



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Minutes

January 9, 2020 at 7:00 PM

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**I. MEETING CALLED TO ORDER** – *Read by previous Chairperson, Marian Johnson.*

**II. FLAG SALUTE** – *Read by previous Chairperson, Marian Johnson.*

**III. STATEMENT OF THE MINUTES** – *Read by previous Secretary, Nicole Carter.*

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 2, 2020; written notice was emailed to the Burlington County Times and the Courier Post on December 19, 2019; written notice was filed with the Clerk of the Township on January 7, 2020.

**IV. NEWLY APPOINTED OFFICIALS** – *Read by previous Secretary, Nicole Carter.*

At the Township Committee Reorganization meeting held on January 2, 2020 the following appointments were made by the Township Committee:

1. **Class I Member** for 1 year term: Mayor Azunnah C. Amutah
2. **Class II Member** for 1 year term: John Alexander
3. **Class III Member** for 1 year term: William A. Belgard III
4. **Class IV Member** for 4 year term: Marian Johnson
5. **Class IV Member** for 4 year term: Stephen Malecki
6. **Class IV Alternate Member** for 2 year term: Bonnie Tumminia

❖ **OATH OF OFFICE**

Will the appointees that did not take the oath at the Township Reorganization meeting, please come forward to receive the Oath of Office, administered by our solicitor representative, Gina LaPlaca?

✓ Marian Johnson & Stephen Malecki take their oath.

**V. ROLL CALL** – *Read by previous Secretary, Nicole Carter*

**Present:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

**Absent:** Mr. Westphal

**Professionals in Attendance: Attorney:** Gina LaPlaca.

**VI. PROCEDURES** – *Read by previous Secretary, Nicole Carter.*

The procedures that will 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.



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**NOMINATIONS** – *Read by previous Secretary, Nicole Carter.*

1. **At this time I would like to ask the Planning Board Members for nominations of the Chairperson for the year 2020.**
  - a. Nomination for Chairperson **Marian Johnson**; By: **Charles Robinson**
  - b. Second by: **Vincent Smith**

Are there any further nominations?  
No further nominations.

**Hearing None** – Nominations are now closed.

Roll call to appoint as Chairperson for the year 2020.

- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

❖ **OATH OF OFFICE TO THE CHAIRPERSON**

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

2. **Nominations for Vice Chairperson for the year 2020.**
  - a. Nomination for Vice Chairperson **Charles Robinson**; By: **Marian Johnson**
  - b. Second by: **Kenneth Kauker**

Are there any further nominations?  
No further nominations.

**Hearing None** – Nominations are now closed.

Roll call to appoint **Charles Robinson** as Vice Chairperson for the year 2020.

- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

❖ **OATH OF OFFICE TO THE VICE CHAIRPERSON**

3. **Nominations for Planning Board Solicitor for the year 2020.**
  - a. Nomination for Solicitor **Raymond, Coleman, Heinold LLP**; By: **Marian Johnson**
  - b. Second by: **Charles Robinson**

Are there any further nominations?  
No further nominations.

**Hearing None** – Nominations are now closed.

Roll call to appoint **Raymond, Coleman, Heinold LLP** as Solicitor for the year 2020.



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- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

**4. Nominations for Planning Board Engineer for the year 2020.**

- a. Nomination for Engineer Environmental Resolutions, Inc.; By: Kenneth Kauker  
b. Second by: Charles Robinson

Are there any further nominations?

No further nominations.

**Hearing None** – Nominations are now closed.

Roll call to appoint Environmental Resolutions, Inc. as Engineer for the year 2020.

- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

**5. Nominations for Planning Board Planner for the year 2020.**

- a. Nomination for Planner Environmental Resolutions, Inc.; By: Charles Robinson  
b. Second by: Vincent Smith

Are there any further nominations?

No further nominations.

**Hearing None** – Nominations are now closed.

Roll call to appoint Environmental Resolutions, Inc. as Planner for the year 2020.

- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

**6. Nominations for Planning Board Secretary for the year 2020.**

- a. Nomination for Secretary Nicole Carter; By: Marian Johnson  
b. Second by: Stephen Malecki

Are there any further nominations?

No further nominations.

**Hearing None** – Nominations are now closed.

Roll call to appoint \_\_\_\_\_ as Secretary for the year 2020.

- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

**VII. SET DATE AND TIME OF PLANNING BOARD MEETINGS FOR THE YEAR 2020:**

*Previously third Thursdays of every month, time commencing at 7:00 PM.*

**Date: Third Thursdays of every month; Time: 7:00 P.M.**



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- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

## VIII. RESOLUTIONS

For a group consent agenda vote pertaining to the following four resolutions; hearing no objections.

➤ **Resolution P-1-2020**

Notice of scheduled meetings.

- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

➤ **Resolution P-2-2020**

Open Public Meetings Act.

- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

➤ **Resolution P-3-2020**

Professional Contracts.

- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

➤ **Resolution P-4-2020**

Annual report of variance applications and township zoning change recommendations.

- b. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

## IX. MEETING OPEN TO THE PUBLIC – or comments from the board

1. **Stephen Malecki**, 411 South Arthur Drive

*Q: When doing renovations applications the renovations of Wawa, who determines the signs?*

*A: Signs are regulated by the state and county roads, privately owned complexes are done by the owner. We can look into it, but it may be determined by renovations. The board has jurisdictions only on applicants at our meetings. Otherwise they just apply for permits. Some things may fall under code enforcement.*

2. **Kenneth Kauker**, 408 Summer Avenue

*S: NJPO meeting in Burlington Township, for any new members, on Saturday, April 18, 2020.*

## X. ADJOURNMENT

- a. **Motion:** Charles Robinson, 2<sup>nd</sup>: Kenneth Kauker.  
b. **All in favor?** Yes, **Anyone Opposed?** No.  
c. **Time:** 7:18.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

February 20, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.”

## IV. ROLL CALL

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

**Absent:** Mayor Amutah, and Mr. Westphal.

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

**Professionals in attendance:** Thomas Coleman.

## V. APPROVAL OF MINUTES

➤ December 19, 2019

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

**b. Discussion:** No discussion.

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

➤ January 9, 2020

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

**e. Discussion:** No discussion.

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

## VI. OLD BUSINESS

None.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

February 20, 2020 at 7:00 PM

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## VII. NEW BUSINESS

- **Applicant:** Burlington Pike Spec Building – US Route 130 – Block: 501, Lot: 1 & 6  
Preliminary and Final Major Approval, property is to be developed with a proposed 704, 700 +/- square foot, warehouse/distribution/office “spec”. Building with 513 parking spaces, 182 loading spaces, and 219 trailer spaces, together with associated driveways, Stormwater, and utility improvements as stated in their application from 10/3/2019.

★ **In a letter from the applicant dated February 12, 2020, received February 13, 2020, to the Township of Edgewater Park, the applicant has requested the board continue their hearing, if it is the boards will. Once the applicant is prepared and has submitted any further documentation to the Township office, after review, they will be given a new hearing date by the Administrative Officer; notices will be re-issued per the ordinance.**

Chairwoman Marian Johnson states that is not being heard at this meeting, but will be continued. They are not complete. They asked to be carried to be heard until they are prepared.

Mr. Tom Coleman adds for the record that, Mr. Floyd, the applicant’s attorney, published notice in the paper and they did not send 200’ list notices. This stems from the 95 page letter that was delivered by our planner/engineer, they have work to do. We currently have no jurisdiction to continue them. At this time we have the opportunity to deem the application complete and they can re-notice for our next meeting, March 19. All it will do is move them forward.

There is a motion to deem complete

- a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Malecki.
- b. **Discussion:** Mr. Alexander asks if we are taking it on trust, that it is our professionals’ opinion to deem this complete without having had preparation to review the information themselves.
- c. **Roll Call:** Mr. Alexander, Mr. Belgard, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

Marian, Mr. Coleman, please explain to all what it means to be complete. He states that the board is only taking action, that from our engineers’ perspective it means the application is complete and will be heard by the board in the future. We are not hearing comments from the public with respects to the application or comments from the board. Notices will be done 10 days prior to March 19. All is done is moving this application along.



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February 20, 2020 at 7:00 PM

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## VIII. ADOPTION OF RESOLUTIONS

- **Applicant:** Ariel Realty, LLC – N/A – Block: 1202, Lot: 9, 9.01, 1.10  
**Variance, Final Major Subdivision Plans, & Final Major Site Plan Approval** for the purpose of constructing a mixed use development consisting of 136 fee simple townhouse lots, 12 twelve (12) unit apartment buildings and a 16,000 square foot retail building.  
Resolution # **P-11-2019**
- a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Chairwoman Johnson.
  - b. **Discussion:** No discussion.
  - c. **Roll Call:** Mr. Belgard, Chairwoman Johnson, Mr. Robinson, Mr. Smith, Ms. Bonner, and Ms. Tumminia.

## IX. MEETING OPEN TO THE PUBLIC

Reminder: Unable to discuss Burlington Pike Spec Building.

### 1. **Pete Lornas**, 18 Quail Drive

*Q: The lawyer said the application is complete and the board voted to hold the meeting next month. Also, stated that the notices, were never sent, how can the meeting be next month?*

A: Mr. Coleman: In theory they may be here, however they also may not be ready until later. We are assuming in March but cannot guarantee that. Chairwoman Johnson states to check with the office. Secretary states that most agendas and information are posted on the website ahead of time.

Closed to public

## X. CORRESPONDENCE

### 1. None

Mr. Kauker has a question; who does not have zoning ordinance? Next meeting new yellow/green books and master plan copies for EVERYONE.

## XI. ADJOURNMENT

- a. **Time:** 7:16 PM
- b. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Ms. Bonner.
- c. **All in favor?** Yes, **Anyone Opposed?** No.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

April 16, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.”

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as amended by A-3850 to permit meetings to be conducted electronically, and in consideration of Executive Orders issued by Governor Murphy directing that actions be taken to protect the public during the emergency caused by COVID-19, the Edgewater Park Township Planning Board will conduct its April 16, 2020 meeting by video-conference electronically, commencing at 7:00 P.M. The agenda is posted on the Edgewater Park Township website [www.edgewaterpark-nj.com](http://www.edgewaterpark-nj.com). Members of the public are welcome to participate in the meeting by calling 1-301-715-8592 with meeting ID 188-273-679. No hearings will be conducted; the agenda will be limited to the adoption of resolutions and such other routine matters as may come before the Board for consideration.

## IV. ROLL CALL

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

**Absent:** Mr. Robinson, and Mr. Westphal.

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

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

\*Note: Mr. Robinson was able to join the meeting with video & audio at 7:11 pm.

## V. APPROVAL OF MINUTES

➤ February 20, 2020

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

**b. Discussion:** No discussion.

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





# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

April 16, 2020 at 7:00 PM

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## VI. OLD BUSINESS

Board Secretary gives a brief summary about what will be added into old business, as recently there hasn't been any. Including and not limited, to a recap of previously approved, denied, or carried applications.

1. **Ariel Realty, LLC** – N/A – Block: 1202, Lot: 9, 9.01, 1.10  
Variance, Final Major Subdivision Plans, & Final Major Site Plan Approval  
Resolution # **P-11-2019** | **Passed** 6 – 0 – 2  
**Motion:** Mr. Robinson, **Second:** Chairwoman Johnson  
**Voted in the Affirmative:** Mr. Belgard, Chairwoman Johnson, Mr. Robinson, Mr. Smith, Ms. Bonner, and Ms. Tumminia.  
**Voted in the Negative:** None  
**Abstained:** Mr. Alexander, Mr. Kauker.

