there a tree ordinance?

CORRESPONDENCE:

Mail in regard to 811 Call before you dig. Offered to any board member.

ADJOURNMENT

Motion- Mr. Robinson

Seconded- Mr. Kauker

Time: 8:34PM

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal
Alternate No. 1, Alternate No. 2, Gwendolyn Bonner.

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES August 18, 2016**

MEETING CALLED TO ORDER

FLAG SALUTE

STATEMENT OF THE MINUTES

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 7, 2016.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on January 7, 2016.
- C. By filing written notice with the Clerk of the Township on January 7, 2016..

ROLL CALL: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Chairwoman. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal

** Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members:* Alternate No. 2, Gwendolyn Bonner Alternate No. 1, Stephen

Also Present: Malecki. Zoning Officer Mr. Cedric Minter

Absent: Mr. Alexander, Mr. Smith, Ms. Bonner

Late: Mr. Belgard arrived 7:15PM

Professionals excused.

APPROVAL OF MINUTES FROM – July 21, 2016

Motion- Mr. Robinson

Seconded- Mr. Westphal

Discussion:

ROLL CALL: Mr. Aaronson, , Mr. Belgard, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal
Alternate No. 1, Alternate No. 2, Gwendolyn Bonner

MEMORIALIZATION:

AION WOODLANE CROSSING
4385 ROUTE 130 S. – 1801/2
MINOR SITE PLAN / PLAYGROUND
APPROVED

Motion- Mr. Robinson

Seconded- Kauker

Discussion:

ROLL CALL: APPROVED Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mayor Trainor, Mr. Westphal, Mr. Malecki

GEORGE LOWTHER
713 PERKINS LANE - 201/2
USE VARIANCE / CONVERSION OF ONE FAMILY TO TWO FAMILY DWELLING
DENIED

Motion- Mr. Robinson

Seconded- Chairwoman Johnson

Discussion: Review of project briefly ensued with Mayor Trainor.

ROLL CALL: APPROVED Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mayor Trainor, Mr. Westphal, Mr. Malecki

NEW BUSINESS: NONE

OLD BUSINESS:

OPEN TO THE PUBLIC

Mr. Eugene Wells – Representing Kumar and Jay (Dollar Store Owner) in regard to parking of his race car behind property. Mr. Wells has permission from owners. How does the go about getting permission to park behind gas station. Offers testimony about police indicating that as long as he had owner permission. There is no trash and as a result of this issue. Chairman Johnson request testimony from Mr. Cedric Minter. Mr. Minter reviews ordinance in regard to parking in on commercial property. Chairwoman Johnson recommends that Mr. Wells contact Township Committee in order to alter any ordinance or zoning change. Mr. Wells pleads indicating it is a temporary situation. Chairwoman Johnson reiterates that this board is not able to modify ordinances. Mayor Trainor speaks and conforms Chairwoman Johnson’s comments. Also speaks to the work Mr. Minter and Mr. Johnson are doing to keep properties in compliance. Conversation ensued in regard to timeliness, security and cost of storage.

CORRESPONDENCE: NONE

ADJOURNMENT

Motion- Mr. Westphal

Seconded- Mr. Kauker

Time: 7:20PM

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal
Alternate No. 1, Alternate No. 2, Gwendolyn Bonner.

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES SEPTEMBER 15, 2016**

MEETING CALLED TO ORDER

FLAG SALUTE

STATEMENT OF THE MINUTES

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 7, 2016.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on January 7, 2016.
- C. By filing written notice with the Clerk of the Township on January 7, 2016.

ROLL CALL: Mr. Aaronson, Chairwoman. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal.

**Vote only upon absence or disqualification of a member of any class*

** Class IV Alternate Members:* Alternate No. 1, Stephen Malecki
 Alternate No. 2, Gwendolyn Bonner

Also present: Mr. Tom Coleman - Planning Board Solicitor, Rakesh Darji - Planning Board Engineer.

Absent: Mr. Alexander,

Excused: Mayor Trainor, Mr. Belgard excused due to application for use variance.

Cedric Minter - Zoning Officer – excused due to a conflict.

APPROVAL OF MINUTES FROM – August 18, 2016

Motion- Mr. Robinson

Seconded- Mr. Aaronson

Discussion:

ROLL CALL: Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal

Alternate No. 1, Stephen Malecki,

Alternate No. 2, Gwendolyn Bonner abstained.

