



# EDGEWATER PARK TOWNSHIP PLANNING BOARD COMMITTEE Meeting Minutes

February 15, 2018 at 7:00 PM

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## I. MEETING CALLED TO ORDER

Chairwoman Johnson called the meeting to order.

## II. FLAG SALUTE

Chairwoman Johnson led the flag salute.

## III. STATEMENT OF THE MINUTES

Read by Nicole Carter, Planning Board Secretary as quoted,

“Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 9, 2018; written notice was emailed to the Burlington County Times and the Courier Post on February 11, 2018; written notice was filed with the Clerk of the Township on February 12, 2018.”

## IV. ROLL CALL

**Present:** Mayor Belgard, Mr. Alexander, Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith.

**Absent:** Ms. Kremper and Mr. Westphal.

**Alternates in attendance:** Mr. Malecki, Ms. Bonner, and Ms. Fegley.

**Also Present:** Mr. Chuck Patrone (Stand-in for Planning Board Solicitor Thomas Coleman), Mr. Rakesh Darji (Planning Board Engineer). Cedric Minter (Zoning).

## V. APPROVAL OF MINUTES

➤ January 18, 2018

a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Kauker.

b. **Discussion:** No discussion.

c. **Roll Call:** Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mayor Belgard, Mr. Malecki, Ms. Bonner, and Mr. Smith.

## VI. MEMORIALIZATION OF RESOLUTIONS

None.

## VII. OLD BUSINESS

None.



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## VIII. APPLICATIONS

Chairwoman Johnson amended to agenda to hear Mr. Spencer before Hoover Bus & Truck, since it will be a quicker presentation.

- Blair Spencer – 611 Delanco Road – Block: 403, Lot: 8  
Zoning variance to construct a 960 sq. ft. garage.

Blair Spencer is sworn in. He wants to put in a new shed that will create value to his property and appeal to his neighbors. Pictures and descriptions have been provided to the committee in his application. The new structure is significantly smaller than its predecessor. The two sheds referenced on the plans were the neighbors and have since been removed. Mr. Aaronson confirms the masonry and framed garage that is still there and Mr. Spencer's property. Mr. Spencer's property in the one story masonry frame dwelling, confirmed by Chairwoman Johnson. Mr. Darji confirms the relief 960 sq. ft. garage be permitted and reducing the variance. Mr. Kauker includes under the conditions that the second structure has to be removed in the near future, that the items being stored there are household items (not for commercial enterprise), and only electric utilities being run to the proposed shed.

Mr. Patrone concludes, the motion is to grant the variance to permit construction of the garage in excess of 600 square foot limit for garages on this particular property. That it will only be serviced by electric, storage of household items only, and no commercial use. We recognize the second garage structure and as a condition of approval, this structure will have to be removed, without a time frame.

Mr. Kauker adds an additional question about exterior lighting. Mr. Spencer confirms by code there must be a light by each entry door. No glare on adjacent properties. There will be an on/off switch. Not a motion sensor light.

a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Malecki.

b. **Discussion:** No discussion.

c. **Roll Call:** Mayor Belgard, Mr. Alexander, Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, and Ms. Bonner.

- Hoover Truck & Bus Centers – 4313 Route 130 South – Block: 1202.07, Lot: 4 & 4.05  
Use variance & preliminary & final site plans to operate a truck and bus sales and service center.

James Barnes, on behalf of the applicant Hoover Trucking & Bus Center, proposing plans for the site also known as "Park Plaza". Proposing to demolish a portion of the large building identified as "Building B", to construct a 14,600 square foot pre-engineered metal building to function as a truck and bus service facility. Two other portions of the building will be repurposed to provide 8,295 square foot parts center and a 3,200 square foot truck sale center and a main office. The two other tenants (the religious institutions) will remain on the property as tenants and will look to fulfill the other storefronts as well. Portions of the paved parking within the site will be reconfigured with new curbing, new



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paving, and new striping (for trucks and employees). Other areas will be removed to make way for landscaping beds. New LED lighting will be provided on site. New significant exterior improvements will be made. The goal is to take the property and renovate it and make it into something the people of Edgewater Park can be proud of. Proposes they will be lessening the pre-existing conditions of the bulk variances. Mr. Darji's review letter was received dated, February 8, 2018 and after review, much of the letter has been complied with.