## VII. NEW BUSINESS

None

## VIII. COMPLETENESS DETERMINATION

- **Applicant:** Daniel D. Park Jr. – **301 Woodlane Road** – Block: 1601, Lot: 34  
Fence bulk variance, to replace an existing 4' chain link fence with 5' black aluminum picket fence within the front yard set-back.
  - a. **Motion:** Mr. Kauker, **2<sup>nd</sup>:** Mr. Malecki.
  - b. **Discussion:** Mr. Kauker has a question about the pool placement and if it was brought to planning board before. The application is for fence only, as detailed by Mr. Rakesh Darji. Mr. Kauker states that the pool looks like it is incorrectly in the side yard. Mr. Park, the applicant states that it is far enough back not to be in the side yard when applied for. Mr. Coleman states that we are not here for those details, and to determine completeness only. Mr. Darji states in their review letter they recommend the application be complete.
  - c. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Chairwoman Johnson, Mr. Kauker, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

Mr. Coleman asks how likely to do a fence application by Zoom? Marian would prefer in person with social distancing, but would not hold up a fence application and would consider Zoom. We would do our best to hear the application on May 21, 2020. Board is in agreement but has questions about requirements for the public. There would need to be proper noticing to the public, availability to view the application, and accessibility to the meeting. Notice will be for the 21 and proper notice draft will be provided by the professionals and the secretary.

## IX. ADOPTION OF RESOLUTIONS

None.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

April 16, 2020 at 7:00 PM

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## X. MEETING OPEN TO THE PUBLIC

None.

## XI. CORRESPONDENCE

### 1. None

Board discusses how the meeting went and how to continue moving forward. Mayor Amutah, talks about Bill 302 that is up for adoption about how we use these video platforms. A lot of municipal items are in the same situation as our town with large applications. Burlington has an application that would have a large public turnout and are looking for advice from the Governor's office and have not received it yet. Our concern is shared and looking for extensions.

Bonnie comments on the non-essential construction executive order, so they would not be able to continue with construction afterwards at this point. Mr. Alexander brings up the potential automatic approvals. Mr. Coleman states that the applicants are eager to present, but also prefer to wait for the public and proper presentation. Exeter has given us an open-ended deferral. The other applicant Eastwick's may not have such a large turnout, but are still concerned about video conferencing.

Marian states maybe moving the meetings to the school in a larger room to social distance. Mr. Coleman states that even after the lift, that would be a good idea to look into. Safety is a priority.

Mr. Kauker states that planning official class for this coming Saturday has been postponed, it may be done online.

Mr. Robinson states that keeping people apart at Ridgeway could prove difficult. Marian is in agreement, but it could be an alternative. The school may possibly not want that presence there.

## XII. ADJOURNMENT

a. **Time:** 7:30 PM

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

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



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

May 21, 2020 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

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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as amended by A-3850 to permit meetings to be conducted electronically, and in consideration of Executive Orders issued by Governor Murphy directing that actions be taken to protect the public during the emergency caused by COVID-19, and until the COVID-19 restrictions imposed by the governor's Executive Order are lifted, the regularly scheduled meetings of the Edgewater Park Planning Board (the "Board"), including the meeting scheduled for 7:00 p.m. on May 21, 2020, will be conducted remotely utilizing the access information provided in this Notice. Members of the public are welcome to participate by using meeting ID 188-273-679 at <https://zoom.us> or by calling 1-301-715-8592 with meeting ID 188-273-679. The agenda and the information applicable to the items listed on the Agenda can be inspected on the Edgewater Park Township website [www.edgewaterpark-nj.com](http://www.edgewaterpark-nj.com). The agenda will be limited to the adoption of resolutions and such other routine matters as may come before the Board for consideration, including hearings on Applications for development filed with the Board. Formal action will be taken. If you are unable to access the information on the Edgewater Park website, please contact the Board Secretary at 609-877-2217 to schedule a "by-appointment" only inspection.

## IV. ROLL CALL

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

**Absent:** None

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

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

## V. APPROVAL OF MINUTES

➤ April 16, 2019

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

b. **Discussion:** No discussion.

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



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May 21, 2020 at 7:00 PM

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## VI. OLD BUSINESS

1. **Applicant:** Daniel D. Park Jr. – **301 Woodlane Road** – Block: 1601, Lot: 34  
Fence bulk variance, to replace an existing 4' chain link fence with 5' black aluminum picket fence within the front yard set-back.  
Completeness | **Passed** 9 – 0 – 0  
**Motion:** Mr. Kauker, **Second:** Mr. Malecki  
**Voted in the Affirmative:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Chairwoman Johnson, Mr. Kauker, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.  
**Voted in the Negative:** None  
**Abstained:** None

## VII. NEW BUSINESS

1. **Applicant:** Daniel D. Park Jr. – **301 Woodlane Road** – Block: 1601, Lot: 34  
Fence bulk variance, to replace an existing 4' chain link fence with 5' black aluminum picket fence within the front yard set-back.

Mr. Coleman asks Mr. Park if he is comfortable hearing via the Zoom application. Mr. Park affirms he is and is sworn in. Daniel David Park Jr. of 301 Woodlane Road. Mr. Park explains that his property is a larger site compared to others in the township. About an acre lot with approximately a 200-year-old large scale brick building, they may have been an outbuilding for residents along river. Resident is looking to place a perimeter fence that matches the scale of the building along the front. It would add better value to the property. In addition to that, provides a safety aspect to the pool.

Mr. Coleman asks Mr. Park to tell the board about the fence, where it will be located and how it sits. Mr. Park describes it would run along the property on the rear and side and sit back about 5 or 10 feet from the street. The pool sits back, the front of his home faces the river, so the pool is in the rear of the building; not surpassing the front edge of the building near the stream. Pool was placed at directive of the zoning officer at the time. Mr. Coleman asks, if the board is inclined to place the variance of the fence at 5 feet, will it reflect the surrounding the neighbors and community. Mr. Park answers that the neighbors are inclined to have it up as they have similar fencing that he is proposing.

Mr. Darji's discusses a few points in his review letter, the fence relief, replacing the existing 4 foot chain link with a 5 foot picket fence and they second being the location of the foot. Mr. Darji expressing that the front of the home is the side where it faces the road. This board is not really acting on the pool aspect as that is applicable to the construction official. For the criteria, the burden is on the applicant that the location of the home as it sits on the lot is unique.

Mr. Kauker has a question about when Mr. Park gave the zoning official the pool permit. Documents submitted to the official by the contractor and the officer also said he did a site visit.

Chairwoman Johnson asks if he is not opposed to placing it further from the yard. Mr. Park would prefer it being further from the yard if that is allowed. Mr. Darji would encourage it, because the fence as it sits



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currently, is in the right-of-way. A further fence would be better for the large size that he plans to use; another 5 feet back would be better.

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

Chairwoman Johnson opened the hearing to the public. Hearing none, Chairwoman Johnson closes the hearing to the public.

Mr. Coleman reads the overview of the application and conditions determined by the board.

- a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Malecki.
- b. **Discussion:** No discussion.
- c. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, and Mr. Malecki.

Mr. Park asks the board about the current safety fence around the pool. If removed and replaced, would that have to be taken up with zoning? The answer was yes.

## **VIII. COMPLETENESS DETERMINATION**

None

## **IX. ADOPTION OF RESOLUTIONS**

None

## **X. MEETING OPEN TO THE PUBLIC**

None.

## **XI. CORRESPONDENCE**

1. E-mail from Nick Manis to Mayor Amutah.

About areas within our township that can become rezoned or adjusted to include industrial warehouses or allow warehouses as permitted use within the specific existing zoning zones that currently only allow warehouses as an accessory use.

Mr. Amutah says, Lauren Kremper and Kevin Johnson will sit on a sub-committee to take a look at this. We are still in the process of doing this and will take what they say to communicate to the Planning Board. That way they can see the options that we have in town. Bonnie asks if we have other areas that are already zoned for warehouse-like projects. Would we have to re-zone or can they utilize areas that are already available. Mr. Malecki wants to confirm that our current application is unrelated, it is not.

## **2. ADJOURNMENT**

- a. **Time:** 7:35 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

June 18, 2020 at 7:00 PM

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## I. MEETING CALLED TO ORDER

## II. FLAG SALUTE

## III. STATEMENT OF THE MINUTES

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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

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## IV. ROLL CALL

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

**Absent:** Mayor Amutah, Mr. Belgard, Mr. Kauker, and Mr. Westphal.

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

**Professionals in attendance:** Chuck Petrone.

## V. APPROVAL OF MINUTES

➤ May 16, 2019

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

b. **Discussion:** No discussion.

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

## VI. OLD BUSINESS

None



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

June 18, 2020 at 7:00 PM

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## VII. NEW BUSINESS

None

## VIII. COMPLETENESS DETERMINATION

- **Applicant:** Solare America LLC - Wawa – **4167 Route 130 South** – Block: 404, Lot: 2  
Minor Site Plan – Solar panels over pump island.

Mr. Petrone states that there is no issue with deeming complete. Will talk to engineer and applicant about requirements for application for being heard and submission of a more current set of plans.

Marian states that we will follow the advisement of professionals about meeting via zoom and when to advertise for hearing. In order to comply with DCA guidelines, Mr. Petrone believes this will be easily done over video conference. Anticipate hearing for July, specify zoom vs. in person. A conference call with the administrator about meeting in person again, safety procedures, and comfortability with the board.

- a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Malecki.
- b. **Discussion:** Mr. Malecki
- c. **Roll Call:** Mr. Alexander, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, Ms. Tumminia, and Chairwoman Johnson.

## IX. ADOPTION OF RESOLUTIONS

- Daniel D. Park Jr. – **301 Woodlane Road** – Block: 1601, Lot: 34  
Fence bulk variance, to replace an existing 4' chain link fence with 5' black aluminum picket fence within the front yard set-back.  
Resolution # **P-5-2020**
  - a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Chairwoman Johnson.
  - a. **Discussion:** No discussion.
  - b. **Roll Call:** Mr. Alexander, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, Ms. Tumminia, and Chairwoman Johnson.

## X. MEETING OPEN TO THE PUBLIC

Clients of Mr. McAndrew, Jubilee Christian Worship Center and/or Gary Eastwick may possibly be in attendance, to ask the board about the option to be heard in July's meeting.

Clients were not in attendance.

### 1. **Sofie Lawson** – 429 East Franklin Avenue

*Q: Requesting fence variance.*

A: Mr. Petrone asks if a permit for a fence was filed to which Ms. Lawson states that she received a violation when she took down her fence and replaced it (wood to vinyl). Mr. Petrone advises that the board has no jurisdiction to hear with no application.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

June 18, 2020 at 7:00 PM

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Discussion ensues, Mr. Alexander asks what the process for a fence is. Answered that a zoning application with the correct fee, and survey needs to be submitted to the township. A zoning officer needs to review such application to make sure it complies with current ordinances. If not, then a board approval is required.

Ultimately the board cannot hear Ms. Lawson's variance request without the proper application, but will look into the matter to see if there is anything that can be done to assist her in the right direction; including if she may need to come back to the board formally or submitting paperwork to the municipal building.

## **XI. CORRESPONDENCE**

1. None

## **XII. ADJOURNMENT**

- a. **Time:** 7:40 PM
- b. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Ms. Bonner.
- c. **All in favor?** Yes, **Anyone Opposed?** No.





# EDGEWATER PARK TOWNSHIP

## PLANNING BOARD

### Meeting Minutes

July 16, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

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#### IV. ROLL CALL

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

**Absent:** Mr. Belgard.

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

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

#### V. APPROVAL OF MINUTES

➤ June 18, 2020

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

b. **Discussion:** No discussion.

c. **Roll Call:** Mr. Alexander, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

\*Chairwoman Johnson lost connection at this time.



# EDGEWATER PARK TOWNSHIP

## PLANNING BOARD

### Meeting Minutes

July 16, 2020 at 7:00 PM

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#### VI. OLD BUSINESS

1. Daniel D. Park Jr. – 301 Woodlane Road – Block: 1601, Lot: 34

Fence bulk variance, to replace an existing 4' chain link fence with 5' black aluminum picket fence within the front yard set-back.

Resolution # **P-5-2020** | **Passed** 7 – 0 – 0

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

**Voted in the Affirmative:** Mr. Alexander, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, Ms. Tumminia, and Chairwoman Johnson.

