

**TOWNSHIP OF EDGEWATER PARK
PLANNING BOARD
REORGANIZATION MEETING MINUTES
JANUARY 12, 2017 AT 7:00PM**

The Edgewater Park Township Planning board Reorganization Meeting for 2017 was held on January 12, 2017 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

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 December 20, 2016.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on December 20, 2016.
- C. By filing written notice with the Clerk of the Township on December 20, 2016.

WELCOME PUBLIC –Kevin P. Johnson Planning Board Secretary, on behalf of the Planning Board Members, welcomed everyone to the Reorganization Meeting for the year 2017.

ROLL CALL

Present: Mr. Aaronson, Mr. Kauker, Mr. Smith, Chairman Johnson.

Alternates in Roll Call: Mr. Malecki,

Also Present:

Cedric Minter (Zoning)
Kevin Johnson, Planning Board Secretary

NEWLY – APPOINTED OFFICIALS

At this time it is my pleasure to report to the Planning Board Members and to those present this evening that at the Township Committee Reorganization Meeting held on January 12, 2017 the following appointments were made by Mayor Lauren Kremper.

Class I Member:	Mayor Lauren Kremper – one year term
Class IV	Mr. Charles Robinson – four year term
Class IV	Mr. Jeff Westphal – four year term

Edgewater Park Township
Planning Board Reorganization
January 12, 2017

Class IV Alternates:

Class IV Alternate: Ms. Gwendolyn Bonner – two year term

The following appointment was made by Township Committee.

Class III Member: Committeeman William Belgard – one year term

OATH OF OFFICE OF NEWLY APPOINTED OFFICIALS

Oath of Office, administered by Linda Dougherty, RMC/Administrator

Roll Call: Mr. Aaronson, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mayor Kremper, 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

Absent - Mr. John Alexander, Mr. Vince Smith.

PROCEDURES

The Secretary explained the procedures to be followed for *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 2017.

Nominations for Chairperson Ms. Marian Johnson ;

Moved by; Mr. Robinson Second by Mr. Westphal ;

Are there any further nominations? None ;

Hearing None I close nominations for Chairperson

Roll Call vote to appoint Ms. Marian Johnson as Chairperson for 2017:

Roll Call: Mr. Aaronson, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mayor Kremper, 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

Chairperson Ms. Marian Johnson at this time it is my pleasure to turn the meeting over to you.

OATH OF OFFICE TO CHAIRPERSON

NOMINATIONS FOR VICE CHAIRPERSON

At this time I would like to ask the Planning Board Members for nominations of the Vice Chairperson year 2017.

Nominations for Vice Chairperson Mr. Charles Robinson ;
Moved by; Chairman Marian Johnson Second by Mr. Ken Kauker ;
Are there any further nominations?

None

Hearing None I close nominations for Vice Chairperson

Roll Call vote to appoint Mr. Charles Robinson as Vice Chairperson for 2017:

Roll Call: Mr. Aaronson, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mayor
Kremper, 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

OATH OF OFFICE TO VICE CHAIRPERSON

NOMINATIONS FOR PLANNING BOARD SOLICITOR

At this time I would like to ask the Planning Board Members for nominations of the Solicitor

Nominations for Solicitor: Raymond, Coleman, Heinhold & Norman, LLP;

Moved by; Mr. Charles Robinson Second by Mr. Phil Aaronson ;

Are there any further nominations?

None

Hearing None I close nominations for Solicitor

Roll Call vote to appoint Raymond, Coleman, Heinhold & Norman, LLP as Solicitor for 2017:

Roll Call: Mr. Aaronson, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mayor
Kremper, 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

NOMINATIONS FOR PLANNING BOARD ENGINEER

At this time I would like to ask the Planning Board Members for nominations of the Engineer

Nominations for Engineer Environmental Resolutions, Inc. ;

Moved by; Mr. Ken Kauker Second by Mr. Jeff Westphal ;

Are there any further nominations?

None

Hearing None I close nominations for Engineer

Roll Call vote to appoint Environmental Resolutions, Inc as Engineer for 2017:

Roll Call: Mr. Aaronson, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mayor
Kremper, 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

NOMINATIONS FOR PLANNING BOARD PLANNER

Edgewater Park Township

Planning Board Reorganization

January 12, 2017

At this time I would like to ask the Planning Board Members for nominations of the Planner
Nominations for Planner Environmental Resolutions, Inc. / Ms. Barbara Fegley;
Moved by; Mr. Charles Robinson Second by Mr. Ken Kauker ;

Are there any further nominations?

None

Hearing None I close nominations for Planner

Roll Call vote to appoint Environmental Resolutions Inc / Ms. Barbara Fegley as Planner for 2017:

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

NOMINATIONS FOR PLANNING BOARD SECRETARY

At this time I would like to ask the Planning Board Members for nominations of the Secretary for 2017:

Nominations for Secretary Kevin P. Johnson ;

Moved by; Chairman Marian Johnson Second by Vice Chairman Charles Robinson;

Are there any further nominations?