MEMORIALIZATION: NONE

NEW BUSINESS:

**NJ American Water Company Inc.
Cooper Street Station Improvements
Application for Use Variance Approval and Amended Site Plan Approval
Block 803 Lot 1.01 & 2 / 1022 Cooper St., Edgewater Park, Burlington County**

Motion- Mr. Robinson

Seconded- Mr. Westphal

Discussion: Introductions: Niel O'Brien from Archer & Greiner P.C. on behalf of NJAM. Applicant has submitted an application for a Use Variance with Amended Site Plan. The Cooper Street Station has been in existence since 1970. Final Site Plan Approval granted in 2005 to construct existing water treatment building as well as access to the site. Since approvals granted the zoning has changed from R-MD which permitted public utility uses as a conditional use to R-5 which does not specifically permit public utilities. Zoning designation currently R-5. Use variance required for expansion. Expansion to include facilities building addition to house wells and well stations. Exhibit 1 submitted – Delaware water system, Exhibit 2 is upgrades proposed. Mr. O'Brien introduces Mr. Kenneth J. Seelig, P.E., Senior Project Manager, Mr. Michael J. Polito, P.E. Civil Engineer. Aerial photograph of site introduced – Exhibit 3. Professionals sworn in. Positive criteria testimony in support variance and amended site plan offered.

- a. The proposed use is an inherently beneficial one
- b. Denial of the use would result in undue hardship
- c. The proposed site would promote the general welfare in that it is particularly suited for the proposed use.

The property has historically and adequately contained the use and operation of the Coopers Street Station and is strategically located within NJAW's Norther Burlington County Water Distribution System. Existing facilities cannot easily be relocated. NJAM anticipates the demand within the Delaware River Basin will continue to increase each year and the proposed upgrades to the Cooper St. Station and N. Burlington County system will allow NJAW to supply a reliable supply of water from local ground water sources. The property ideally suited for the production and treatment of water within the Cooper St. Stations to meet anticipated increases in usage. The requested variance will promote the public health, safety, morals and general welfare, consistent with NJSA 40:55D-2a of the MLUL. Approval will promote the purpose of zoning to secure safety from fire, flood, panic and other natural and man-made disasters. The negative criteria:

- a. The continued use of the property and proposed modifications will generate little or no permanent traffic, there will be limited if any impact to lighting, noise, vibrations dust or odors.
- b. The Cooper Street Station has existed without any detriment to the public.
- c. The proposed upgrades will assist NJAW maintain water quality and therefore should be considered to promote, rather than be a detriment to the public good.

Because no additional well Stations should be necessary, the proposed facilities will not interfere with the continued use of the surrounding residential and commercial properties and should not be considered a detriment to the community. The water treatment process is discussed. Raw water from Ivy Rd. Well Station is conveyed to Cooper St., combined with raw water from Cooper St. Well and treated. The physical treatment will consist of a Water Remediation Technology (WRT) system. The chemical process includes sodium hydroxide for pH adjustment, sodium hypochlorite for disinfection, and phosphate for corrosion control. Deliveries of Sodium hydroxide will occur approx., twice a month in summer and once per month remainder of year. The Cooper Street Station will continue to be unmanned. With personnel visiting the site once a day for 30 minutes. Further discussion ensued.

Chairwoman Johnson asked is there a financial gain by using more ground water than surface water. Ground water is less expensive. Also will noise be an issue for surrounding neighbors. 65 DPA next to pump but low profile system does have air blowers that are louder but silencers will be added to lower 60 DPA. Mr. Kauker inquired about delivery of chemicals. Will it include delivery by tractor trailer? Will deliveries be bulked delivered (yes, will contain 4,000 gallons). Will alarms be engaged due to station being unmanned? (Yes). Are replaced lights going to affect surrounding properties (shields to be provided). Mr. Aaronson asked if there is enough room for deliveries or will they need to back in to facility. Will Copper St. ever be closed? Would there be a need for cones or flag man? (Retaining wall will be replaced allowing for enough room for vehicles to pull in and offload. Ms. Johnson asked if trees would need to be removed. Not at this time but will be reviewed as the project moves forward. Further conversation ensued. Chairwoman Johnson inquired why original facility was shut down. Shut down in 2011 due to poor reading – to be remediated as part of this system upgrade. Mr Darji addressed waivers requested as well as noise readings generated from improvements. Mr. Coleman had no additional comment.