**Voted in the Negative:** None

**Abstained:** None

#### VII. NEW BUSINESS

- **Applicant:** Solare America LLC – Wawa – 4167 Route 130 South – Block: 404, Lot: 2  
Minor Site Plan Waiver – Solar panels over pump island.

Peter Thorndike, LAWYER COMPANY NAME, here to represent SolareAmerica in their application to provide Wawa with solar panels over their fuel pumps. Will not extend beyond the canopy. Seeking application relief and the solar panels will not change, increase, or modify the site in any way than to provide solar energy. Panels are within 6" high and falls into requirements. Had given plans to Mr. Darji, Mr. Scasone is here to talk the details of the installation.

Mr. John Scarsone, President, 211 south state road, upper Darby PA, 19082, sworn in to provide testimony. Political science, degree in solar design, certificate of expertise for solar design and solar systems of NASAP. Position at Solar America is President, responsibilities include operating day to day operations. Authorized to work within New Jersey, signed by contract with Wawa to provide solar to all their location. Dimensions of each panel are black on black solar panel; exactly 77" x 39" a piece, rough 30 panels on canopy at this location. Panels elevate canopy add 6", following contour of current roofline, 24' includes the additional panels. Panels are solar PV to absorb not reflect light, create a direct current of electricity that goes into micro inverters, converted to AC, feeding directing into the main distribution panel for Wawa. There are existing conduits present, which can be used by the solar installers. The system is under ground and is 82.5 KW in size. This will provide energy to the Wawa store, solely. The do not generate noise, fumes, odor, or glare. The canopy is well engineered to support the additional weight of the panels. Clips will be used to attach the rails to the canopy, the panels will attach to the rails. Already accomplished 30 store installations and do not interfere with Wawa daily operations, with only close one store for a limited time for construction.

Mr. Darji states the applicant provided a large amount of information well and answered most of the review letter questions. A lot of facts were stated for the record that were needed. A waived site plan is permissible if the board feels this testimony does not create a significant impact. Even the cabling that would be required, is minimal impact as Wawa has the existing conduits, so there would be no trenching to be done. No objections from the engineering aspect.

Chairwoman Johnson has a question; reflecting that her and her neighbor has solar panels. The neighbor had a fire that started from the panels. How often are those panels inspected to prevent such a thing? Mr.



# EDGEWATER PARK TOWNSHIP

## PLANNING BOARD

### Meeting Minutes

July 16, 2020 at 7:00 PM

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Scorsone says that over the last 30 years they have focused on safety in their product. The fire was likely cause by a faulty wire. There are fail-safes that activate if there is an issue with any kind of current and shuts down the panels. There are similar fail-safes in the disconnects and so on within 4 different properties within in the system. The system senses a panel outage in the area and will completely turn off so not to back-feed the grid.

Mr. Kauker has two questions, first being E-6, detail 2, conduits running up the wall, attached to uni-strut; attached to inside or outside? Mr. Scorsone, states run from canopy from inside to building and connects to outside disconnect, will be on right hand side of building, next to current generator panel, and painted gray to match. Has the fire official reviewed these? Mr. Scorsone, states 80 fire officials have approved, have they been submitted by the official and is not sure if our official has. Mr. Darji interjects typically, a site plan is provided to the official, with not having a site plan for this, application may not have been given, but a fire inspector will review during construction process. Mr. Kauker asks how do you shut down the power if you are fighting a fire there. Mr. Scorsone states your fighting a fire regardless if there is solar or not. The electric will be shut down first and fore most. Once the switch is flipped, it is off. That is the first thing the fire department does (solar or not). If power is shut down by the street, the same thing happens, the panels shut down immediately. Solar would not add or take away in that dangerous situation. There is an access area in their design, to get up and fight a fire around the panels, where-ever installed.

Mr. Robsinson, are solar installers certified by any agency? Mr. Scorsone is certified by the solar board and their employees are OSHA 30, licensed in the state of New Jersey, also following local and state laws.

Mr. Westphal, asks if they are the electrical contractor? Mr. Scorsone says they are the developer and contactor, their plans follow codes.

Mr. Alexander asks about shut offs and Mr. Scorsone states there are 4 different places to be shut off.

Mr. Coleman says that the local fire code official will review before the permit does go out.

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

Chairwoman Johnson opened the hearing to the public. Hearing none, Chairwoman Johnson closes the hearing to the public.

Mr. Coleman does an overview for application. Believes to be a permitted use in this zone, codes do not involve site disruption, and if the board is inclined should move a site plan waiver.

- a. **Motion:** Mr. Robinson, 2<sup>nd</sup>: Mr. Westphal.
- b. **Discussion:** None.
- c. **Roll Call:** Mr. Alexander, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Mayor Amutah, and Chairwoman Johnson.
- d. **Alternates called if any members absent:** Ms. Bonner and Ms. Tumminia.



# EDGEWATER PARK TOWNSHIP

## PLANNING BOARD

### Meeting Minutes

July 16, 2020 at 7:00 PM

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#### VIII. ADOPTION OF RESOLUTIONS

None

#### IX. MEETING OPEN TO THE PUBLIC

None

#### X. CORRESPONDENCE

Mr. Coleman wants to discuss our log of applicants in our back log, Exeter and Eastwick's application has waited some time and wants to gauge the boards comfortability about meeting in public. Mrs. Johnson asks if it's a possibility to do a mixed meeting? He states yes, 5 members of board were in person and the rest zoomed in. Mrs. Johnson states that may be a viable option. However, is concerned of public attendance. Mr. Darji asks if we can have a meeting at the Ridgeway School. Mrs. Johnson brings up sanitation responsibilities, bathrooms, etc. Mr. Malecki states we must have these larger meetings at some point as it doesn't look to be going away. Mrs. Johnson wants to make sure the public is involved, and any additional costs would be absorbed by the Township. Mr. Coleman believes we can have our Eastwick application at the Township Building. Mayor Amutah, wants to gauge the board to advocate to the Township Committee. Marian states she would attend as chair, not requiring any other members to attend. Mayor Amutah agrees with Mr. Malecki that we will have to adapt. Mr. Robinson states that if it is intended to be a large meeting with large public involvement, we would have to make arrangements. Mr. Rakesh states that Exeter could have a team themselves. Mr. Coleman has spoken with them and will bring in professionals one at a time. Outdoor meeting could be a better first option. Marian says, based on news we were back in red; if things get worse and we are "shut down more", how will we accommodate? Mr. Coleman confirms that is a fear. Mr. Robinson says it is possibility, but we have to prepare for the best, believing that the outdoors on Weiman is a better option. It has speakers already set up, we would need chairs, tables, there is already parking. Mr. Bonner states she was going to bring up how would order be maintained. Mr. Coleman says, the same if indoors. Mr. Darji offers having an officer or two there could be beneficial. The field is part township and part school district. Mr. Kauker asks if there will be video feed or how it will be recorded. Mr. Darji recommends a handout could be provided to follow along, provided by the applicant. Ms. Bonner asks about the board members that do not attend the meeting. How will they participate? Mr. Coleman says they may not be able to. No member will be forced to join.

Mr. Coleman recaps, asking if the Eastwick's/Jubilee application can be heard in person. Chairwoman Johnson, says we would hear them live if they can and zoom in as right now, the municipal building does not have all the amenities for safety in the building, yet. Mayor Amutah will take the boards voice to the Township Committee on Tuesday, July 21, 2020 and report feedback.

#### XI. ADJOURNMENT

a. **Time:** 8:02 PM

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

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



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

August 20, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

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## IV. ROLL CALL

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

**Absent:** Mr. Belgard and Mr. Smith.

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

**Professionals in attendance:** Thomas Coleman and Edward Fox.

## V. APPROVAL OF MINUTES

➤ July 16, 2020

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

**b. Discussion:** No discussion.

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



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

August 20, 2020 at 7:00 PM

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## VI. OLD BUSINESS

1. **Solare America LLC – Wawa** – 4167 Route 130 South – **Block: 404, Lot: 2**  
Minor Site Plan Waiver – Solar panels over pump island.  
Resolution # **P-6-2020** | **Passed** 11 – 0 – 0  
**Motion:** Mr. Robinson, **2<sup>nd</sup>:** Mr. Westphal  
**Voted in the Affirmative:** Mr. Alexander, Mr. Belgard, Mr. Malecki, Mr. Kauker,  
Mr. Robinson, Mr. Westphal, Mr. Smith, Ms. Bonner, Ms. Tumminia, Mayor Amutah, and  
Chairwoman Johnson.  
**Voted in the Negative:** None  
**Abstained:** None

## VII. NEW BUSINESS

- **Applicant:** Jubilee Christian Worship Center – **1704 & 1708 Bridgeboro Road** – Block: 404, Lot: 7  
The proposal is to convert the previous florist retail space into a place of worship. Seeking use variance and a site plan waiver to use existing site. Also, compliance for any other variances of waivers noted by the Board or its' staff.

Not being heard tonight, notice incorrectly and the applicant is required to be heard in person. Will notice for September's meeting.

\*Board member, Mr. Belgard joins the meeting, late.

## VIII. COMPLETENESS DETERMINATION

- **Applicant:** Edgewater Park Urban Renewal LLC – **4355 Route 130 South** – Block: 1202.09, Lot: 2, 11  
Minor site plan for Edgewater Park Commons, proposed Phase 1 Redevelopment.
  - a. **Motion:** Chairwoman Johnson, **2<sup>nd</sup>:** Ms. Bonner.
  - b. **Discussion:** Malecki asks about the details, to which will be discussed in September.
  - c. **Roll Call:** Mr. Alexander, Mr. Belgard, Mr. Malecki, Mr. Kauker, Mr. Robinson, Mr. Westphal, Mayor Amutah, and Chairwoman Johnson.
  - d. **Alternates called if any members absent:** N/A.

## IX. ADOPTION OF RESOLUTIONS

- **Solare America LLC – Wawa** – 4167 Route 130 South – **Block: 404, Lot: 2**  
Minor Site Plan Waiver – Solar panels over pump island.  
Resolution # **P-6-2020**
  - a. **Motion:** Mr. Malecki, **2<sup>nd</sup>:** Mr. Kauker.
  - b. **Discussion:** No discussion.
  - c. **Roll Call:** Mr. Alexander, Mr. Malecki, Mr. Kauker, Mr. Robinson, Mr. Westphal, Mayor Amutah, and Chairwoman Johnson.
  - d. **Alternates called if any members absent:** N/A.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

August 20, 2020 at 7:00 PM

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## X. MEETING OPEN TO THE PUBLIC

None

## XI. CORRESPONDENCE

Mr. Kauker takes this time to bring up two things:

1. The NJPO has a meeting coming up for (new) members, in Burlington Township, in September.
2. Receiving the elevations, in a timelier manner, preferably 8x17. Mr. Fox will call the Engineer.

Mr. Malecki asks about why on the board applications, there is always a note “N/A” next to the tree plan, and why that is. Mr. Darji and Mr. Fox do go over the appropriate planning and tree ordinances with the applicants. Mr. Fox asks if it is for a specific application or if it is a general note. Mr. Malecki clarifies it’s been an observation with the applications received recently. Mr. Malecki states that once trees are gone, they are gone. In town it may be of concern that people are taking trees down without seeking prior approvals (if that is required). Mr. Kauker interjects that there was a property on Bridgeboro that cleared their lots. Mr. Fox will speak to Mr. Darji and get the tree ordinances from the Township.

Ms. Bonner asks three questions:

1. Asks Ken how to sign up for the class? He answers it is on the website and the information is given in the bulletins.
2. NJPO Cards given out for 2020? Secretary states they were given in the beginning of the year.
3. Asks the Secretary if she has e-mail information for herself (Ms. Bonner). Answered yes.

Mr. Fox encourages the Mayor to go to the classes if he is available to do so. The Mayor will try to be in attendance.