None

Hearing None I close nominations for Secretary

Roll Call vote to appoint Mr. Kevin P. Johnson as Secretary for 2017:

Roll Call: Mr. Aaronson, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mayor
Kremper, 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

SET DATE AND TIME OF PLANNING BOARD MEETING FOR YEAR 2017:

Date: Third Thursday of every month **Time commencing at** 7:00 **PM**

Moved by; Mr. Phil Aaronson Second by Mr. Jeff Westphal ;

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

Roll Call: Mr. Aaronson, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, , Mayor
Kremper, 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

RESOLUTIONS:

Resolution P1-2017 (Notice of Scheduled Meetings)

Motioned by; Mr. Jeff Westphal Second by Mr. Charles Robinson ;

Roll Call: Mr. Aaronson, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mayor
Kremper, 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 P2-2017 (Open Public Meetings Act)

Motioned by; Mr. Charles Robinson Second by Chairman Marian Johnson ;

Roll Call: Mr. Aaronson, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mayor
Kremper, 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 P3-2017 (Professional Contracts)

Motioned by; Mr. Ken Kauker Second by Mr. Jeff Westphal ;

Roll Call: Mr. Aaronson, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mayor
Kremper, 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 MEETING TO THE PUBLIC: 7:16pm **CLOSE: 7:17pm**

ADJOURN:

Moved: Mr. Westpahl

Second: Mr. Malecki

Time: 7:18PM

Roll Call: Mr. Aaronson, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mayor
Kremper, 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

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

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES January 19, 2017**

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,
**Vote only upon absence or disqualification of a member of any class*
** Class IV Alternate Members:* Alternate No. 1, Stephen Malecki

Absent -

Also in attendance Solicitor – Thomas Coleman (Raymond, Coleman, Heinhold and Norman, LLC) and Engineer Rakesh Darji (Environmental Resolutions)

Also in attendance was Mr. Cedric Minter – Zoning Official.

Late - Mr. Alexander arrived at 7:05

APPROVAL OF MINUTES FROM – December 15, 2016

Motion- Mr. Phil Aaronson

Seconded- Mr. Charles Robinson

Discussion: None

ROLL CALL: Mr. Aaronson, Mr. Belgard, Chairman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith,
Alternate No. 1, Stephen Malecki,

Abstain – Ms. Gwendolyn Bonner, Mr. Westphal, Mayor Kremper

Mayor Kremper and Deputy Mayor Belgard were excused from the meeting as they are unable to hear a use variance of this type.

Mr. John Alexander arrives and is sworn in by Mr. Thomas Coleman (Solicitor).

MEMORIALIZATION:

Nedals – City Ave. Group
4301 S. Rte 130, Block 120.3 Lot 1
Use Variance for Continued Certificate of Occupancy

Discussion: NONE

Motion: Mr. Charles Robinson

Second: Mr. Ken Kauker

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Gwendolyn Bonner
Abstain - Mr. Westpahl

NEW BUSINESS: NONE

OLD BUSINESS:

Nedals – City Ave. Group
4301 S. Rte 130, Block 120.3 Lot 1
Preliminary and Final Site Plan Approval

Discussion: Mr. Clancy and Mr. Darji review letter supplied by the Engineer (Engineer's Report). Waivers requested are pre-existing non-conforming conditions. All are included in resolutions is adopted. Discussion ensued in regard to possible additional retail sales. No additional retail to be sold (only motor vehicles). Floor plan will be supplied once conditional approval is received. No major reconstruction. Office remains same. Waiver request for floor plan granted. Hours of operation need to be noted for the record. 8am to 7pm, Mon – Sat, closed on Sunday. Max # of vehicles would be 28 (per site plan). Resolution limited to 25 cars – applicant request 28. Also do not want to limit how cars are positioned (sideways, angles...). All detailing must be contained inside. Cars can be rinsed outside. No parking fire lane will be striped as well as signage on the building. Copy of Fire Official request submitted. Trash will be managed internally and a service will remove weekly. Detailing equipment containers will be managed by the cleaning service. Chairman Johnson inquired about detailing product removal (to be managed by cleaning service). New signage will confirm to ordinance or come back to board for variance. No wrecked or inoperable vehicles will not be stored on site. Servicing of vehicles will not be managed on property other than adding oil to a vehicle or add water. Service will be managed at another facility. Further conversation ensued. Access to property discussion followed in regard to Chief of Police recommendations. Cooper St access to be limited. Applicant would like ability to make right turns out of property onto Cooper St. No left turns allowed. Further conversation ensued in regard to flow of traffic and safety concerns. Various options entertained. No access from Cooper St. This is a dangerous intersection currently. Mr. Coleman request confirmation from Board that everyone

understands ramifications of the final determination. No left turn out – only right turn allowed as well as access restrictions discussed for Rte. 130 access (2 entrances). One access point should be entrance and one should be exit. Tom Coleman confirms conversation in regard to traffic on property on an average day. Looking for 4 or 5 customers per day. Further conversation in regard to parking and striping of parking lot. Applicant wants option to angle or reposition vehicles. Mr. Darji indicates that this is not something we need to delineate on this application. Landscaping is discussed and options discussed. Grass areas will be maintained and additional landscaping will be provided seasonally. Applicant will work with Mr. Darji at ERI in regard to minimal landscaping. Mr. Cedric Minter would like to discuss signage (limited to 4 sq ft). Mr. Minter wanted to confirm the 4 sq ft requirement on banners as well as signs. No further questions. Mr. Tom Coleman reviews previous approval for Use Variance and amendment of this evening's approval for preliminary and final site plan approval subject to all concerns and conditions in Mr. Darji's letter and Mr. Clancy's Letter and testimony provided.