Team comprised of James Barnes, Attorney; Bob Stout, Landscaper and Surveyor; Jim Miller, Variances; David Barter, Architect; Douglas and Robert Hoover of Hoover Trucking & Bus Center, are sworn in. Mr. Barnes states for the record that there will be no automobile sales, strictly truck and bus with the variance they are requesting at this time. If Hoover Trucking & Bus Center wanted to pursue car sales, they would have to apply for a separate use variance.

Mr. Barnes called Mr. Douglas Hoover (Vice President, Co-Owner/Partner of the Company) up for questioning. Hoover Trucking & Bus Center has been operating since 1966. Offices are currently located in Flanders & Cinnaminson New Jersey. The intentions are to move the Cinnaminson operation to the Edgewater Park building with approval from the Board, fully operational (all employees). Mr. Hoover goes into detail about what his operation does and what he is proposing for Edgewater Park.

Mr. Douglas Hoover, Vice President, Co-Owner/Partner of Hoover Trucking & Bus Center informs the board of how their operation works and how many are employed. Proposed hours of operation are Monday – Friday, 7:00 AM – 5:00 PM, and Saturday 8:00 AM – 12:00 PM. Waste excess comes mostly from parts departments (typical garbage and cardboard recycling) picked up by a private hauler. Mr. Hoover wants to make several upgrades to the property. His proposed plan will not conflict with any neighboring auto dealers.

They have a waste oil boiler/burner; it is a cleaning burning unit up to EPA standards. They generate heat from it and it a secondary source of heat. Second question pertains to the newly developed residential area (Fox Run/Ryan Homes) behind the "Park Plaza" location; how much lights and noise will the business create. Mr. Hoover proposes there will be a buffer of evergreens in the back of the property. Mr. Kauker asks how do the new trucks come into the site. They will be brought or driven in, occasionally decked, removed by a wrecker. Access to the site will typically be made onto Dutko Road. Mr. Darji asks if they will be coming there from Route 130 as opposed to Cooper Street. Chairwoman Johnson confirms that 130 will be their primary egress and entrance to the road, with no more traffic to Cooper Street. Mr. Malecki asks if they have a recycling procedure in place to comply with Edgewater Park's recycling policies; they do. Mr. Malecki inquiries about the landscaping strategy in place.

Bob Stout, Professional Engineer Landscaper and Surveyor, has exhibits for what the proposed site will look like before and after Hoover Truck & Bus Center invests.

The following exhibits were marked and admitted into evidence:

A-1: Marked changes made to current survey.

A-2: Colorized rendering after the changes are made.



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David Barter, Architect, continues to focus on the building improvements.

A-3: Building "A", closet to Route 130, and building "B" profile after renovations.

A-4: Building elevation. Exhibit "P3" or "A5" as it looks today.

A-5: Shows from Route 130 and the front/signage as it is today.

A-6: Proposed upgrades for "A-5".

A-7: Zooms in on building "A-1".

A-8: Proposed updates for "A-7", it will be the proposed sales center.

A-9: Northeast view, shows the sign on Route 130.

A-10: Enlarged view of exterior.

Jim Miller, Planner, addresses criteria for variances. The applicant needs a conditional use variance and most deviations are pre-existing.

Mr. Patrone interjects the variances are primarily along the non-residential sides of the building, where as the applicant is compromising to comply as much as possible on the residential sides.

Mr. Miller confirms their storefront will be another dealership along Route 130. The bulk variances to advance on purpose "C"; the fence will be along Dutko Road. The deviation is the curb standard around the perimeter because there is drainage from the parking lot to the cemetery (with additional storm inlets and piping). The complication is the parking variance, needed 256 spaces, only having 204. The 51 remainder are balanced based on times of use. The count is based on a typical car dealership. The monument sign meets positive criteria for the variance as well, as well as the proposed façade signs.

Mr. Darji confirms the parking space uses. Most concerns were met in the testimony; their report was dated February 8, 2015 with recommendations and suggestions. The applicant complied with almost all comments. Mr. Darji asks if there will be some additional embellishment on the backside that facing Fox Run for aesthetics; faux windows or color changes as examples.