## XII. ADJOURNMENT

- a. **Time:** 7:23 PM
- b. **Motion:** Mr. Malecki, 2<sup>nd</sup>: Mr. Kauker.
- c. **All in favor?** Yes, **Anyone Opposed?** No.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

September 17, 2020 at 7:00 PM

## I. MEETING CALLED TO ORDER

## II. FLAG SALUTE

## III. STATEMENT OF THE MINUTES

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## IV. ROLL CALL

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

**Absent:** Mr. Alexander and Ms. Bonner.

**Alternates in attendance:** Ms. Tumminia.

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

## V. APPROVAL OF MINUTES

➤ August 20, 2020

|                              |              |           |                |                  |               |
|------------------------------|--------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Ms. Tumminia |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Mr. Smith    |           |                |                  |               |
| <b>DISCUSSION</b>            | None         |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>   | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| Mr. Alexander                |              |           |                |                  | X             |





# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

September 17, 2020 at 7:00 PM

|                    |   |  |  |   |   |
|--------------------|---|--|--|---|---|
| Mr. Belgard        | X |  |  |   |   |
| Mr. Kauker         | X |  |  |   |   |
| Mr. Robinson       | X |  |  |   |   |
| Mr. Smith          |   |  |  | X |   |
| Mr. Westphal       | X |  |  |   |   |
| Mr. Malecki        | X |  |  |   |   |
| Ms. Bonner         |   |  |  |   | X |
| Ms. Tumminia       | X |  |  |   |   |
| Mayor Amutah       | X |  |  |   |   |
| Chairwoman Johnson | X |  |  |   |   |

## VI. OLD BUSINESS

1. **Solare America LLC – Wawa** – 4167 Route 130 South – **Block: 404, Lot: 2**  
Minor Site Plan Waiver – Solar panels over pump island.  
Resolution # **P-6-2020** | **Passed 11 – 0 – 0**

|                              |              |           |                |                  |               |
|------------------------------|--------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Mr. Robinson |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Mr. Westphal |           |                |                  |               |
| <b>DISCUSSION</b>            | None         |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>   | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| Mr. Alexander                | X            |           |                |                  |               |
| Mr. Belgard                  | X            |           |                |                  |               |
| Mr. Kauker                   | X            |           |                |                  |               |
| Mr. Robinson                 | X            |           |                |                  |               |
| Mr. Smith                    |              |           |                |                  | X             |
| Mr. Westphal                 | X            |           |                |                  |               |
| Mr. Malecki                  | X            |           |                |                  |               |
| Ms. Bonner                   | X            |           |                |                  |               |
| Ms. Tumminia                 | X            |           |                |                  |               |
| Mayor Amutah                 | X            |           |                |                  |               |
| Chairwoman Johnson           | X            |           |                |                  |               |

## VII. COMPLETENESS DETERMINATION

- **Applicant: Urban Edgewater Renewal – 4355 US Route 130 South** – Block: 1202.09, Lot: 2 & 11  
Minor Site Plan for Complete Phase I of the Redevelopment Plan to: repair, rebuild sections and overlay the parking lot; reconfigure the parking lot; upgrade and add landscaping; upgrade site lighting, together with adding two new free standing signs, within Ordinance requirements.

Tom Coleman advises the board that Urban Renewal was not prepared to speak at tonight’s hearing and asked to be carried to October 15 meeting.

\*Belgard and Amutah are excused for the first application.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

September 17, 2020 at 7:00 PM

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## VIII. NEW BUSINESS

- **Applicant:** Jubilee Christian Worship Center – 1704 & 1708 Bridgeboro Road – Block: 404, Lot: 7  
A use variance and a site plan waiver to use the existing site. The proposal is to convert the previous florist retail space into a place of worship. Also, compliance for any other variances of waivers noted.

Patrick McAndrew representing applicants and owner. Marcel, Amun Jamin-James, and Gary Eastwick.

Marcell Jamin-James, 506 Delanco Road Edgewater Park, speaks of the church in general terms. They currently meet on the conference line or zoom for bible study and services. Mr. McAndrew interjects that they are a small, family church hoping to grow. A chart was submitted referring to the services the church provides, in addition to the Sunday Services. Right now, available parking consists of about 12 spots, plus a handicap space. About 35-29 can be accommodated with that. They do not have that many people, but they would like to grow to have more. Current membership is at approximately 15-17. The inside will be outfitted to suit the needs of the church. Removing the signage that is currently there and replacing with new sign.

Adamu Jamin-James says that the sign will be about 6'10"; a banner will be put there before the lighting comes; the name is Jubilee Christian Worship Center, plus a logo. The sign will be on the façade of the building, where the lettering was beforehand.

Gary Eastwick, 1704 Bridgeboro Road, Edgewater Park, states his family has operated a flower shop since the 1960's. There is also a house on the property that was replaced around 6 years ago with board approval. If the florist is switched to a church use. The traffic would be considerably less. On holidays there was approximately around 100-500 cars during those busy times. Gary is familiar with the neighborhood having lived there most of his life. He does not see a detriment to the township in changing the use. This use would be less signage, less hours, less people.

Marian discusses the growth of the church and what would happen when they exceed the 39 people. The applicant's answer would be that they would move or come back to the board for more parking.

Mr. Coleman discusses the square footage that is associated with the church and what is associated with the storage. Mr. Eastwick mentions that the lot in the back is for him. The use being considered tonight would dictate that portion is dedicated for the landlord's use only and they would have to come back to the board if that changes. Addressing parking, Mr. Eastwick marks on the plot plan that the place where he had a dumpster before could be a possible location for parking. Chairwoman Johnson reminds that they would have to come back for more parking if that is the case.

Mr. Kauker has a couple questions about the back portion of the building, that was that just discussed. Mr. Eastwick will confirm that will be for him only, not the church. Those back spots, by the "U" are not counted in the parking. Mr. Kauker states that a "No parking" sign or some barrier might need to be placed to keep people from using it. Totaled at 13 + 1 handicap spots, would block egress. Spot would have to remain open to ensure that safety.

It is asked would any ceremonies such as weddings, baptisms, for gatherings, would take place? Mr. McAndrew says that the 39-person cap would be for everything, all gatherings. Marian states that it



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could unduly stress the applicant to keep gatherings at 39 people for events, because they cannot let people near the street there.

No further questions from the board. Mr. Eastwick does have a question/suggestion, about a possible shuttle bus. A shuttle bus would help the parking but still must comply with the 39 people. Mr. Coleman states it may be possible but there could be site plan issues with loading/unloading.

Mr. Fox provides comments on the review letter provided from 8/20/2020, proposed waiver of site plan because applicant is not proposing major work on the property. Use is a conditional use; some conditions for a place of worship are lot sizes. Nothing is changing, they are not adding to building as documented on page 3 of letter. Conditional use for not having minimum lot area, frontage, buffer, etc. (as noted). Those existing conditions for commercial use in past, may or may not have been established before site plan ordinance. The proposed religious use wouldn't have any major concern.

(CHECK MINUTES) Conditional use and religious use are what they are seeking. If it is not rented out to someone else, they do not need a use variance for it. Resolved by testimony, by keeping to 39 people, they will need a variance for parking. One concern they had (from page 3) is when services begin or end; proper traffic safety when people leave the facility. Mr. McAndrew states at most 13 car, and those people will drift out as people talk and leave. They do not typically leave all at once. Mr. Fox references page 4, the handicap space is enough. How will they accommodate larger vehicles, deliveries, limos, hearses, etc.? Mr. McAndrew does not anticipate using those vehicles as they are not a shop with the same waste or deliveries as a Florist. Mr. Fox asks if the Township will haul for churches or if they need a 3<sup>rd</sup> party for disposal. Mr. McAndrew states that there is not much waste material going out and they may very well take it with them.

Mr. Fox asks about the lighting adequacy in the parking lot. Mr. Eastwick says the one major light pole there lights the entire lot. Mr. Fox says that's all he needs to now. He also asks the if it is septic. Mr. Eastwick says it is septic. Mr. Darji asks if the county approved the septic waste was approved by the county for the change in use. In the time with his employees he has not had problems. The leach field is 30 x 70. Mr. Darji need clarification saying the septic is enough for the church. That information should be sent to the health department and then provided to the township as condition for approval.

Mr. Fox says that the last part is for signage. They may have to come back for that, with Mr. Minter approving signs. Mr. Darji has comments on signs, in this zone, the residential zone, no signs are really permitted. A new sign would require a variance, a board could entertain a sign variance now if okay with that for future use based on what the applicant has said so far. Mr. McAndrew says a 6x10 box would suffice for what they want to put up. A free-standing sign should be discussed. The current free-standing sign is okay, with updating.

Mr. Darji says the biggest concern was the parking, our ordinance defines 1 space for 2-3 parishioners, but if you can limit the 39 capacity, then that relieves the parking variance; 1 for every 60 feet. Testimony provided about the operations; the parishioners should be advised how to exit out the area. Mrs. Jamin-James says that there will be an usher to attend to people coming in and leaving; how to park coming in and when they leave. Marian says that makes her more confident in the safety of attendees. Mrs. Jamin-James says that they also have an announcement time where they can remind people of this. Mr. Fox adds that make sure that insurance will cover that, as it may not.



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Mr. Coleman says that the testimony was adequate and if the members of the board heard sufficient testimony and grant the d3 conditional use variance, and if they have any concerns about the parking, flow of traffic, or if a site plan is waived. No comments from the board.

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

Chairwoman Johnson opened the hearing to the public. Hearing none, Chairwoman Johnson closes the hearing to the public.

Nothing further from Mr. McAndrew. Mr. Coleman bifurcates the d3 conditional use variance, the grant of d3 use variance to keep to 39 people total, landlord will not lease out storage space, and limited to applicant or owner providing certification from Burlington county BOH that the septic is good to use.

|                              |              |           |                |                  |               |
|------------------------------|--------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Mr. Smith    |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Ms. Tumminia |           |                |                  |               |
| <b>DISCUSSION</b>            | None         |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>   | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| Mr. Alexander                |              |           |                |                  | X             |
| Mr. Belgard                  |              |           | X              |                  |               |
| Mr. Kauker                   | X            |           |                |                  |               |
| Mr. Robinson                 | X            |           |                |                  |               |
| Mr. Smith                    | X            |           |                |                  |               |
| Mr. Westphal                 | X            |           |                |                  |               |
| Mr. Malecki                  | X            |           |                |                  |               |
| Ms. Bonner                   |              |           |                |                  | X             |
| Ms. Tumminia                 | X            |           |                |                  |               |
| Mayor Amutah                 |              |           | X              |                  |               |
| Chairwoman Johnson           | X            |           |                |                  |               |

The second part of the consideration is if they are prepared to consider a site plan waiver for application. Also asking for a façade sign variance at 6 x 10 and continue use of the free-standing sign.

|                              |              |           |                |                  |               |
|------------------------------|--------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Mr. Smith    |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Ms. Tumminia |           |                |                  |               |
| <b>DISCUSSION</b>            | None         |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>   | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| Mr. Alexander                |              |           |                |                  | X             |
| Mr. Belgard                  |              |           | X              |                  |               |
| Mr. Kauker                   | X            |           |                |                  |               |
| Mr. Robinson                 | X            |           |                |                  |               |
| Mr. Smith                    | X            |           |                |                  |               |
| Mr. Westphal                 | X            |           |                |                  |               |
| Mr. Malecki                  | X            |           |                |                  |               |
| Ms. Bonner                   |              |           |                |                  | X             |
| Ms. Tumminia                 | X            |           |                |                  |               |
| Mayor Amutah                 |              |           | X              |                  |               |
| Chairwoman Johnson           | X            |           |                |                  |               |



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❖ **MOTION TO 10 MINUTE RECESS**

|                              |                    |           |                |                  |               |
|------------------------------|--------------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Chairwoman Johnson |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Mr. Smith          |           |                |                  |               |
| <b>TIME</b>                  | <u>7:55 PM</u>     |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>         | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| All in favor                 | X                  |           |                |                  |               |

❖ **MOTION TO RECONVENE**

|                              |                |           |                |                  |               |
|------------------------------|----------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Mr. Smith      |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Ms. Tumminia   |           |                |                  |               |
| <b>TIME</b>                  | <u>8:18 PM</u> |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>     | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| All in favor                 | X              |           |                |                  |               |

- **Applicant:** Exeter/Burlington Pike Spec. Building – Route 130 South – Block: 501, Lot: 1 & 6  
 For a Preliminary & Final, Major Site Plan; “property is to be developed with a proposed 704,700 +/- square foot, warehouse/distribution/office “spec,” building with 513 parking spaces, 182 loading spaces, 219 trailer parking spaces, together with associated driveways, stormwater, and utility improvements”.