Open to the public for this matter only: NONE

Motion: Mr. Charles Robinson

Second: Mr. Ken Kauker

ROLL CALL: Mr. Aaronson, Mr. Alexander, Chairman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Gwendolyn Bonner, Mr. Westpahl

OPEN TO THE PUBLIC: NONE

CORRESPONDENCE:

January 18th 2017 Verizon Right of Way Consent – for review/no vote. Request for consideration to install nodes on existing telephone poles throughout the township. To be reviewed at February 7 Township Committee Meeting.

ADJOURNMENT

Motion- Ms. Gwen Bonner

Seconded- Mr. Jeff Westphal

Time: 7:56PM

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

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES FEBRUARY 16, 2017**

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, Mayor Kremper, 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

Absent: Mr. Smith,

Also in attendance: Mr Cedric Minter – Zoning Officer, Mr. Charles Petrone – Solicitor and Mr. Rakesh Darji – Engineer.

APPROVAL OF MINUTES FROM – January 12, 2017 Re-Organization

Motion to approve - Mr. Robinson

Seconded- Mr. Kauker

Discussion:

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

APPROVAL OF MINUTES FROM – January 19, 2017 Regular Meeting

Motion to approve - Mr. Robinson

Seconded- Mr. Westphal

Discussion:

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

MEMORIALIZATION: None

NEW BUSINESS:

2017 Master Plan Re-examination Report Review

Ed Fox, Burlington County Economic Development reviewed Plan with the Board.

Ed Fox introduced Mr. Ed Fox. He then presented Plan to the Board. Plan currently up for renewal. Mr. Fox walked through each goal and strategy as well as the objectives to be achieved. Detailed presentation ensued. Mr. Kauker (also member of Master Plan Committee) commented on how they made some of the determinations to come up with the final plan. Mr. Alexander commented on the previously approved project (Cardinale) and if there will be a requirement for square jug handles as was with the case with that development. The Kove and Burlington Coat Factory also mentioned as having an issue. Intersections and egress discussed. Chairwoman Johnson (also member of Master Plan Committee) explains to the board that they have updated and made changes to the report.

Mr. Petrone (Solicitor) discusses Master Plan Requirement and requested the Planning Board Secretary notify the County Planning Board as well as Clerks from the surrounding municipalities. Mr. Petrone indicated he will have the Resolution for the March Planning Board Hearing date. Planning Board Secretary to notify Neighboring Municipalities (Clerks) and County Planning Board. Ed Fox will return to explain Master Plan Revisions to the public.

Motion to prepare Resolution for March 16, meeting – Chairman Johnson ~~Seconded~~- Mr. Robinson

Discussion:

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

OLD BUSINESS: NONE

OPEN TO THE PUBLIC: NONE

CORRESPONDENCE: NONE

ADJOURNMENT:

Motion to Adjourn - Mr. Robinson

Seconded- Mr. Kauker

Time: 7:47PM

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

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES OF JULY 20, 2017**

MEETING CALLED TO ORDER/FLAG SALUTE

Chairwoman Johnson called the meeting to order at 7 PM and led the flag salute.

SUNSHINE STATEMENT

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 7, 2017; written notice was emailed to the Burlington County Times and the Courier Post on January 7, 2017; written notice was filed with the Clerk of the Township on January 7, 2017.

ROLL CALL

Present: Mayor Kremper, Mr. Alexander, Mr. Belgard, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner
Absent: Mr. Aaronson
Late: None

Board Professionals: Charles D. Petrone, Esq. Board Solicitor; Rakesh R. Darji, Board Engineer

APPROVAL OF MINUTES FROM – June 15, 2017 regular meeting

Motion by Mr. Robinson, seconded by Mr. Kauker to approve the June 15, 2017 minutes with no corrections

Those voting in favor: Mayor Kremper, Mr. Alexander, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki

Those voting against: None

Those recusing/abstaining: None

RESOLUTIONS

Resolution P-7-2017

DeVimy Equities, LLC Daycare Facility

4175 US Route 130—Block 404 Lot 2.04—Zone C-3

Approval of Bulk Variances, Minor Subdivision & Preliminary Major Site Plan

Motion by Mr. Kauker, seconded by Mr. Robinson to memorialize Resolution P-7-2017

Those voting in favor: Mayor Kremper, Mr. Alexander, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki

Those voting against: None

Those recusing/abstaining: None

OLD BUSINESS

Applications

DeVimy Equities, LLC Daycare Facility

4175 US Route 130 – Block 404 Lot 2.04 – Zone C-3

Application for Final Major Site Plan

Duncan M. Prime, Esq. was present on behalf of the applicant. The applicant was granted bulk variance, minor subdivision and preliminary major site plan at the June 15, 2017 meeting. Due to the number of site plan revisions agreed to by the applicant, DeVimy Equities was asked to return for final major site plan approval.