Mr. Patrone, has questions for agreeing to storm pipes and if there were any easements. Mr. Darji will make some accommodations for Mr. Lee accessing the property. There are no pre-existing easements and they will continue to allow Mr. Lee to continue to use as he has been. Mr. Kauker confirms Hoover will become the new property owner and landlord to future tenants.

### **Hearing open to the public for this application:**

Chairwoman Johnson opened the hearing to the public.

#### **1. Angel Golden – 16 Benford Lane (Fox Run Community)**

*Q: What is the time line?*

A: Start sometime in the summer of 2018.

*Q: How will the construction of Dutko Road affect the new pavement Fox Run is doing.*

A: Dutko Road will not be repaved until Fox Run has completed construction. The construction of Hoover Truck & Bus Center should not interfere of affect the pavement. Conditions will be documented and if anything does happen, repairs will be made. Pavement should be laid after Hoover Truck & Bus Center has finished construction.



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Mr. Patrone has fire official letter questions; site improvements and building improvements. The only issue is the fire lane behind the loading dock doors.

Mr. Minter, Township Zoning Official, asks if there will be any truck washing on the premises. Applicant replies, standard rising and wiping, no detergents; will not affect drainage. For washing parts they have machines that wash grease and oil inside the building.

Concluded by Mr. Patrone, the motion will be approve the conditional use variances, and bulk variances by the engineers review letters and waivers of design standards further identified in the review letter. Preliminary and final site plan approval for the use of the property as a truck and bus center and existing uses on the site, subject to the applicant's witness testimony offered here this evening, compliance with the engineers review letter and fire officials review letter. Trash enclosures to be enclosed, all building improvements in conformance with exhibits provided tonight, all non-Hoover tenants sign in compliance with this variance. Fox Run wall is to be embellished as recommended, fencing recommendation to be satisfied, applicant must obtain all other approvals, this approval does not guarantee building permits, posting all performance and maintenance guarantees, conditions to revisions must be coordinated with the board.

**d. Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Smith.

**e. Discussion:** No discussion.

**f. Roll Call:** Mayor Belgard (Recused), Mr. Alexander, Mr. Aaronson, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, and Ms. Bonner.

## IX. ADOPTION OF RESOLUTIONS

None.

## X. MEETING OPEN TO THE PUBLIC

None.

## XI. CORRESPONDENCE

None.

## XII. ADJOURNMENT

**a. Time:** 9:04 PM

**b. Motion:** Chairwoman Johnson, 2<sup>nd</sup>: Mr. Aaronson

**c. All in favor? Yes, Anyone Opposed? No.**



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

March 15, 2018 at 7:00 PM

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## I. MEETING CALLED TO ORDER

Chairwoman Johnson called the meeting to order.

## II. FLAG SALUTE

Chairwoman Johnson led the flag salute.

## III. STATEMENT OF THE MINUTES

Read by Nicole Carter, Planning Board Secretary as quoted,  
"Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 9, 2018; written notice was emailed to the Burlington County Times and the Courier Post on February 11, 2018; written notice was filed with the Clerk of the Township on February 12, 2018."

## IV. ROLL CALL

**Present:** Mayor Belgard, Mr. Alexander, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, and Mr. Smith.

**Absent:** Ms. Kremper, Mr. Aaronson, and Mr. Westphal.

No professionals needed in attendance.

**Alternates in attendance:** Mr. Malecki, Ms. Bonner, and Ms. Fegley.

## V. APPROVAL OF MINUTES

➤ February 15, 2018

a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Kauker.

b. **Discussion:** No discussion.

c. **Roll Call:** Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mayor Belgard, Mr. Malecki, Ms. Bonner, and Mr. Smith.

## VI. MEMORIALIZATION OF RESOLUTIONS

➤ Blair Spencer – 611 Delanco Road – Block: 403, Lot: 8  
Zoning variance to construct a 960 sq. ft. garage.

Resolution #P-1-2018

a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Malecki.

b. **Discussion:** No discussion.

c. **Roll Call:** Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mayor Belgard, Mr. Malecki, Ms. Bonner, Mr. Smith, and Mr. Alexander.