Mr. Coleman says that his notes are unclear about the application being deemed complete. Mr. Darji says that the application has been reviewed a few times over and is sufficient; advises that it be deemed completed.

|                              |   |           |                |                  |               |
|------------------------------|---|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Ms. Tumminia  |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Mr. Smith   |           |                |                  |               |
| <b>DISCUSSION</b>            | Ken asks about various items. Mr. Darji answers that floor plans were submitted; office was reviewed. It is also is a part of the exhibits. |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>  | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| All in favor                 | X   |           |                |                  |               |

Attorney Michael Floyd, on behalf of the applicant Exeter LLC.

Seeking 3 bulk variances: loading births to deviate from size by ordinance, installation of overhead doors, and installation of fencing and lockable gates around storm water basin. Following witnesses: Tom Alman, Exeter Property Group, Controls Applicant; Tom Basin, of Mohawk, Civil Engineer; Joe DiGiorgio, Architect, floorplans elevation renderings; Horner, Engineer, Route 130 road improvements dot; Jim Miller, Planner.

Mr. Coleman wants to make clear that the applicant is comfortable presenting in this manner, during this unprecedented environment. Mr. Floyd states they are.



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Goes over exhibit items and what they are.

- Exhibit A-1: Aerial view of property
- Exhibit A-2: Rendered site plan
- Exhibit A-3: Landscaping Plan
- Exhibit A-4: Trucking Stacking exhibit
- Exhibit A-5: Truck site turning
- Exhibit A-6: Fencing
- Exhibit A-7: Conceptual floor plan
- Exhibit A-8: Conceptual rendering facade entrance
- Exhibit A-9: Conceptual rendering
- Exhibit A-10: Conceptual rendering different angle
- Exhibit A-11: Conceptual rendering different angle
- Exhibit A-12: Conceptual rendering different angle

Thomas Allman, 78 Sharon Drive, Richboro, VA, director of construction and development in the North East. Exeter is a private equity real estate development firm. Since 2006 they have grown substantially and growing on a national level. This project is great for the industrial market, because of location they have north/south/east/west access. A cross dock is exactly how it sounds; access from north and south side for dock doors. Keeps truck off the road, on the site, and more efficient. The type of tenants will include are distribution tenants (national or local), employee count could be 50-200. It will be warehouse distributions facilities. Currently there are no restrictions, however, they are hoping for 1 possibly 2 tenants, for leasing flexibility. That is how the building is designed. A trash compactor will be utilized that the trash company to come pick up. Signage will comply and conform, or they will come back to board to seek relief.

Ken has a question about recycling. Mr. Allman says that will be tenant specific, in a packed sealed container because the industry typically uses those type of compactors. The 4 compactors could be any mix of what type of compactors they will be. Ken asks about cross dock, is that usually a trucking terminal? Mr. Alman says it is not a truck terminal.

Mr. Kauker asks if the facility is considered a truck depot. They state it is not, just a warehouse distribution facility.

Thought was to keep loading in the back., that was the intention of loading on the Township's end. Half the lading proposed is in the front yard. This is the history of commercial light industrial in the township where office was in the front and loading in the back. Asked why is it a prime location for their use? Mr. Alman answers that is a huge population of people and resource. Mr. Kauker asks about truck access because it's not a minute from any of the major roads for truck routes. It is near homes and lights and roads to get to a highway. Mr. Kauker provides a copy of the website that shows approval, building information, etc. The applicant's attorney says they will comply will all height requirements. Mr. Coleman would like to limit questions for this witness only. Mr. Kauker says that the information was found on the website yesterday, the witness is surprised as they scrubbed the website for this issue months ago.



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Mr. Floyd asks Mr. Alman about the truck traffic in industrial sized facilities and the impact on the area. CLI-5, permits all loading in rear, is there reasonable way to construct a smaller facility with trucking in rear on the site. Their goal with the cross dock keeps congestion away and would prefer that. Hours of operation would be based on tenant, some others that are single ship, other could be multiple ships. If the board grants requested relief would so put, title 9 enforcement on the property.

Tom Bechard, 1108 Robertson Way, licensed professional Engineer in NJ and other multiple states, the board takes note of Mr. Bechard's qualifications.

#### Exhibit A-1: Aerial view of property

Taken in 2015, site is outlined in red, describes site. Identified 5 sub-areas Twp. Building, The Courtyards Apartments, frontage on Burling Pike corner, Delanco Road, Mt. Holly Road, and a small wetlands complex.

#### Exhibit A-2: Rendered site plan

Overall site plan with zoning analysis. No truck traffic on Delanco road. Limited to 130 and mt. holly road. Designed to prevent trucks from making right turns on Mt. Holly going to Delanco road. Added sidewalk, past middle school to connect to existing sidewalk. Screening and buffering provided along Delanco Road, Mt. Holly Road, and Burlington Pike. There are 2 small wetlands complexes on site, is on southwest complies to be filled, 2<sup>nd</sup> southerly properly line. There will be 289 parking spaces, 9 x 18 in size; 174 loading berths, 13 ½ x 16 feet in dimensions; 209 trailer spaces; 4 infiltration basins.

#### Exhibit A-3: Landscaping Plan

Shrubs, trees, shade trees, withing 5 years the vegetation will enhance the screening. Ornamental tree and evergreen will be roughly 15, shade trees could be 15-20 feet in height; similar descriptions for other areas. Initial planting height should be 8-10 feet as addressed in concerned letters. They wish to prohibit truck traffic on Delanco road. No driveways on Delanco road. Limit hours of operation from 6 am to 9 pm.

Mr. Coleman says that at some point we will open matter to public, and concerns have been addressed raised by the First Montgomery Board. Will be attempting to get in writing to send to the county that they will not be using Delanco Road, there is a lot of emphasis on this.

Mr. Rakesh's opinion on items are that the enhancements they are proposing are just that and will not hinder the application. The 8-10 feet planting can that be looked at for the area facing the Cooper Valley Condominiums.

Marian raises the issue that the trucks, loading and unloading, will they be sitting for long periods of time running? Mr. Bechard says that there is no idling permitted on the site.

Mr. Kauker says that the landscaper will help the berm height slopes get them where they need to be; 6 feet minimum, Mr. Bechard says where they are on the slope it seems its 5 feet, but it is where it should be to prevent erosion control problems. Referring to Mr. Fox and the requirements for "berming" along the front buffer. They will have to be researched and come back with that info.



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Exhibit A-4: Trucking Stacking exhibit  
Could have a total of 30 truck stacking spaces potentially.

Exhibit A-5: Truck site turning  
Shows different vehicles that would access the site, trucks, vehicles, fire truck showing maneuverability.

Exhibit A-6: Fencing  
Chain-link fence around perimeter. Split rail fencing for the basins.

Mr. Kauker asks about the truck turn from Burlington Pike, where the truck comes through the vehicular lane; Mr. Bechard explains that the truck would have to clear for the vehicle to move forward. Mr. Kauker asks about the south side needing a right or way sign for opposing traffic. Will defer to professional for that.

Joe DiGiorgio, 7 Catskill Road, Mt. Sisco NY, Master of Architecture, licensed in NJ, among other numerous states, the board recognizes the credentials.

Exhibit A-7: Conceptual floor plan  
Approximate 704,000 +/- square feet. Loading both sides, concrete slab, metal deck, insulated roof.

Exhibit A-8: Conceptual rendering facade entrance  
View from corner of Mt. Holly, enhanced façade, panels canopy for shade and shadows. Clear story windows for natural light.

Exhibit A-9: Conceptual rendering different angle  
View front Route 130, nice approach to facility, pushed back from the road, with landscaping, and screened from the street.

Exhibit A-10: Conceptual rendering different angle  
Berms/landscaping artistic perspective from Route 130, represents 3-5 years of growth. Will provide any additional landscaping required by board.

Exhibit A-11: Conceptual rendering different angle  
Along Delanco Road, building well screened, 3-5 years growth shown. Exhibit does not reflect enhanced they promised to provide.

Exhibit A-12: Conceptual rendering different angle  
Mt. Holly road, shade trees, evergreens and shrubs.

Mr. Kauker asks materials for building; answered it will be concrete. Height will be under 45 feet to take into consideration that will include roof top structures. Mr. Floyd says they will comply otherwise they will need to come back for a height variance. Mr. Malecki says berms seem fine, perhaps a few more shade trees.





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David Horner, Horner & Canter Associates, Traffic Engineer, licensed in NJ, board recognizes credentials.

Exhibit A-2: Overall Site plan and zoning analysis.

Mr. Horner has looked over the engineering review letter and will address concerns. Mr. Horner conducted a traffic impact study. There are not comments currently and have all been satisfied. One comment raised (also by county), was the number of parking spaces on site that doubled the traffic impact and not underestimating. This is on a state road (route 130). The technical review has no issue with the location, number of driveways, use of driveways. Will submit amendments the county advised. Reiterates no truck traffic per the plan designed so no trucks can be on Delanco Road.

Ms. Tumminia asks if the Mt. Holly turn onto Route 130 is a sharp turn, Mr. Horner says it is an approved designed turn and has been used now and accepted by the county.

Chairwoman Johnson also reiterates that they have been promised no trucks on certain roads have been promised in the past by other applicants, anything to ensure that will be the case to please do so. Mr. Horner says that the number one thing they can do is NO Access from Delanco, which they have done. The driveway on Mt. Holly road was given to them to keep trucks from making a right turn lane that would give them that access. Mr. Floyd has tried to be as transparent as possible with the township and county professionals to do their best to restrict truck traffic on Delanco Road.

Mr. Malecki, as an example the Burlington coat factory had a primary entrance for Route 130 and created problems for their truck stacking. Pulling up A-4, shows that the truck stacking plan that has room to allow for any congestion would be internal and not spill onto the roads. Mr. Darji asks about the policy on stacking with gates. Mr. Bechard explain that the site design avoids the gate situation by having them enter the south court and the guard house further within the site.

Mr. Kauker asks how the drivers know which side they are going on to get to the south, how do they know not to go into the other driveway. That is an operational issue that would have to be defined by the tenants. History in township dictates that the tenants cannot and do not control their driveways.

Mr. Alman provides a TI process for tenants and the applications for building and zoning departments that would be recommended. The tenants must provide a logistic plan. Mr. Kauker asks about the trucks on the south west corner, exiting out towards the condos; would a sign say opposing traffic has “right away”? Mr. Horner says it should operate the way a normal stop sign would. Mr. Darji says that specialized signs sometimes add more confusion with new drivers to an area and veteran residents.

Jim Miller, Professional Planner, is recognized credentials by the board.

Exhibit A-3: Landscape plan

4 purposes plan paraphrased:

- a. To encourage municipal action to develop all lands
- b. Provide adequate light
- c. Civic design arrangement
- d. Public and private activities



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Mr. Miller recaps the variances. Determines to prove in his testimony that there will be no detriment to public as the site is all internal to the site plan. This would advance all the plans for the township. More benefit to detriment to variances being sought. This will be a more secure site in terms of fencings. This is already a permitted use within the zone. This will be much more extensively buffered other sites more recently moved into the township.

Mr. Kauker asks about streaming trucks to the back with a shallower building referring to zoning, to alleviate the loading dock in the front yard. Mr. Miller says that what is drawn up and proposed is permitted in the use and there are other options that could be plausible. The relief they are seeking allows for the accommodation for the given development. Such as if the benefits out way the detriment allowances can be made. Alleviates the vision of the trucks and so forth by adding the substantial buffering.