Open to the Public for this matter only.

Mr. Sebastian Neto – 100 Hendrickson Ave., Inquired what affect this will have on his neighboring property. No negative impact on his property. May see construction vehicles in vicinity

Mr. Wade McDaniels - 114 Hendrickson Ave., worried about any failures and affect to the property (earthquakes or natural occurrences. There has been a past issue with water runoff (photos supplied and identified as exhibit W-1. Also shows damage to fence caused by landscapers. There is also concern about overgrowth of weeds and grass on easements. All aesthetes will be addressed as part of the project.

Chairwoman Johnson asked for clarification on sheds. There are several that are not associated with this project.

Mr. Cedric Minter – 1020 Cooper St., Home was constructed in 2005 and was not aware at that time of any construction plans. Has a few issues with NJAM that could not be resolved (construction dust, needed to power wash, house several times due to dust. NJAM was notified without responding. Alarms go off and are not attended to in a timely manner. Has had no response from NJAM). Mr. Politto indicated he would follow up with NJAW to identify issues. Mr. Minter also wanted to know who owns the rights to the well. Can Mr. Minter put in his own well? (There are currently no allocation rights). Would need to apply to BOH for permit. Mr. Minter asked why Edgewater Park (No other suitable site). Mr. Minter would like to see an increased buffer between NJASW and his property. (to be reviewed and considered by NJAW). Landscapers have also damaged Mr. Minters fence (Exhibit W-2 Photos of damage). What affect will this development have on taxes (Capital improvement would be part of an overall tax increase to all customers, not just Edgewater Park). Commitment by NJAW representative Mr. Politto and Mr. Minter to be good neighbors. Mr. Pollito to follow-up on all issues and concerns and respond back to Mr. Minter and the Board with any ongoing concerns that remain unaddressed.

ROLL CALL: Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal
Alternate No. 1, Stephen Malecki, Alternate No. 2, Gwendolyn Bonner

REVIEW NEW SIGNAGE TO BE PLACED ONTO MUNICIPAL PROPERTY.

Chairwoman Johnson reviewed the ne signage to be placed in front of Municipal Building. Mr. Rakesh Darji discussed details of installation. Change form single sign to 2 sided sign that faces to sides of streets Delanco Road and Mr. Holly Rd. Vote requested to approve conformance with the Master Plan.

Motion- Chairwoman Johnson

Seconded- Mr. Robinson

ROLL CALL: Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal

Alternate No. 1, Stephen Malecki, Alternate No. 2, Gwendolyn Bonner

OLD BUSINESS: NONE

OPEN TO THE PUBLIC:

Mr. Eugene Wells – 1306 Cooper St., Indicated he had recently received a summons in regard to parking of his large trailer behind service station on Cooper St. Mr. Wells wanted to know if the ordinance can be changed or how he could get that permission. Mr. Cedric Minter (Zoning Officer) was in attendance as a resident and addressed this issue with Mr. Wells. He responded that it would be the owner of the property that would need to complete the application for zoning and possibly Planning Board. Mr. Coleman asked questions regarding the court appearance. Mr. Wells elaborated but unfortunately did not bring any of his evidence or documents. Mr. Minter elaborated on Municipal Code addressing parking of large trailers.

CORRESPONDENCE: NONE

ADJOURNMENT

Motion- Chairwoman Johnson

Seconded- Mr. Robinson

Time: 8:40PM

ROLL CALL: Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Alternate No. 1, Stephen Malecki, Alternate No. 2, Gwendolyn Bonner.

MEMORIALIZATION:

**NJ American Water Company Inc.
Cooper Street Station Improvements
Application for Use Variance Approval and Amended Site Plan Approval
Block 803 Lot 1.01 & 2 / 1022 Cooper St., Edgewater Park, Burlington County**

Motion- Chairwoman Johnson Seconded- Mr. Westphal

Discussion: Approval Contingent on explanation of changes to resolution.

NEW BUSINESS:

OLD BUSINESS: NONE

OPEN TO THE PUBLIC:

CORRESPONDENCE: Delay at County Planning Board of the NJAW application.

ADJOURNMENT

Motion- Chairwoman Johnson Seconded- Mr. Robinson

Time: 7:11PM

ROLL CALL: Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Alternate