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- **Hoover Truck & Bus Centers** – 4313 Route 130 South – Block: 1202.07, Lot: 4 & 4.05  
Use variance & preliminary & final site plans to operate a truck and bus sales and service center.  
Resolution #P-2-2018
- a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Kauker.
  - b. **Discussion:** Chairwoman Johnson briefly summarizes the presentation for Mayor Belgard.
  - c. **Roll Call:** Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mayor Belgard, Mr. Malecki, Ms. Bonner, Mr. Smith, and Mr. Alexander.

## VII. OLD BUSINESS

None.

## VIII. APPLICATIONS

No new applications

## IX. ADOPTION OF RESOLUTIONS

None.

## X. MEETING OPEN TO THE PUBLIC

None.

## XI. CORRESPONDENCE

1. **Joe Mancini** of Tri-State Engineering & Surveying, PC has requested an informal meeting to discuss the Pep-Boys/Ariel Realty site, to review the concept plans. Meeting will be set up as once escrow account is created.
  - Mayor Belgard asked to be included.
2. **Chairwoman Johnson** announces **Mr. Aaronson's** resignation from the Planning Board. There is now an opening available, for new applicants.
  - Any alternates that wish to apply, may turn in a letter of interest to administration and may be appointed based on seniority.

## XII. ADJOURNMENT

- a. **Time:** 7:18 PM
- b. **Motion:** Chairwoman Johnson, 2<sup>nd</sup>: Mr. Robinson
- c. **All in favor? Yes, Anyone Opposed? No.**



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

September 20, 2018 at 7:00 PM

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## I. MEETING CALLED TO ORDER

Chairwoman Johnson called the meeting to order.

## II. FLAG SALUTE

Chairwoman Johnson led the flag salute.

## III. STATEMENT OF THE MINUTES

Read by Nicole Carter, Planning Board Secretary as quoted,  
"Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 9, 2018; written notice was emailed to the Burlington County Times and the Courier Post on February 11, 2018; written notice was filed with the Clerk of the Township on February 12, 2018."

## IV. ROLL CALL

**Present:** Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, and Mr. Malecki.

**Absent:** Mayor Belgard, Mr. Alexander, and Ms. Bonner

**Excused:** Mrs. DiFilipo

**Alternates in attendance:** None

**Professionals in attendance:** Thomas Coleman, Rakesh Darji, and Barbara Fegley.

## V. APPROVAL OF MINUTES

➤ March 15, 2018

a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Malecki.

b. **Discussion:** No discussion.

c. **Roll Call:** Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, and Mr. Malecki.

## VI. ADOPTION OF RESOLUTIONS

None.

## VII. OLD BUSINESS

None

## VIII. NEW BUSINESS

a. Mr. Stephen Malecki is stepping up as a Class IV Alternate, fulfilling the term of previous member Phil Aaronson; announced at Township Committee Meeting, April 24, 2018 – Resolution #20180079.





# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

September 20, 2018 at 7:00 PM

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## IX. APPLICATIONS

Applications were switched to hear G&M Auto first.

- G&M Auto Service– **1636 Bridgeboro Road** – Block: 404, Lot: 9.01  
Variance application for PV solar ground mount for the auto body shop.

Anthony Dicarolo of 1420 Metedeconk, Brick, NJ, designer of the solar system, representative for SolarMe, is sworn in. Gordon of G&M Auto, is sworn in. Both parties are from their respective corporation and do not have a legal representative.

Tom Coleman states that they must be represented by legal counsel, per the State of New Jersey ruling.

Rakesh Darji and Tom Coleman suggests as an accommodation to the applicant, that the resolution of application could potentially be done within the same meeting as hearing. Notices are compliant. They will be 1<sup>st</sup> in order of applications. Motion to continue to the October 18 meeting.

- Motion:** Mr. Robinson.
- Discussion:** Not heard, continuing to October 18, 2018 meeting.
- Roll Call:** Chairwoman Johnson, Mr. Kauker, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, and Mr. Malecki.

- Balkar Saini– **4291 Route 130** – Block: 502, Lot: 130.04  
Minor Site Plan application to demolish the existing rear portion of the building, to replace for new car wash equipment; add pay stations and striping to improve traffic circulation.

Balkar Saini and Michael Galante, Engineer, standing in for the designer until such time that he could arrive to the meeting are both sworn into the meeting.

Requesting a minor site plan approval to update the already existing card wash to make it more aesthetically pleasing.