Mr. Bechard describes the lighting on page 28 of 36 on the plans. Overall set of development plans that were submitted with application. Mr. Kauker wants to confirm they are shielded, no glare. Mr. Bechard says they “shine down”, the light itself is flat, you will not see the light from the neighboring properties. Mr. Darji says the light is recessed within the housing of the fixture. The fixtures will be the same on the building.

Mr. Darji says their most recent review 9/10/2020, the application was submitted last fall with a lengthy review process and gracious with their time; including numerous meetings and reviews. The applicant has done a lot of analysis for the storm water, the DEP is also reviewing. There are no further direct comments, the testimony provided was sufficient for what he required.

Mr. Fox says they have addressed all the proofs in terms of the other items. Mr. Floyd states that Consolidating will be done be deed. Underground storage tanks unearth will need proper reports done.

Mr. Darji asks that the enhanced buffering along Delanco Road be extended to the other roads as well. Mr. Floyd agrees to that condition. Notes that wire mesh is included in the fencing.

Exhibit A-13: E-mail and notes between professionals and board secretary to include into the record.

Mr. Robinson suggests that during the meeting to continue to speak into the microphone to be heard appropriately for the video participants.

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

Chairwoman Johnson opened the hearing to the public.

1. **Robert Weiss** – 53 Hamlin Road, Edison New Jersey. President of Weiss properties, owner of Avery Townhouse apartments (in Willingboro across Route 130).

*S: States it has been very difficult to get information about this property.*

*Referencing the landscape plan:*

*Q: North and south entrance on route 130 only. Are the north entrance cars only or cars and trucks?*

*A: North is cars only entry and entrance.*



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*Q: Will there be deacceleration lane? (CHECK references)*

A: No acceleration lane going into 130. It is commonplace for that for route 130, because unlike a ramp having an acceleration lane 100-200 feet long creates a safety hazard for cars thinking they are coming into their lane to merge. This design is considered safer. The light at Pennypacker will help create gaps for merging onto Route 130 for safely pulling onto Route 130. NJDOT did not see issue with that.

*Q: South entrance?*

A: Truck and cars in and out.

*Q: Has anyone considered the headlight sweep that will hit between 5-8 buildings at all hours of night?*

A: There is no variance required for variations across route 130. Will consider any suggestions to alleviate any concerns. Mr. Fox states they will be sweeping a vacant property around 11 acres of wooded lot and on Mt. Holly side it hits a vacant area as well (CHECK MINUTES OR VERBAGE).

*Q: Something about Pennypacker??*

A: Mr. Fox answers that he has worked with Mark Remsa for 10 years and previously involved with the study recommended connecting Delanco road and Pennypacker Road. Mrs. Cramp has not included this in the application. The township is aware of that.

No more public comment.

Mr. Robinson states that lights are very low and should now interfere.

Chairwoman Johnson closes the hearing to the public.

No further board discussion.

Mr. Coleman states that the applicant review of their testimony for preliminary and major site plan approval with 3 specific variances. Conditioned upon satisfying all Mr. Darji's 9/10/2020 letter, in no particular order, he continues to note all conditions set forth by the meeting. Including buffering, irrigation, maintenance bond to ensure the growth and exhibit A-13. No idling trucks. Title 39; temporary limited hours of operations. Submission of letter to prohibit truck traffic on Delanco Road. Submission of deed lot consolidation. Underground tanks will notify board and professionals.

|                              |            |           |                |                  |               |
|------------------------------|------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Mr. Smith  |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Mr. Kauker |           |                |                  |               |
| <b>DISCUSSION</b>            | None       |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b> | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| Mr. Alexander                |            |           |                |                  | X             |
| Mr. Belgard                  | X          |           |                |                  |               |
| Mr. Kauker                   |            | X         |                |                  |               |
| Mr. Robinson                 | X          |           |                |                  |               |
| Mr. Smith                    | X          |           |                |                  |               |



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|--------------------|---|--|--|--|---|
| Mr. Westphal       | X |  |  |  |   |
| Mr. Malecki        | X |  |  |  |   |
| Ms. Bonner         |   |  |  |  | X |
| Ms. Tumminia       | X |  |  |  |   |
| Mayor Amutah       | X |  |  |  |   |
| Chairwoman Johnson | X |  |  |  |   |

**IX. ADOPTION OF RESOLUTIONS**

None

**X. MEETING OPEN TO THE PUBLIC**

Open no one closed.

**XI. CORRESPONDENCE**

1. None

**XII. ADJOURNMENT**

a. **Time:** 11:00 PM

b. **Motion:** Mr. Malecki, 2<sup>nd</sup>: Mr. Kauker.

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



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Special Meeting Minutes

November 11, 2020 at 7:00 PM

**I. MEETING CALLED TO ORDER**

Vice-Chairman Robinson called the meeting to order.

**II. FLAG SALUTE**

Vice-Chairman Robinson 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

**Zoom meeting information:**

Phone/Video information: #1-301-715-8592

Zoom meeting ID: 980 1960 2017 | Passcode: 444295

<https://zoom.us/j/98019602017?pwd=OHFFOEEyR0RSaUNzZXdlcDNKNUhUQT09>

**IV. ROLL CALL**

| TITLE     | NAME               | PRESENT | ABSENT |
|-----------|--------------------|---------|--------|
| Class I   | Mayor Amutah       | X       |        |
| Class II  | Mr. Alexander      |         | X      |
| Class III | Mr. Belgard        |         | X      |
| Class IV  | Chairwoman Johnson |         | X      |
| Class IV  | Mr. Kauker         | X       |        |
| Class IV  | Mr. Robinson       | X       |        |
| Class IV  | Mr. Smith          | X       |        |
| Class IV  | Mr. Westphal       |         | X      |
| Class IV  | Mr. Malecki        | X       |        |
| Alternate | Ms. Bonner         |         | X      |
| Alternate | Ms. Tumminia       | X       |        |
| Attorney  | Thomas Coleman     | X       |        |
| Attorney  | Chuck Petrone      |         | X      |
| Engineer  | Rakesh Darji       |         | X      |
| Planner   | Edward Fox         | X       |        |

**V. APPROVAL OF MINUTES**

➤ September 17, 2020

|                              |                 |
|------------------------------|-----------------|
| <b>1<sup>ST</sup> MOTION</b> | Stephen Malecki |
| <b>2<sup>ND</sup> MOTION</b> | Vincent Smith   |
| <b>DISCUSSION</b>            | None            |



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Special Meeting Minutes

November 11, 2020 at 7:00 PM

| NAME               | YES | NO | RECUSED | ABSTAINED | ABSENT |
|--------------------|-----|----|---------|-----------|--------|
| Mr. Alexander      |     |    |         |           | X      |
| Mr. Belgard        |     |    |         |           | X      |
| Mr. Kauker         | X   |    |         |           |        |
| Mr. Robinson       | X   |    |         |           |        |
| Mr. Smith          | X   |    |         |           |        |
| Mr. Westphal       |     |    |         |           | X      |
| Mr. Malecki        | X   |    |         |           |        |
| Ms. Bonner         |     |    |         |           | X      |
| Ms. Tumminia       | X   |    |         |           |        |
| Mayor Amutah       | X   |    |         |           |        |
| Chairwoman Johnson |     |    |         |           | X      |

## VI. OLD BUSINESS

- Carried from September 17, 2020:

**Applicant:** Urban Edgewater Renewal – 4355 US Route 130 South – Block: 1202.09, Lot: 2 & 11  
Minor Site Plan for Complete Phase I of the Redevelopment Plan to: repair, rebuild sections and overlay the parking lot; reconfigure the parking lot; upgrade and add landscaping; upgrade site lighting, together with adding two new free standing signs, within Ordinance requirements.

\*Would like to address the various issues raised in ERI’s review letter provided on 9/14/2020 prior to coming before the board; consents to an extension to 11/19/2020.

| <b>1<sup>ST</sup> MOTION</b> | Kenneth Kauker  |    |         |           |        |
|------------------------------|-----------------|----|---------|-----------|--------|
| <b>2<sup>ND</sup> MOTION</b> | Stephen Malecki |    |         |           |        |
| <b>DISCUSSION</b>            | None            |    |         |           |        |
| NAME                         | YES             | NO | RECUSED | ABSTAINED | ABSENT |
| Mr. Alexander                |                 |    |         |           | X      |
| Mr. Belgard                  |                 |    |         |           | X      |
| Mr. Kauker                   | X               |    |         |           |        |
| Mr. Robinson                 | X               |    |         |           |        |
| Mr. Smith                    | X               |    |         |           |        |
| Mr. Westphal                 |                 |    |         |           | X      |
| Mr. Malecki                  | X               |    |         |           |        |
| Ms. Bonner                   |                 |    |         |           | X      |
| Ms. Tumminia                 | X               |    |         |           |        |
| Mayor Amutah                 | X               |    |         |           |        |
| Chairwoman Johnson           |                 |    |         |           | X      |

## VII. COMPLETENESS DETERMINATION

For any applications being heard tonight; professionals advised completeness/hearing in one night.

- Applicant:** McDonald’s– 4295/4299 US Route 130 South – Block: 502, Lot: 13.02, 13.03  
Use Variance relief, preliminary and final site plan approval, minor subdivision approval with associated



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Special Meeting Minutes

November 11, 2020 at 7:00 PM

“c” variance relief; to allow the applicant to re-subdivide the existing lot line separating the two lots to construct, establish, and maintain an approximately 4,310 sq. ft. McDonald’s fast food restaurant with side-by-side drive thru.

Mr. Coleman states that he has concerns considering the McDonald’s application, that are shared with Mr. Darji about hearing for completeness and would like to wait to be heard for completeness/hearing until the December meeting.

Mr. Fox agrees that after their own meeting with the applicant and their staff it was determined they need more time. We do not need to motion for this as they noticed incorrectly the first time.

2. **Applicant:** Rivin & Galina Melomedman– **717 Green Street** – Block: 312, Lot: 4  
Variance application to construct a family residence.

Mr. Coleman & Mr. Fox both agree to entertain completeness. Mr. Fox stipulates this is for the bulk variance for size of lots.

|                              |                 |           |                |                  |               |
|------------------------------|-----------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Kenneth Kauker  |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Bonnie Tumminia |           |                |                  |               |
| <b>DISCUSSION</b>            | None            |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>      | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| Mr. Alexander                |                 |           |                |                  | X             |
| Mr. Belgard                  |                 |           |                |                  | X             |
| Mr. Kauker                   | X               |           |                |                  |               |
| Mr. Robinson                 | X               |           |                |                  |               |
| Mr. Smith                    | X               |           |                |                  |               |
| Mr. Westphal                 |                 |           |                |                  | X             |
| Mr. Malecki                  | X               |           |                |                  |               |
| Ms. Bonner                   |                 |           |                |                  | X             |
| Ms. Tumminia                 | X               |           |                |                  |               |
| Mayor Amutah                 | X               |           |                |                  |               |
| Chairwoman Johnson           |                 |           |                |                  | X             |

## VIII. NEW BUSINESS

1. **Applicant:** Edgewater Storage– **4201 US Route 130 South** – Block: 404, Lot: 2.02  
Seeking Preliminary Major Site Plan and Variance/Waiver Approvals in order to construct a self-storage facility, and related site improvements. The self-storage facility will be located within 7 buildings of various sizes, including an office.

\*Due to notice deficiency, applicant is asking to be carried to the November meeting, and will re-notice. Also, must remedy the large, outstanding municipal lien prior to being heard.



# EDGEWATER PARK TOWNSHIP

## PLANNING BOARD

### Special Meeting Minutes

November 11, 2020 at 7:00 PM

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2. **Applicant:** McDonald's– **4295/4299 US Route 130 South** – Block: 502, Lot: 13.02, 13.03  
Use Variance relief, preliminary and final site plan approval, minor subdivision approval with associated “c” variance relief; to allow the applicant to re-subdivide the existing lot line separating the two lots to construct, establish, and maintain an approximately 4,310 sq. ft. McDonald’s fast food restaurant with side-by-side drive thru.

\*Due to municipal building closure for exposure cleaning, the applicant is going to re-notice to be heard at the December meeting, and will re-notice.