Mr. Petrone swore in the applicant's engineer John A. Palus. Mr. Palus described his education and experience and was accepted as an expert by the Board. A site plan rendering dated July 20, 2017 was marked as Exhibit A-1 and Mr. Palus reviewed the changes that had been made. He stated that for security purposes they had not modified the plan to show a gate as requested by the Fire Official. Mr. Palus stated that the fence will be made of PVC and would be easy to take down in the event of an emergency.

Mr. Darji stated that the applicant had addressed most of the comments in his review letter. There was discussion about landscaping but Mr. Prime asked the Board to table that issue for now because the applicant has no control over the adjacent lot. Mr. Darji did not have an objection to that. There was discussion about building and playground security, the amount of impervious coverage, the gate requested by the Fire Official, how easy it would be to remove the PVC fence in the event of an emergency and the need for an access easement agreement.

Hearing Opened to the Public

Chairwoman Johnson opened the hearing to the public. Since there were no public comments Chairwoman Johnson closed the hearing to the public.

Motion by Mr. Robinson, seconded by Mr. Malecki to grant final major site plan approval consistent with the testimony of Mr. Palus and the applicant satisfying the conditions of approval

Those voting in favor: Mayor Kremper, Mr. Alexander, Mr. Belgard, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki

Those voting against: None

Those recusing/abstaining: None

Memorialization of Resolution P-8-2017

Mr. Petrone stated that there will be a slight modification to the resolution that had been prepared because of the change of the witness

Motion by Mr. Robinson, seconded by Mr. Malecki to memorialize Resolutiojn P-8-2017

Those voting in favor: Mayor Kremper, Mr. Alexander, Mr. Belgard, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki

Those voting against: None

Those recusing/abstaining: None

NEW BUSINESS

Applications

R&R Properties (Holiday Skating Center)

1775 Creek Road—Block 402 Lot 5.01—Zone IBC

Application for Minor Site Plan to construct exterior walk-up service window for existing snack bar

Chairwoman Johnson announced that R&R Properties did not notice the public properly so the application would not be heard this evening. The application was postponed to the August 17 meeting.

OPEN TO THE PUBLIC

There were no comments from the public.

CORRESPONDENCE

1. PSE&G Freshwater Wetlands Application Notification Letter

COMMENTS FROM THE BOARD

Mr. Alexander asked about the status of approvals from Delanco Township for the NJ Burlington County Muslim Association mosque application. Ms. Martin gave an update on the project.

ADJOURNMENT

Motion by Mr. Robinson, seconded by Mr. Malecki to adjourn the meeting at 7:30 PM

Those voting in favor: Mayor Kremper, Mr. Alexander, Mr. Belgard, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner

Those voting against: None

Those recusing/abstaining: None

Katherine T. Martin
Interim Board Secretary
Approved:

**Edgewater Park Twp.
Planning Board Minutes of August 17th, 2017**

1. MEETING CALLED TO ORDER/FLAG SALUTE

Chairwoman Johnson called the meeting to order at 7pm and led the flag salute.

SUNSHINE STATEMENT

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 7, 2017, written notice was emailed to the Burlington County Times and the Courier Post on January 7, 2017, written notice was filed with the Clerk of the Township on January 7, 2017.

ROLL CALL

Present: Mayor Kremper, Mr. Alexander, Mr. Belgard, Mr. Aaronson, Chairwoman Johnson, Mr. Robinson, Mr. Westphal, Mr. Malecki, Ms. Bonner

Absent: Mr. Smith, Mr. Kauker

Also present: Board Professionals Thomas J. Coleman, Esq. Board Solicitor, Rakesh R. Darji, Board Engineer.

Approval of Minutes from March 16th, 2017 Meeting

Motion by Mr. Robinson, seconded by Mr. Malecki to approve March 16th, 2017 minutes with no corrections

Those in favor: Mr. Aaronson, Mr. Belgard, Chairwoman Johnson, Mr. Robinson, Mayor Kremper, Mr. Westphal, Mr. Malecki, Ms. Bonner.

Those voting against: None

Those abstaining/recusing: None

Approval of Minutes from July 20th, 2017 Meeting

Motion by Mr. Robinson, seconded by Mr. Westphal to approve July 20, 2017 minutes with no corrections.

Those in favor: Mr. Aaronson, Mr. Belgard, Chairwoman Johnson, Mr. Robinson, Mayor Kremper, Mr. Malecki, Ms. Bonner.

Those voting against: None

Those abstaining/recusing: None

Memorialization of resolutions: none

Mayor Kremper and Mr. Belgard were excused and exited the meeting.

Applications

R&R Properties (Holiday Skating Center)

1775 Creek Rd. Block 402 Lot 5.01 Zone IBC

Application for Minor Site Plan to construct exterior walk-up service window for existing snack bar.