Exhibit A1: Site plan drawings from application.

The owner wants to put in more equipment, remove rear portion of building and put up new, plus 3 pay stations to create a better flow of traffic, and striping for defined parking spaces. Landscaping should be added and handicap parking stall.

Exhibit A2: Architectural elevation view in black and white from side.

Façade and elevation of new building will match and be uniformed. Blocking existing older windows.

(Mr. Alexander joined the meeting.)

Rakesh Darji confirmed daytime operation hours and maximum number of employees are approximately 7 employees. Confirms the improvements should make a more efficient process to alleviate traffic on the



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Route 130/McDonald's side. There is retail inside the building and was previously improved and slightly expanded. Maintaining the existing sign. The dumpster is set at the rear of the site and will be landscaped to be enclosed. Addressing two variances, the rear yard setback requirement is 50', currently 43.9, and with the addition makes it 29'. Side yard setback, is 31', but as you go further back with the addition, it should be addressed. There is no detriment really, since there is a basin in the back.

Mr. Kauker asked about the water disposal. Nothing is changing, water is recycled.

## Hearing open to the public for this application.

Chairwoman Johnson opened the hearing to the public.

1. **Cedric Minter** – Zoning Officer for Edgewater Park Township

*Q. Proposed improvement: painted parking.*

A. Encroachment on property with McDonald's that is supposed to be addressed in the future.

*Q. If the customer forgets money.*

A. Attendants can work to get the customer out. There is a space to drive around.

## Closed to the public.

Tom Coleman's recommendation for the minor site plan approval and minor site plan for the existing car wash, if the board is inclined, the board would be approving the plan submitted and fulfilling Mr. Darji's letter requesting improvements. Approval would also recognize pre-existing conditions.

a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Kauker.

b. **Discussion:** No discussion.

d. **Roll Call:** Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki.

e. **Abstained:** Mr. Alexander

## X. MEETING OPEN TO THE PUBLIC

None.

## XI. CORRESPONDENCE

1. Informal meeting was held on September 4, 2018 at 5:30 to discuss with Dill Bajwa, represented by Mr. Bob Stout, to discuss a possible trailer storage site at 850 Mt. Holly Road.

2. Informal meeting was held on September 4, 2018 at 6:15 to discuss with Wellbuilt Co., represented by Mr. Bob Stout, to discuss a possible self-storage site at 4201 Route 130 South.

## XII. ADJOURNMENT

a. **Time:** 8:01 PM

b. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Alexander.

c. **All in favor?** Yes, **Anyone Opposed?** No.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

October 18, 2018 at 7:00 PM

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## I. MEETING CALLED TO ORDER

Chairwoman Johnson called the meeting to order.

## II. FLAG SALUTE

Chairwoman Johnson led the flag salute.

## III. STATEMENT OF THE MINUTES

Read by Nicole Carter, Planning Board Secretary as quoted,  
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## IV. ROLL CALL

**Present:** Mayor Belgard, Mr. Alexander, Chairwoman Johnson, Mr. Robinson, Mr. Westphal, and Mr. Malecki.

**Absent:** Mrs. DiFilippo, Mr. Kauker, and Mr. Smith.

**Alternates in attendance:** Ms. Bonner.

**Professionals in attendance:** Thomas Coleman, Rakesh Darji, and Edward Fox.

## V. APPROVAL OF MINUTES

➤ September 20, 2018

a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Malecki.

b. **Discussion:** No discussion.

c. **Roll Call:** Chairwoman Johnson, Mr. Robinson, Mr. Westphal, Mr. Malecki, and Mr. Alexander.

## VI. OLD BUSINESS

None.

## VII. APPLICATIONS

*(If anyone is here for the Ariel Realty Notice, Block: 12, 12.08, Lot: 9.01-9.02, 1.10, the application has been postponed to the November 15, 2018 meeting).*

➤ **Ariel Realty – Route 130** – Block: 1202; 12.08, Lot: 9.01-9.02; 1.10

Lot being subdivided for 145 townhouses, 2 apartments buildings (26 units total), and 1 retail building at 18,000 sq. ft. – 1 use variance and 2 bulk variances.

a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Westphal.

b. **Discussion:** Motion is to post pone until next meeting, any interested parties should return then.

c. **Roll Call:** Mr. Alexander, Chairwoman Johnson, Mr. Robinson, Mr. Westphal, Mr. Malecki, and Ms. Bonner.