3. **Applicant:** Rivin & Galina Melomedman– **717 Green Street** – Block: 312, Lot: 4  
Variance application to construct a family residence.

Mr. Ettenson notes 2 variance requests; Minimum required 40,000 sq. ft. proposed only 28,125 sq. ft.; also, minimum width of 150 feet, and proposing 125 feet. Both proposed measurements are existing conditions. Notes on the tax map that the property is the same size or larger of surrounding lots with homes on them. Would like to swear in owners and architect. Note that architect lost contact at this point.

Mr. Rivin Melomedman, is sworn in, 29 Liberty Trail, Delran, NJ 08075. Mrs. Galina Melomedman, is sworn in, 29 Liberty Trail, Delran, NJ 08075.

Mr. Ettenson confirms they bought this lot at 717 Green Street for the purpose to downsize their family home from their current location to this new location in Edgewater Park. They would like to build a one-story home. They both have had physical/medical conditions that would benefit them to leave their two-story home and live in a one-story home. Mr. Ettenson confirms that this is a home for three people, Mr. and Mrs. Melomedman and their son. Describes the house will be 3 bedroom, 2 ½ bathroom, and a basement. The exterior will be vinyl siding and the garage will have brick or stone. They intend to have a gravel driveway. The lot width is only 125 feet, as opposed to the requirement and size of the lot. At the time they do not anticipate any other requests for their yard for side yard setback. Other lots on the street and around the corner, compared to the other lots they all have homes on them. Only one lot on the same block has the same size lot with a home on it as well. In Mr. Melomedman’s opinion, allowing a house would not be a detriment to the zoning.

Mr. Fox speaks on behalf of the letter from 10/9/2020, that on this lot prior to this ownership, there was a home on this property before up to at least 2003. Mr. Melomedman, confirms that the pipe was cut for sewer, the account does exist and the water shut down.

Mr. Fox says that on page 3, comment 2, they wanted to indicate that he did testify for impervious coverage about the house lot on the plan. The setbacks did not define where the home would be. Once the applicant gets the approval from the board, he will need the zoning approval for the build of the home and location on the lot. The excess of impervious coverage may need him to come back to the board. Speaking about comment 5, regarded the existing depressed curb. Mr. Melomedman plans to keep the left access to the property and the right access can be closed. Mr. Fox says that is an agreeable term and to follow Mr. Darji’s guidance. Mr. Fox will also need a grading plan.





# EDGEWATER PARK TOWNSHIP PLANNING BOARD Special Meeting Minutes

November 11, 2020 at 7:00 PM

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

Vice-Chairman Robinson opened the hearing to the public. Hearing none, Vice-Chairman Robinson closes the hearing to the public.

Mr. Coleman can entertain a motion for Rivin and Galina Melomedman for 717 Green Street, to allow the variance to construct a home that is 28,125 sq. ft. in dimension where it is in a zone that requires home to be 40,000 sq. ft. This R-2 zone requires that the lot width be 150 feet but is only 125 sq. ft. Approval is conditional upon the Engineering letter and must include a post construction grading plan.

|                              |                |           |                |                  |               |
|------------------------------|----------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Kenneth Kauker |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Vincent Smith  |           |                |                  |               |
| <b>DISCUSSION</b>            | None           |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>     | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| Mr. Alexander                |                |           |                |                  | X             |
| Mr. Belgard                  |                |           |                |                  | X             |
| Mr. Kauker                   | X              |           |                |                  |               |
| Mr. Robinson                 | X              |           |                |                  |               |
| Mr. Smith                    | X              |           |                |                  |               |
| Mr. Westphal                 |                |           |                |                  | X             |
| Mr. Malecki                  | X              |           |                |                  |               |
| Ms. Bonner                   |                |           |                |                  | X             |
| Ms. Tumminia                 | X              |           |                |                  |               |
| Mayor Amutah                 | X              |           |                |                  |               |
| Chairwoman Johnson           |                |           |                |                  | X             |

**IX. ADOPTION OF RESOLUTIONS**

1. Jubilee Christian Worship Center – 1704/1708 Bridgeboro Road – Block: 404, Lot: 7  
Variance & Waiver of Site Plan.  
Resolution # **P-7-2020**

|                              |                 |           |                |                  |               |
|------------------------------|-----------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Vincent Smith   |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Stephen Malecki |           |                |                  |               |
| <b>DISCUSSION</b>            | None            |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>      | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| Mr. Alexander                |                 |           |                |                  | X             |
| Mr. Belgard                  |                 |           |                |                  | X             |
| Mr. Kauker                   | X               |           |                |                  |               |
| Mr. Robinson                 | X               |           |                |                  |               |
| Mr. Smith                    | X               |           |                |                  |               |
| Mr. Westphal                 |                 |           |                |                  | X             |
| Mr. Malecki                  | X               |           |                |                  |               |
| Ms. Bonner                   |                 |           |                |                  | X             |
| Ms. Tumminia                 | X               |           |                |                  |               |
| Mayor Amutah                 | x               |           |                |                  |               |
| Chairwoman Johnson           |                 |           |                |                  | X             |



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Special Meeting Minutes

November 11, 2020 at 7:00 PM

2. Exeter Mt. Holly Land, LLC – US Route 130 – Block: 501, Lot: 1, 6  
Variance, Preliminary, & Final Major Site Plan.  
Resolution # **P-8-2020**

|                              |                 |           |                |                  |               |
|------------------------------|-----------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Stephen Malecki |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Vincent Smith   |           |                |                  |               |
| <b>DISCUSSION</b>            | None            |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>      | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| Mr. Alexander                |                 |           |                |                  | X             |
| Mr. Belgard                  |                 |           |                |                  | X             |
| Mr. Kauker                   | CANNOT VOTE     |           |                |                  |               |
| Mr. Robinson                 | X               |           |                |                  |               |
| Mr. Smith                    | X               |           |                |                  |               |
| Mr. Westphal                 |                 |           |                |                  | X             |
| Mr. Malecki                  | X               |           |                |                  |               |
| Ms. Bonner                   |                 |           |                |                  | X             |
| Ms. Tumminia                 | X               |           |                |                  |               |
| Mayor Amutah                 | X               |           |                |                  |               |
| Chairwoman Johnson           |                 |           |                |                  | X             |

**X. MEETING OPEN TO THE PUBLIC**

None

**XI. CORRESPONDENCE**

1. E-mail from Edgewater Storage asking to be carried to November.
2. E-mail from Urban Edgewater Renewal for consent to be extended to November.

Mr. Kauker would like clarification as to where we are with the zoning ordinances; what are we currently using? States that when requesting the printed copy, he is being denied. Mr. Coleman says that he is not sure where it stands. Mr. Fox says that the Township committee adopted an ordinance on August 1, 2020. They were all ordinances for Chapter 16 and the others that were codified were based upon the old ordinances. Everything that came in after are based on the new codified ordinances. Those are available on the E-Code. The books should be requested by the Township Admin. But Ken is receiving push-back from the Township from that. Mr. Malecki agrees and says that we do use them every month. Mr. Robinson says that if one member gets that copy, all members should get that copy.

**XII. ADJOURNMENT**

|                              |                 |           |                |                  |               |
|------------------------------|-----------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Kenneth Kauker  |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Stephen Malecki |           |                |                  |               |
| <b>TIME</b>                  | None            |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>      | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| All in favor                 | X               |           |                |                  |               |



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

November 19, 2020 at 7:00 PM

**I. MEETING CALLED TO ORDER**

Chairwoman Johnson called the meeting to order.

**II. FLAG SALUTE**

Chairwoman Johnson led the flag salute.

**III. STATEMENT OF THE MINUTES**

Read by 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020”.

**Zoom meeting information:**

Phone/Video information: #1-301-715-8592

Zoom meeting ID: 980 1960 2017 | Passcode: 444295

<https://zoom.us/j/98019602017?pwd=OHFFOEEyR0RSaUNzZXdlcDNKNUhUQT09>

**IV. ROLL CALL**

| TITLE     | NAME               | PRESENT | ABSENT |
|-----------|--------------------|---------|--------|
| Class I   | Mayor Amutah       | X       |        |
| Class II  | Mr. Alexander      | X       |        |
| Class III | Mr. Belgard        | X       |        |
| Class IV  | Chairwoman Johnson | X       |        |
| Class IV  | Mr. Kauker         | X       |        |
| Class IV  | Mr. Robinson       | X       |        |
| Class IV  | Mr. Smith          | X       |        |
| Class IV  | Mr. Westphal       | X       |        |
| Class IV  | Mr. Malecki        | X       |        |
| Alternate | Ms. Bonner         | X       |        |
| Alternate | Ms. Tumminia       | X       |        |
| Attorney  | Thomas Coleman     |         | X      |
| Attorney  | Chuck Petrone      | X       |        |
| Engineer  | Rakesh Darji       | X       |        |
| Planner   | Edward Fox         | X       |        |

**V. APPROVAL OF MINUTES**

➤ November 11, 2020

|                              |                  |
|------------------------------|------------------|
| <b>1<sup>ST</sup> MOTION</b> | Charles Robinson |
| <b>2<sup>ND</sup> MOTION</b> | Stephen Malecki  |
| <b>DISCUSSION</b>            | None             |



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

November 19, 2020 at 7:00 PM

| NAME               | YES                            | NO | RECUSED | ABSTAINED | ABSENT |
|--------------------|--------------------------------|----|---------|-----------|--------|
| Mr. Alexander      | <i>Not present at meeting.</i> |    |         |           |        |
| Mr. Belgard        | <i>Not present at meeting.</i> |    |         |           |        |
| Mr. Kauker         | X                              |    |         |           |        |
| Mr. Robinson       | X                              |    |         |           |        |
| Mr. Smith          | X                              |    |         |           |        |
| Mr. Westphal       | <i>Not present at meeting.</i> |    |         |           |        |
| Mr. Malecki        | X                              |    |         |           |        |
| Ms. Bonner         | <i>Not present at meeting.</i> |    |         |           |        |
| Ms. Tumminia       | X                              |    |         |           |        |
| Mayor Amutah       | X                              |    |         |           |        |
| Chairwoman Johnson | <i>Not present at meeting.</i> |    |         |           |        |

\*Mr. Bill Belgard enters meeting at 7:04 pm.

Mr. Chuck Petrone announces that Urban Edgewater Renewal will take precedence at this meeting as the Storage application will not be heard until the December meeting. Mr. Rakesh Darji had recommendations for the outstanding tax and absence of a Phase 1. Since then, they have remedied Phase 1 and is resolving the taxes per our solicitors' advisement. Chairwoman Marian Johnson makes sure there are no questions from the board and explains to the public that the Storage application will not be heard tonight; they should return next month for that.

## VI. NEW BUSINESS

- Applicant: Edgewater Storage– 4201 US Route 130 South** – Block: 404, Lot: 2.02  
Seeking Preliminary Major Site Plan and Variance/Waiver Approvals in order to construct a self-storage facility, and related site improvements. The self-storage facility will be located within 7 buildings of various sizes, including an office.

\*Voted to have the hearing continued to December 17, 2020.

| <b>1<sup>ST</sup> MOTION</b> | Marian Johnson                                       |    |         |           |        |
|------------------------------|--|----|---------|-----------|--------|
| <b>2<sup>ND</sup> MOTION</b> | Charles Robinson                                     |    |         |           |        |
| <b>DISCUSSION</b>            | None   |    |         |           |        |
| NAME                         | YES  | NO | RECUSED | ABSTAINED | ABSENT |
| Mr. Alexander                | X  |    |         |           |        |
| Mr. Belgard                  | <i>Class III cannot participate in use variance.</i> |    |         |           |        |
| Mr. Kauker                   | X  |    |         |           |        |
| Mr. Robinson                 | X  |    |         |           |        |
| Mr. Smith                    | X  |    |         |           |        |
| Mr. Westphal                 | X  |    |         |           |        |
| Mr. Malecki                  | X  |    |         |           |        |
| Ms. Bonner                   | X  |    |         |           |        |
| Ms. Tumminia                 | X  |    |         |           |        |
| Mayor Amutah                 | <i>Class III cannot participate in use variance.</i> |    |         |           |        |
| Chairwoman Johnson           | X  |    |         |           |        |



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

November 19, 2020 at 7:00 PM

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## VII. OLD BUSINESS

1. Carried from September 17, 2020:

**Applicant:** Urban Edgewater Renewal – **4355 US Route 130 South** – Block: 1202.09, Lot: 2 & 11  
Minor Site Plan for Complete Phase I of the Redevelopment Plan to: repair, rebuild sections and overlay the parking lot; reconfigure the parking lot; upgrade and add landscaping; upgrade site lighting, together with adding two new free standing signs, within Ordinance requirements.