Edgewater Park Twp. Planning Board Minutes of August 17th, 2017

Attorney Thomas Coleman and Engineer Rakesh Darji deemed the application complete.

Attorney Thomas Coleman suggests that the board entertain a motion to deem the application complete.

Motion by: Mr. Aaronson, seconded by Chairwoman Johnson. no discussion on the motion.

Those voting in favor: Mr. Alexander, Mr. Aaronson, Chairwoman Johnson, Mr. Robinson, Mr. Westphal, Mr. Malecki, Ms. Bonner

Those opposed: None

Those abstaining/recusing: None

Lou Garty esq., attorney for R& R Properties gave an overview. Holiday Skating center wants to Install take out window so people that don't enter skating center can get refreshments. she stated that a prior resolution in 2006 granted nearly the exact same relief in 2006. Economic and family conditions disrupted the plans from taking place. Witnesses on behalf of R&R properties, Charles Adams, Architect and Todd Renfree of the Holiday Skating center were sworn in.

Todd Renfree gave an historical overview of the skating center.
Mr. Renfree is the manager/owner of the skating center.

Renfree confirmed the purpose of the take out window is to allow access from outside the facility allowing patrons to make purchases from the refreshment stand without having to enter the facility, increasing revenue for the business and assist in the economic sustainability for the center.

Renfree discussed hours of operation of the facility and the snack bar would be opened no later than 11 pm. He also discussed trash/recycling hauling and placement of said trash/ recycling in the back of the building.

Renfree claimed that he hires local people to cut the grass and most of his employees are first time workers from the neighborhood as well as few employers that have been there long term.

Garty noted that the one of the engineer's comments was that the existing parking area encroaches on block 402 lot 2. Renfree confirms his family owns that lot and would be able to provide an easement to himself. Renfree agrees to provide ADA parking and accessible routes.

Garty asked Mr. Renfree about the signage. He confirms there will be a small sign saying holiday treats consistent with sign and architecture of the building. Renfree confirms the site does not attract truck traffic.

Charles Adams architect for R&R properties. prepared the plans for the window. Adams stated the design has not changed since prior proposal. There a couple openings in the wall and the plan is to put a window in between the 2. Facade will not change much except for window and have Modified the plan in accordance to planning notes given to him in the review letter.

Rakesh said he had an updated letter and confirmed Mr. Adams did revise the plan and all comments in the letter were addressed as far as plan changes. Only outstanding item that may be condition for approval or certificate of occupancy is the window verifying adequate lighting in the general area of the window. Adams says lighting has been replaced and should be sufficient. Rakesh recommends prior to CO he can stop by with light and test the lighting to make sure its sufficient. And they can discuss modifications if needed.

Rakesh noted applicant did receive a use variance 10 years ago. it was IBC zone Now Use variance CLI 1 zone. All safe proofs apply. Applicant did put on the record Special reasons for granting variance and

Edgewater Park Twp. Planning Board Minutes of August 17th, 2017

Parking and signage is not a problem.

Old Business: none

Correspondence: none

Comments from the board:

Chairwoman Johnson said that expanding the service window to accommodate outside customers is a great idea but she is concerned about security and the safety of the patrons. Renfree said that safety is of utmost importance. He said security is on staff and they understand the importance of handling situations involving security. He claimed security will not leave until all patrons are gone. He stated he has ex state police on staff for security, there are cameras and staff that will be out there. Renfree was asked to clarify days of operation. He stated that it will be open 7 days a week. Johnson asked how many tables would be out there. Renfree said there are 2 benches proposed, no tables.

Coleman stated the application presented by R&R properties Holiday Skating center located at 1775 Creek rd. aka. Block 402 Lot 5.01 Zone IBC is complete.

He stated that he believes the testimony of Mr. Adams and Mr. Renfree was sufficient to grant the required variances for the purposes of the motion to permit expansion of the skating rink to allow an exterior service window and in addition, approval of a number of bulk variance to permit 180 ft. lot frontage, 29 rear yard setback 141 parking spaces, and 189 sq., foot facade sign. Approval also subject to all conditions set forth in August 17 2017 letter by Ms. Garty and all accommodations agreed to by the applicant. Motion to approve application by Mr. Robinson, seconded by Mr. Maleki, those voting in favor: Mr. Alexander, Mr. Aaronson, Mr. Robinson, Mr. Westphal, Mr. Malecki, Ms. Bonner. Chairwoman Johnson.

Mr. Coleman asked that Chairwoman Johnson sign the resolution that was prepared and stated that it accurately states all conditions that were just approved by the board and asked her to entertain the adoption of the resolution memorializing the approval of the application. Chairman Johnson agreed. Mr. Robinson made a motion to approve the resolution. Seconded by Ms. Johnson.

Those in favor: Mr. Alexander, Mr. Aaronson, Mr. Robinson, Mr. Westphal, Mr. Malecki, Ms. Bonner.

Those voting against: None

Those Abstaining/recused: None

Open to the public

Chairwoman Johnson opened meeting to the public

There were no comments from the public therefore was closed to the public.