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- **G&M Auto Service– 1636 Bridgeboro Road** – Block: 404, Lot: 9.01  
Variance application for PV solar ground mount for the auto body shop business.  
... *Continued from September 20, 2018 meeting.*

Bill Maier, Solar installer representative, 110 Main Street, South Amboy, NJ 08879 and Gordon Choice, 2299 Branch Pike, Cinnaminson, NJ 08077 are sworn in. Mr. Maier presents:

Exhibit A1: Revised plans for solar panels.

Rakesh Darji reads over his submitted review of proposal, with site plan comments. Tom Coleman clarifies they will not have livestock on the property in the future that will affect the surety of the solar panels.

### **Hearing open to the public for this application:**

Chairwoman Johnson opened the hearing to the public.

1. **Pam Bowman**, 202 Peach Road  
*Q: Will there be a new driveway?*  
*A: They will be utilizing the existing pathway.*

Tom Coleman does the applicant overview.

**d. Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Alexander.

**e. Discussion:** No discussion.

**f. Roll Call:** Mr. Alexander, Chairwoman Johnson, Mr. Robinson, Mr. Westphal, Mr. Malecki, and Ms. Bonner.

- **KTI Express– Mt. Holly Road** – Block: 203, Lot: 5  
Variance/interpretation to park/repair trucks and trailers on the property with intentions to use site “as is” as stated in application.

Pat McAndrew requests to split applications into 2 meetings, if necessary; present the interpretation tonight. Max Baranov of KTI Express and Bob Gray, ownership LLC are sworn in. Pat clarifies on site for servicing only, no loads. Open from 7 AM – 6 PM for hours of operation. In 1998, Bob bought the property for growth. Max informs that Saturday hours could be from 8 AM – 12 PM, or 8 AM – 2 PM. Gwendolyn Bonner has previous experience with logistics companies and asks the approximate number of office employees.

### **Hearing open to the public for this application:**

Chairwoman Johnson opened the hearing to the public.

1. **Mary Versaci**, 825 Bridgeboro Road  
*Q: Question was addressed by the presentation.*  
*A: N/A*



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2. **Cedric Minter**, 400 Delanco Road – Zoning Officer

*Q: Are they going to be working outdoors.*

A: Addresses most of the work will be done inside.

*Q: Applicants have outstanding fines/violations that need to be addressed.*

A: Fines/violations need to be met in order to receive a full C/O inspection.

Tom Coleman does the applicant overview.

a. **Motion:** Mr. Alexander, 2<sup>nd</sup>: Chairwoman Johnson.

b. **Discussion:** No discussion.

c. **Roll Call:** Mr. Alexander, Chairwoman Johnson, Mr. Robinson, Mr. Westphal, Mr. Malecki, and Ms. Bonner.

## VIII. ADOPTION OF RESOLUTIONS

➤ **Balkar Saini– 4291 Route 130** – Block: 502, Lot: 13.04

Demolish existing rear portion of building, replace for new car wash equipment; add pay stations and striping to improve traffic circulation.

Resolution # **P-3-2018**

a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Alexander.

b. **Discussion:** No discussion.

c. **Roll Call:** Chairwoman Johnson, Mr. Robinson, Mr. Westphal, Mr. Malecki, and Mr. Alexander.

➤ **G&M Auto Service – 1636 Bridgeboro Road** – Block: 404, Lot: 9.01

Variance application for PV solar ground mount for the auto body shop business.

Resolution # **P-4-2018**

d. **Motion:** Robinson, 2<sup>nd</sup>: Westphal.

e. **Discussion:** No discussion.

f. **Roll Call:** Mr. Alexander, Chairwoman Johnson, Mr. Robinson, Mr. Westphal, Mr. Malecki, and Ms. Bonner.

## IX. MEETING OPEN TO THE PUBLIC

Chairwoman Johnson opened the hearing to the public.

1. **Karen Costello**, 403 – 275 Green Street – Arbor Green

*Q: Are there plans before the board to rebuild the units affected by the fire?*

A: Answered by Cedric Minter, Zoning Officer, evaluations were just finished, no engineering report, yet. That will determine whether to build new or rehabilitate.