\*Completeness was voted in the affirmative at the August 20, 2020 meeting.

Frank Wieznewski, attorney for Edgewater Park Commons, introduces that the property is in redevelopment zoning in agreement with the municipality; today is for Phase 1, only. Exhibit A – Site Plan – 11/17/2020 is introduced to show the milling of the parking lot, seal coating, add landscaping, lighting, 2 signs, involving everything between the building to Route 130. This excludes the lower left of the rendering where the former Getty Station is nor the Dunkin Donuts. They have reviewed and worked with the Engineer since first submission in April. They will try to hit the highlighted items on the ERI review letter that was submitted today, 11/19/2020.

Ahmed Tamous, a licensed professional engineer in NJ, employed with Bohler Engineering, and is Senior Project Manager swears in. Mr. Tamous states that the majority is cosmetic repairs to the parking lot. Majority change is reflected by the drive aisle, proposed along Big Lots. The darker gray coloration shows full depth replacements while lighter gray is milling and overlay. They are repaving and restriping the rest of the lot. Concerns pertained to the main site on Route 130 towards the right of the drawing by gas station. A white striped lane will be added to minimize travel. A civic island will be added to the west and islands along much of the parking area, minus the gas station. Additionally, more landscaping. Blue coloring indicates ADA spaces and they will be improving lighting.

Chairwoman Johnson asks if people will not be able to drive between Dunkin Donuts & the gas station. Mr. Tamous says that is correct; the green area will all be curb. Mr. Alexander asks how it can be entered. Mr. Tamous says that there will be access from Route 130 & Woodlane Road. They are maintaining the same accessing; not adding or removing. Chairwoman Johnson asks if the old lighting will be taken out. Mr. Tamous indicates they are keeping the bulbs, changing the fixtures in accordance with their night light study provided to the Engineer. Mr. Darji review the submitted and follow up was provided. The drainage basin behind the Path Mark has helped the township in the past. Would ask the applicant if the township can utilize it if it does not have an adverse effect on the property. Mr. Wieznewski states that they plan to clean and repair it if necessary and are open to a working relationship when the facts of the basin are presented to them.

Joel Rosenberg, a principal owner of the property/manager member (one of a group) testifies. Mr. Kauker asks if they would be clearing any trees behind the basin. Mr. Darji says that they are clearing out the vegetation in the center of the basin, not surrounding it. They will make sure the buffer remains intact. Ms. Bonner asks if a traffic study has been done. Mr. Wieznewski states that the building is staying the same size. Mr. Darji adds that this is part of the redevelopment plan to revitalize the shopping center. A traffic study is not required to be supplied as it is the same use; currently being underutilized. Mr. Rosenberg says that Big Lots expanded recently and the trucks that have been by were related to fulfilling the new 55,000 sq. ft. store for their opening. Ms. Bonner said she is concerned because trucks



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

November 19, 2020 at 7:00 PM

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have been a nuisance for the last 2 years, not just recently. Mr. Darji adds that he shares the concerns, as does the township. They must prohibit trucks on certain roads. This applicant has been asked to post signage to direct all trucks exiting to Route 130; not Woodlane to Warren. Ed Fox states that the board should know that Mr. Darji and himself (as a member of the Bridge Commission) to develop a plan that should resolve some of the safety and traffic congestion in a near future phase.

Mr. Kauker asks about landscaping and irrigation. Mr. Darji says yes, they will landscape.

Mr. Wieznewski says they would agree to improve some of the landscaping species (previously mentioned that Juniper is not favorable). Mr. Tamous mentions most of the existing lightbulbs do not have shades, they are going to try to include that. Mr. Kauker asks about cart corrals and bike racks. Mr. Wieznewski replies that there are no corrals within Phase 1, and if bicycle racks are needed, they will supply. Mr. Kauker suggest when thinking about Phase 2, if they can re-think the Dunkin drive-thru because it currently has a situation where you cannot get out of the parking lot when the line gets long because it blocks the entrance. Mr. Tamous agrees and will investigate it. Mr. Kauker asks if the new signs on Woodlane Road are both 20 feet and Mr. Wieznewski says yes, they are in accordance with the redevelopment plan. Mr. Tamous supplies that they will also be adding trees and landscaping along Woodlane. Mr. Rosenberg says it will be approximately \$50,000 in landscaping; Mr. Fox clarifies with rhododendrons. Page 4, #2 identified some parking behind Dunkin Donuts, as new parking would need a bulk variance. The board should grant sign exceptions for anything that requires a waiver. Mr. Wieznewski will accept acceptations and ask the board to grant if needed.

Marian asks for further questions and hearing none, asks to make a motion.

Mr. Petrone does an overview of the application being subjected to testimony and review of the 11/18 Engineer letter and light study requirement. The use of the basin and any vegetation be removed will be limited to leave a buffer. Truck signage to exist to Route 130 away from Warren, also work with the Engineer and Planner on bike racks and landscaping species. Any postings must be up to date. Any COAH fees due should be posted as well. Review parking lot for grading changes to poor draining areas.

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

Chairwoman Johnson opened the hearing to the public.

1. **Cedric Minter** – Zoning Officer of Edgewater Park Twp.  
*S: Further down to Woodlane Road they have had motor vehicle incidents where they blew the intersection and went over the curb and through a garage. May suggest a natural looking barrier to prevent future occurrences.*
2. **Gwendolyn Bonner** – As a resident  
*S: She lives 2 homes away and says that has been known as a “dead man’s curve” and was personally involved in a school bus accident there.*  
*A: Mr. Rakesh states that he is not in favor of leaving that up to this applicant but the Township did get a grant to fix Woodlane Road and will take a hard look at that and the DOT standards to make it safer. Mr. Petrone adds that this cannot be added as a condition of their approval legally.*



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Chairwoman Johnson closes the hearing to the public.

|                              |   |           |                |                  |               |
|------------------------------|---|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Charles Robinson                                  |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Kenneth Kauker                                    |           |                |                  |               |
| <b>DISCUSSION</b>            | None  |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>  | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| Mr. Alexander                | X   |           |                |                  |               |
| Mr. Belgard                  | <i>Lost zoom-remote connection for this vote.</i> |           |                |                  |               |
| Mr. Kauker                   | X   |           |                |                  |               |
| Mr. Robinson                 | X   |           |                |                  |               |
| Mr. Smith                    | X   |           |                |                  |               |
| Mr. Westphal                 | X   |           |                |                  |               |
| Mr. Malecki                  | X   |           |                |                  |               |
| Ms. Bonner                   | X   |           |                |                  |               |
| Ms. Tumminia                 | X   |           |                |                  |               |
| Mayor Amutah                 | X   |           |                |                  |               |
| Chairwoman Johnson           | X   |           |                |                  |               |

## VIII. COMPLETENESS DETERMINATION

For the new application being heard tonight; professionals advised completeness/hearing in one night.

2. **Applicant:** Edgewater Storage- 4201 US Route 130 South – Block: 404, Lot: 2.02  
Seeking Preliminary Major Site Plan and Variance/Waiver Approvals in order to construct a self-storage facility, and related site improvements. The self-storage facility will be located within 7 buildings of various sizes, including an office.

|                              |  |           |                |                  |               |
|------------------------------|--|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Charles Robinson                                     |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Kenneth Kauker                                       |           |                |                  |               |
| <b>DISCUSSION</b>            | None   |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>   | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| Mr. Alexander                | X  |           |                |                  |               |
| Mr. Belgard                  | <i>Class III cannot participate in use variance.</i> |           |                |                  |               |
| Mr. Kauker                   | X  |           |                |                  |               |
| Mr. Robinson                 | X  |           |                |                  |               |
| Mr. Smith                    | X  |           |                |                  |               |
| Mr. Westphal                 | X  |           |                |                  |               |
| Mr. Malecki                  | X  |           |                |                  |               |
| Ms. Bonner                   | X  |           |                |                  |               |
| Ms. Tumminia                 | X  |           |                |                  |               |
| Mayor Amutah                 | <i>Class I cannot participate in use variance.</i>   |           |                |                  |               |
| Chairwoman Johnson           | X  |           |                |                  |               |



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## IX. ADOPTION OF RESOLUTIONS

1. Rivin & Galina Melomedman– 717 Green Street – Block: 312, Lot: 4  
Variance application to construct a family residence.  
Resolution # **P-9-2020**

|                              |                                |           |                |                  |               |
|------------------------------|--------------------------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Vice-Chairman Charles Robinson |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Stephen Malecki                |           |                |                  |               |
| <b>DISCUSSION</b>            | None                           |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>                     | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| Mr. Alexander                | <i>Not present at meeting.</i> |           |                |                  |               |
| Mr. Belgard                  | <i>Not present at meeting.</i> |           |                |                  |               |
| Mr. Kauker                   | X                              |           |                |                  |               |
| Mr. Robinson                 | X                              |           |                |                  |               |
| Mr. Smith                    | X                              |           |                |                  |               |
| Mr. Westphal                 | <i>Not present at meeting.</i> |           |                |                  |               |
| Mr. Malecki                  | X                              |           |                |                  |               |
| Ms. Bonner                   | <i>Not present at meeting.</i> |           |                |                  |               |
| Ms. Tumminia                 | X                              |           |                |                  |               |
| Mayor Amutah                 | X                              |           |                |                  |               |
| Chairwoman Johnson           | <i>Not present at meeting.</i> |           |                |                  |               |

## X. MEETING OPEN TO THE PUBLIC

1. Marian Johnson – As a resident  
*Q: Marian discusses that there is a curb blind spot off Regency Road right after North Garden.*  
*A: Mr. Darji will look into it because that will be included in their first phase of redevelopment. All members agree; accidents happen frequently.*

## XI. CORRESPONDENCE

1. Packet from ERI about TWA Application Form for a sanitary sewer pipe extension at Roosevelt Park; Land Use.

Mr. Darji expands that the Sewer Authority submitted an application to add park improvements and a pond area. They are trying to coordinate with the Sewer Authority to decommission one of the pump stations there and run a gravity line from one to the other. Does not affect any zoning or master plan.

Mr. Kauker asks about manholes; being higher than grade. Mr. Darji says there will be manholes and they will be flush or if close to the pond, slightly higher.

Ms. Bonner asks about 5G on the water tower and if there is water in it. Mr. Darji says yes, the NJAW is supplying potable water to E.P. and providing pressure. Ms. Bonner asks if they came to the committee for permission to put the 5G up. Mr. Darji says they had antennas previously and the law is written that they do not need to come back to the board for review. Mr. Kauker adds that they are required to remove obsolete antennas. Ms. Bonner is concerned with 5G radio activity near the water. Mr. Darji says that





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testing is regularly done and sent to the DEP. The DEP would have the information/answers.

## XII. ADJOURNMENT

|                              |                                |           |                |                  |               |
|------------------------------|--------------------------------|-----------|----------------|------------------|---------------|
| <b>1<sup>ST</sup> MOTION</b> | Vice-Chairman Charles Robinson |           |                |                  |               |
| <b>2<sup>ND</sup> MOTION</b> | Kenneth Kauker                 |           |                |                  |               |
| <b>TIME</b>                  | 8:12                           |           |                |                  |               |
| <b>NAME</b>                  | <b>YES</b>                     | <b>NO</b> | <b>RECUSED</b> | <b>ABSTAINED</b> | <b>ABSENT</b> |
| All in favor                 | X                              |           |                |                  |               |