Adjournment

Motion by Mr. Robinson, seconded by Mr. Maleki to adjourn the meeting at approximately 8pm. Those in favor: Mr. Aaronson, Chairwoman Johnson, Mr. Alexander, Mr. Aaronson, Mr. Westphal, Ms. Bonner, Mr. Maleki

**Edgewater Park Twp.
Planning Board Minutes
10-19-2017**

MEETING CALLED TO ORDER/FLAG SALUTE

Chairwoman Johnson called the meeting to order at 7pm and led the flag salute.

SUNSHINE STATEMENT

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 7, 2017, written notice was emailed to the Burlington County Times and the Courier Post on January 7, 2017, written notice was filed with the Clerk of the Township on January 7, 2017.

ROLL CALL

Present: Mr. Alexander, Mr. Aaronson, Chairwoman, Mr. Kauker Johnson, Mr. Robinson, Mr. Malecki, Ms. Bonner, Mr. Smith,

Absent: Mayor Kremper, Mr. Westphal

Also present: Board Professionals Thomas J. Coleman, Esq. Board Solicitor,

Mr. Belgard entered late

Approval of Minutes from August 17, 2017 Meeting

Motion by Mr. Robinson, seconded by Mr. Aaronson to approve August, 2017 minutes with no corrections

Those in favor: Mr. Aaronson, Chairwoman Johnson, Mr. Robinson, Mr. Robinson, Ms. Bonner, Mr. Alexander.

Those voting against: None

Those abstaining/recusing: Mr. Kauker

Mr. Coleman suggested a motion to start the closed session with Ms. Lonergan.

Approval to Start closed session regarding affordable housing

Motion by Mr. Kauker and seconded by Mr. Robinson.

Those in favor: Mr. Aaronson, Chairwoman Johnson, Mr. Robinson, Mr. Robinson, Ms. Bonner, Mr. Alexander, Mr. Kauker, Mr. Smith

Those voting against: None

Those abstaining/recusing: None

Closed session began: Mary Beth Lonergan, affordable housing planner for Edgewater Park Twp. gave a brief overview of where state is on the affordable housing matter and Edgewater Park Twp. solutions to address their affordable housing obligations.

Twp. filed litigation regarding the affordable housing act in front of Judge Bookbinder in Burlington County regarding 3rd round obligation. All judges across the state worked with their special masters and tried to encourage towns to enter in to settlement into what the towns fair share housing obligations would be. Agreement was entered by this Twp. to establish fair share housing obligations on 11/21/16.

**Edgewater Park Twp.
Planning Board Minutes
10-19-2017**

Loneragan provided copy of the plan. Court approved this settlement agreement on 6/29/17 and gave the Twp. a number of months to prepare. Lonergan discussed what the obligations are and how they are to be addressed. She provided a 1-page plan.

The Board will be given a copy of the plan and settlement agreement by November 2 for review and will be able to provide comments and more than likely adopt the plan at the November meeting. The plan is listed as preliminary in the settlement agreement.

Twp. 3rd round relocation share is 49 units. The Twp. participates in Burlington County rehabilitation program which works with home owner occupied units. Twp. is going to have to start its own rehabilitation program to tenant occupied units.

The 3rd round, Gap in perspective need, number is 120 units. That is 120 more units and is addressed in the chart.

Last piece to address in 120 obligation, is that Twp. has decided to rezone the Abigail reality site for Multi t family units and that it does have a Sr. restriction that the Twp. hopes to eliminate. Twp. hopes to enter into development agreement. Notice for 2nd reading for December 5th will be sent because of zoning change of Abigail site. Notice will be sent to residents within 200ft of the surrounding area.

Market rate housing is a smaller percentage: 15% affordable units to be rental units.

As far as the settlement agreement, Judge Bookbinder has yet to rule specifically what Twp. 3rd round number may be and this may not be done for some time so calculation may not be done for some time. So the number could be higher or lower than 120 but the mechanisms must stay the same through settlement agreement which ends in 2025.

Per settlement agreement Twp. must adopt this plan and recommend to the governing body approval of a series of ordinance and resolutions and submit all by 12/31.

Loneragan asked that the planning board be part of a joint meeting on 11/21/17 with Twp. committee. Lonergan said she will send out the draft prior to meeting. At the joint meeting, board will meet first to adopt the plan, and then the governing body will meet, introduce and ultimately endorse the plan and introduce ordinances.

Board members agreed to meet on Tuesday on 11/21/17

Board member asked Lonergan if there was a time limit to get the housing completed. She stated that the court will deem that the Twp. satisfied the realistic opportunity to provide affordable housing just by the zoning and that the settlement agreement will have a midpoint review.

Loneragan stated that she will provide a page handout to the public including the chart and a poster of the properties at the next meeting.

Motion was made to come out of closed session.

Motion – Mr. Robinson

2nd - Mr. Kauker

All in favor

Close session was ended and meeting was back in open session.

**Edgewater Park Twp.
Planning Board Minutes
10-19-2017**

Mr. Coleman suggest a motion be made to hold a special meeting on Tuesday 11/21/17 with the Twp. Committee regarding fair share affordable housing.