## X. CORRESPONDENCE

1. None

## XI. ADJOURNMENT

a. **Time:** 8:40 PM

b. **Motion:** Mr. Alexander, 2<sup>nd</sup>: Mr. Westphal.

c. **All in favor?** Yes, **Anyone Opposed?** No.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

November 29, 2018 at 7:00 PM

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## I. MEETING CALLED TO ORDER

Chairwoman Johnson called the meeting to order.

## II. FLAG SALUTE

Chairwoman Johnson led the flag salute.

## III. STATEMENT OF THE MINUTES

Read by Nicole Carter, Planning Board Secretary as quoted,

“Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 9, 2018; written notice was emailed to the Burlington County Times and the Courier Post on February 11, 2018; written notice was filed with the Clerk of the Township on February 12, 2018.”

## IV. ROLL CALL

**Present:** Mrs. DiFilippo, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, and Mr. Malecki.

**Absent:** Mayor Belgard, Mr. Alexander, Mr. Westphal, and Barbara Fegley.

**Alternates in attendance:** Ms. Bonner.

**Professionals in attendance:** Thomas Coleman, and Rakesh Darji.

## V. APPROVAL OF MINUTES

➤ October 18, 2018

a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Malecki.

b. **Discussion:** No discussion.

c. **Roll Call:** Chairwoman Johnson, Mr. Robinson, Mr. Malecki, and Ms. Bonner

## VI. OLD BUSINESS

None.

## VII. NEW BUSINESS

Tom Coleman reviews the ordinances that amend the township ordinances, to make sure they're consistent with the master plan. Allowing Ariel Realty/Abigail & Versaci property are inclusionary zoning sites, unit mixed changes. So for Ariel Realty, there will not need to be an integration of low income units with market units. Multi-family units in R-8 zone for Versaci. Mr. Kauker asks to define the very low income. Mr. Darji answers 30% of the immediate income of the region, which are part of the regulations from the COAH master. More discussion continues.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

November 29, 2018 at 7:00 PM

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## VIII. APPLICATIONS

- Ariel Realty – **Route 130** – Block: 1202; 12.08, Lot: 9.01, 9.02; 1.10  
Lot being subdivided for 145 townhouses, 2 apartments buildings (26 units total), and 1 retail building at 18,000 sq. ft. – 1 use variance and 2 bulk variances.

As stated in the letter mailed to the planning board dated, November 7, 2018, the “Applicant will be making changes to the plan, and therefore, the applicant hereby agrees pursuant to N.J.S.A. 40:55D-76, to extend the 120 day time period for the municipality to act on the application.” Applicant will not be heard until such time.

## IX. ADOPTION OF RESOLUTIONS

- KTI Express – **719 Mt. Holly Road** – Block: 203, Lot: 5  
Variance/interpretation to park/repair trucks and trailers on the property with intentions to use site “as is” as stated in application.  
Resolution # **P-5-2018**
  - a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Malecki.
  - b. **Discussion:** No discussion.
  - c. **Roll Call:** Chairwoman Johnson, Mr. Robinson, Mr. Malecki, and Ms. Bonner.

Chairwoman Johnson wants to bring to the attention to KTI that the drivers need to be aware of legal and safe turning in the area. As she herself, witnessed unsafe driving coming off of Route 130.

- Master Plan Consistency Review of Ordinances No. 2018-8 and 2018-9.  
Resolution # **P-6-2018**
  - a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Chairwoman Johnson.
  - b. **Discussion:** N/A
  - c. **Roll Call:** Mrs. DiFilippo, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, and Ms. Bonner.

## X. MEETING OPEN TO THE PUBLIC

Chairwoman Johnson opened the hearing to the public.

### 1. Lauren Kremper, 1219 Mt. Holly Road

*Q: Question/Complaint, please explain the truck traffic that will come from this.*

*A: Answered by Chairwoman Johnson and Mr. Darji, that they are trucks only.*

*No beds, and that on the record, their operations are similar to what’s there currently.*

## XI. CORRESPONDENCE

1. None

## XII. ADJOURNMENT

- a. **Time:** 7:26 PM
- b. **Motion:** Chairwoman Johnson
- c. **All in favor? Yes, Anyone Opposed? No.**