Approval for special meeting

Motion for special meeting

Motion – Mr. Kauker

2nd – Mr. Robinson

All in favor

Applications

Application package from resident Michelle Clifford 302 Monroe Ave Beverly regarding shed variance. Ordinance 16-83D and 16-83F.

Michelle Clifford was sworn in.

Michelle Clifford stated that she is here because the shed they installed was bigger than allowed. They did not get relief from the township. She is asking for relief to be able to keep the shed. She was asked about the dimensions and deferred comment to her husband.

Michelle Clifford's husband was sworn in. Rodney Clifford. He states it's about a foot and half off the property line. He stated he tore the old shed down and built a new in the same spot. Stated he doesn't know exactly but believes its 16 inches off the property line.

He stated tools and lawn equipment is stored in the shed.

Coleman asked if the shed enhances the esthetics of the property since it houses the equipment rather than being left out in the yard, therefore a benefit to the community.

He stated is a wood shed and the color matches the house and is sided.

Coleman asked Clifford for the dimensions. Clifford stated its just under 10ft tall and approx. 15x7 and that it is on a 6x6 stone and wood frame and not anchored in the ground.

Cedric Minter stated he was out to the property and looked at the shed it is larger than an average shed and is esthetically pleasing. He said shed is approximately 10x16.

Mr. Coleman stated that 10x16 shed needs variance for size and setbacks.

Mr. Coleman stated that the resolution should state amount of floor area not to exceed 10x16. No variance needed for height, only setbacks.

Mr. Coleman stated, if the board grants the Variance to allow a pre-existing shed, it can be no greater than 10x16 and sit no closer than 8 inches to each corner of the property in which it sits.

**Edgewater Park Twp.
Planning Board Minutes
10-19-2017**

Chairwoman Johnson asks for a motion to approve application.

Motion – Mr. Kauker

2nd – Mr. Robinson

Those in favor: Mr. Alexander, Mr. Aaronson, Chairman Johnson, Mr. Smith., Mr. Kauker, Mr. Bonner, Mr. Robinson

Those voting against: None

Those Abstaining/recused: None

Open to the public

Chairwoman Johnson opened meeting to the public

There were no comments from the public therefore was closed to the public.

Old Business:

NONE

Correspondence:

NONE

Adjournment

Motion - Mr. Aaronson

2ND - Mr. Robinson

All in favor.

Meeting adjourned at approximately 815pm.

Edgewater Park Twp. Planning Board Minutes of November 21, 2017

1. MEETING CALLED TO ORDER/FLAG SALUTE

Chairwoman Johnson called the meeting to order at 7pm and led the flag salute.

SUNSHINE STATEMENT

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 7, 2017, written notice was emailed to the Burlington County Times and the Courier Post on January 7, 2017, written notice was filed with the Clerk of the Township on January 7, 2017.

ROLL CALL

Present: Mr. Alexander, Mr. Aaronson, Chairwoman

Johnson, Mr. Robinson, Mr. Kauker, Mr. Westphal, Mr. Malecki,

Absent: Mayor Kremper, Mr. Belgard, Mr. Smith, Ms. Bonner

Also present: Board Professionals Thomas J. Coleman, Esq. Board Solicitor, Rakesh R. Darji, Board Engineer. Marybeth Lonegran

Ms. Lonegran addressed the board regarding the amended 3rd round of housing Element and Fair share plan. She addressed the growth share requirements on the council on affordable housing. (COAH). COAH growth share requirements had required affordable housing production as a municipality developed but the methodology was overturned by the courts. The Courts wanted COAH to assign specific fair share numbers. The supreme court ordered COAH to develop constitutionally compliant fair share obligations for every municipality in the state. COAH failed to do so. March 2015 supreme court issued a decision which deemed COAH a dysfunctional state agency and brought back superior court level judges back into the process of reviewing and approving affordable e housing plans. Edgewater Park Twp. continued its protection from superior court and filed a declaratory judgement action with Judge Bookbinder in 2015. Bookbinder encouraged all towns in Burlington county to come together with other parties in the matter and try to settle on the fair share obligations of the town. Main party involved was affordable housing advocacy group called the fair share housing center. They issued a set of calculations for every municipality across the state. The Twp. worked for a number of months for what its fair share housing obligations will be. Ultimately the Twp. enter into an agreement with the fair share housing center in November of 2016 and main purpose was to establish affordable housing obligation for the Twp. Twp. had a 3-part fair share obligation. 1st part was the rehabilitation share which included a 49-unit obligation. Units occupied by lower moderate income households. 2nd part of the Twp.'s fair share obligation is its prior obligation which was set by COAH, previously accepted by Judge Bookbinder, and that obligation is for 30 units. The 3rd round obligation is an extended period of time all the way back to 1999 end of second round and forwarded to 2025. The 3rd round obligation was focus of most of the settlement discussions. The 3rd round ultimately negotiated down to 120 affordable units for expanded period of time from 1999-2025. That obligation of 120 was a reduction from the fair share housing center calculation of 200 3rd round units. Edgewater park received one of the highest reductions at 40%.

Preliminary compliance mechanisms per the settlement agreement: Amended 3rd round plan dated 11/2. This plans includes means to address the rehabilitation share. Rehabilitation program is for owner

Edgewater Park Twp. Planning Board Minutes of November 21, 2017

occupied units only and residents that are of lower moderate income. It is part of the county plan. Program is not a grant but rather a loan that will be used to fix up the house that will be paid back when the house is sold. In addition, the Twp. will implement will be a smaller 18-unit program for renter occupied units. Twp. has 1 eligible rehabilitation credit.

Prior round obligation: 30 units. Twp. addressed this for a number of years and the court in 2002 approved prior round plan and its completed. Twp. has a number of alternative living and we have 11 credits from the prior round obligation. Twp. had focused on requirements for rental housing and have 8 prior round rental bonuses.

3rd round obligation: 120 units and the Twp. has 28 of 39 units for rentals and is helping address the 3rd round obligation.

Twp. implemented small market to affordable program working with Sultan light a non-profit organization and with support with Twp. affordable housing trust fund was able to purchase 2 condominiums. In addition, Fox Run inclusionary development was approved and there are 20 affordable sale units there. Part of the draft ordinance proposal for sale market rate units would be townhouses similar to fox run and affordable units would be multi family. Last site is new to the plan the twp. entered into settlement agreement with Varsocky land owner and the site is shown in yellow existing inclusionary zoning and the Twp. anticipates 17 affordable family units.

Settlement agreement from 1016 has a provision if ultimately over the course of the next 8 years, if a state agency if COAH is reconstituted or courts has a trial in BC for towns that don't settle, and 3^r obligation is deemed to be less than the 20 units specifically 95 units or less twp. will be able to reduce the number of its obligation to 95 or less.

If some reason the number increase Twp.'s number won't increase the number will stay at 120.

2 fair share ordinances need to be introduced and adopted. Court will schedule a compliance hearing Twp. specifically seeking final judgement of compliance repose. Seeking court approval through July 1 2025. That judgment specifically gives Twp. protection from litigation and lawsuits.

As the years go by completing the 3rd round the Twp. required to do monitoring of the various sites and affordable housing trust account

The board had no questions.

Attorney Tom Coleman indicated that notice of meeting was posted in Burlington county times and the courier post and was sent to adjourning municipalities via certified mail.

Tom Coleman indicated 11-2017 resolution is before the board for approval.

Meeting was open to the public.

A resident from 7 Spring lane addressed the board. He asked if multi-family housing site was being rezoned from a 55 and over community. Longegran said Twp. had to switch from specifically 55 and over to general public but it doesn't preclude them from renting. The Twp. had to drop the 55 and older restriction.

Meeting was then closed to the public as no one else had interest.

Chairwoman Johnson acknowledged she resolution 11-2017 confirming the findings of the November 2nd plan and the board is adopting the 3rd round housing development and fair share housing plan.

Edgewater Park Twp. Planning Board Minutes of November 21, 2017

APPROVAL of RESOLUTION 11-2017

Motion by Mr. Robinson to approve resolution seconded by Mr. Kauker

Those in favor: Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Westphal, Mr. Alexander.

Those voting against: None

Those abstaining/recusing: None

Meeting was recessed at approximately 7:35pm and yielded to Twp. committee.

Meeting resumed at approximately 800 PM

Attorney Coleman stated that anytime an ordinance comes before the Twp. committee that concerns land use elements or, features or adjustment to zone plan as set forth in 2 ordinances that were introduced earlier, before the twp. committee can adopt it, it has to come before the planning board to make sure it is consistent with the master plan. Resolution 12-2007 is before the board determine if the 2 ordinance just heard are consistent with our master plan. He recommends that the resolution is adopted determining 2017-4 2017-5 are consistent with our master plan.

In adopting the resolutions finding the twp. ordinance 2017-4 fair share ordinance 2017-5 R-TH/MF inclusionary zoning ordinance amending chapter 16 of the code is consistent with the master plan of the twp.

Adoption of Resolution 12-2017 (ordinance 2017-4 fair share ordinance 2017-5 R-TH/MF)

Motion by Mr. Robinson to approve resolution seconded by Chairwoman Johnson

Those in favor: Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Westphal, Mr. Alexander. Mr. Malecki

Those voting against: None

Those abstaining/recusing: None

Approval of Minutes from August 17th meeting.

Motion by Mr. Robinson, seconded by Mr. Aaronson to approve August 17, 2017 minutes with no corrections.

Those in favor: Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Alexander. Mr. Malecki

Those voting against: None

Those abstaining/recusing: Mr. Westphal abstained.

**Edgewater Park Twp.
Planning Board Minutes of November 21, 2017**

Memorialization of resolutions:

Approval of the Clifford resolution 10-2017 concerning the application of Michele Jankowski Clifford.
Motion by Mr. Robinson, seconded by Mr. Kauker

Those in favor: Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Alexander, Mr. Kauker

Those voting against: None

Those abstaining/recusing: None

Old Business: none

Correspondence: none

Comments from the board:

Open to the public

Chairwoman Johnson opened meeting to the public

There were no comments from the public therefore was closed to the public.

Adjournment

All were in favor of adjoining the meeting. Meeting adjourned at approximately 8:05pm. Those in favor: