



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Minutes

January 7, 2021 at 7:00 PM

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

II. FLAG SALUTE – *Read by previous Chairperson*

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

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 December 18, 2020; written notice was emailed to the Burlington County Times and the Courier Post on December 18, 2020; written notice was filed with the Clerk of the Township on December 18, 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. NEWLY APPOINTED OFFICIALS – *Read by previous Secretary*

At the Township Committee Reorganization meeting held on Tuesday, January 5, 2021 the following appointments were made by the Township Committee:

1. **Class I Member** for 1-year term: Lauren DiFilippo
2. **Class II Member** for 1-year term: John Alexander
3. **Class III Member** for 1-year term: William A. Belgard III

❖ **OATH OF OFFICE**

Will the appointees that did not take the oath at the Township Re-Organization meeting, please come forward to receive the Oath of Office, administered by our solicitor representative, Thomas J. Coleman III, Esquire, Solicitor?

4. **Class IV Member** for 4-year term: Charles Robinson

The members absent will swear in with the Municipal Clerk at the Township Building.

5. **Class IV Member** for 4-year term: Jeff Westphal
6. **Class IV Alternate Member** for 2-year term: Gwendolyn Bonner

V. ROLL CALL – *Read by previous Secretary*

TITLE	NAME	PRESENT	ABSENT
Class I	Mayor Lauren DiFilippo	X	
Class II	John Alexander	X	
Class III	William A. Belgard III	X	
Class IV	Chairwoman Marian Johnson	X	
Class IV	Stephen Malecki	X	
Class IV	Kenneth Kauker	X	



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Class IV	Charles Robinson	X	
Class IV	Jeff Westphal		X
Class IV	Vincent Smith	X	
Alternate	Gwendolyn Bonner		X
Alternate	Bonnie Tumminia	X	
Attorney	Thomas Coleman	X	
Attorney	Chuck Petrone		X
Engineer	Rakesh Darji		X
Planner	Edward Fox		X

VI. PROCEDURES – Read by previous Secretary

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.

VII. NOMINATIONS – Read by previous Secretary

1. At this time, I would like to ask the Planning Board Members for nominations of the Chairperson for the year 2021.

- a. Nomination for Chairperson: Chairwoman Marian Johnson; By: Charles Robinson
- b. Second by: Stephen Malecki

Are there any further nominations? *Hearing None*; **Nominations are now closed.**

Roll call to appoint Marian Johnson as Chairperson for the year 2021.

1ST MOTION	Charles Robinson				
2ND MOTION	William A. Belgard III				
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 DiFilippo	X				
Chairwoman Johnson	X				

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

❖ OATH OF OFFICE TO THE CHAIRPERSON



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2. Nominations for Vice Chairperson for the year 2021.

- a. Nomination for Vice Chairperson Charles Robinson; By: Chairwoman Marian Johnson
- b. Second by: Kenneth Kauker

Are there any further nominations? *Hearing None*; **Nominations are now closed.**

1ST MOTION	Chairwoman Marian Johnson				
2ND MOTION	Kenneth Kauker				
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 DiFilippo	X				
Chairwoman Johnson	X				

❖ OATH OF OFFICE TO THE VICE CHAIRPERSON

3. Planning Board Solicitor for the year 2021 was nominated and appointed by the Township Committee at their re-organization meeting on Tuesday, January 5, 2021.

Roll call to appoint **Raymond, Coleman, Heinold LLP** as Solicitor for the year 2021.

1ST MOTION	Stephen Malecki				
2ND MOTION	Chairwoman Marian Johnson				
DISCUSSION	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 DiFilippo	X				
Chairwoman Johnson	X				

4. Planning Board Engineer for the year 2021 was nominated and appointed by the Township Committee at their re-organization meeting on Tuesday, January 5, 2021.



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Roll call to appoint Environmental Resolutions, Inc. as Engineer for the year 2021.

1ST MOTION	Charles Robinson				
2ND MOTION	Kenneth Kauker				
DISCUSSION	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 DiFilippo	X				
Chairwoman Johnson	X				

5. Planning Board Planner for the year 2021 was nominated and appointed by the Township Committee at their re-organization meeting on Tuesday, January 5, 2021.

Roll call to appoint Environmental Resolutions, Inc. as Planner for the year 2021.

1ST MOTION	Charles Robinson				
2ND MOTION	William A. Belgard III				
DISCUSSION	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 DiFilippo	X				
Chairwoman Johnson	X				

6. Nominations for Planning Board Secretary for the year 2021.

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

Are there any further nominations? *Hearing None*; **Nominations are now closed.**

Roll call to appoint Nicole Carter as Secretary for the year 2021.



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1ST MOTION	Chairwoman Marian Johnson				
2ND MOTION	Stephen Malecki				
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 DiFilippo	X				
Chairwoman Johnson	X				

VIII. SET DATE AND TIME OF PLANNING BOARD MEETINGS FOR THE YEAR 2021:

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

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

1ST MOTION	Charles Robinson				
2ND MOTION	Vincent Smith				
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 DiFilippo	X				
Chairwoman Johnson	X				

IX. RESOLUTIONS

➤ Resolution P-1-2021

Notice of scheduled meetings.

1ST MOTION	Charles Robinson				
2ND MOTION	Chairwoman Marian Johnson				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				



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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 DiFilippo	X				
Chairwoman Johnson	X				

➤ **Resolution P-2-2021**
Open Public Meetings Act.

1ST MOTION	Charles Robinson				
2ND MOTION	Stephen Malecki				
DISCUSSION	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 DiFilippo	X				
Chairwoman Johnson	X				

➤ **Resolution P-3-2021**
Professional Contracts.

1ST MOTION	Charles Robinson				
2ND MOTION	Stephen Malecki				
DISCUSSION	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 DiFilippo	X				



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Chairwoman Johnson	X				
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➤ **Resolution P-4-2021**

Annual report of variance applications and township zoning change recommendations.

1ST MOTION	Charles Robinson				
2ND MOTION	Chairwoman Marian Johnson				
DISCUSSION	Mr. Malecki asks if for all variances for the year; Johnson answers yes.				
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 DiFilippo	X				
Chairwoman Johnson	X				

X. MEETING OPEN TO THE PUBLIC

XI. ADJOURNMENT

- a. **Motion:** Charles Robinson, 2nd: Kenneth Kauker.
- b. **All in favor?** Yes, **Anyone Opposed?** No.
- c. **Time:** 7:30.



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January 21, 2021 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 11, 2021; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2021; written notice was filed with the Clerk of the Township on January 12, 2021.”

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. OATH OF OFFICE

Chuck Petrone administers the Oath of office to Gwendolyn Bonner and Jeff Westphal.

V. ROLL CALL

TITLE	NAME	PRESENT	ABSENT
Class I	Mayor DiFilippo	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	Mrs. Tumminia	X	
Attorney	Thomas Coleman	X	
Attorney	Chuck Petrone	X	
Engineer	Rakesh Darji	X	
Planner	Edward Fox	X	

VI. APPROVAL OF MINUTES

1. December 17, 2020



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1ST MOTION	Charles Robinson				
2ND MOTION	Kenneth Kauker				
DISCUSSION	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	
Mrs. Tumminia	X				
Mayor DiFilippo				X	
Chairwoman Johnson	X				

*Mr. Alexander was present during Roll Call but unable to be heard, his audio joined meeting between minute adoptions.

2. January 7, 2021

1ST MOTION	Charles Robinson				
2ND MOTION	Chairwoman Marian Johnson				
DISCUSSION	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
Mrs. Tumminia	X				
Mayor DiFilippo	X				
Chairwoman Johnson	X				

VII. OLD 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.

Carried from the December 17, 2020 meeting.



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*Mayor and Class III member may be excused for this use variance until this hearing is over. Professional Wendy Berger makes note of updated reports were submitted from the board's previous comments at the last meeting. Also, corrects her previous mix-up, that hours of operation are 6 AM – 10 PM. Building A only notes, certain customers have the right to sign up with the management that if they have to get in early, they are given special access cards.

Ed Mayor, swears in as the Architect, and has worked in the state of New Jersey; recognized by the board.

Exhibit A-3: Architectural Plans, identified by page number moving forward.

Page 4 is a rendering of proposed exterior site design and color rendering. Including a glass façade (like an office building) and to be visually pleasant. The "Tenant Storage" words at the top of the building will be where the name of the future tenant will be located.

Page 5 is a view from the read of the building. The back is much lower than the front of the building, continuing the CMU-omni block.

Page 6 is a layout of the facility on Building A, first floor.

Page 7 is a layout of Building A, second and third floor.

Page 8 is façade and exterior elevations for Building A.

Page 9, is a layout of Building B, C, D, & E.

Page 10 is exterior elevations for Building B & C; 12'8".

Page 12 is a layout for F, G, H, I, & J; all one story.

Ms. Berger confirms there are 10 buildings in total.

Page 13 is a layout for elevations for F, G, & H; same elevation to Page 10.

Ms. Berger confirms that the building closet to the residents, the rolling doors face inwards to the facility, not towards the residents. Mr. Petron says 3 buildings have access to interior units and the other 7 are all exterior entrances; Mr. Mayer confirms, yes.

Page 3 is an aerial view of the property with the proposed buildings, landscaping, and additional commodities.

Chairwoman Johnson asks about the 3 buildings only having fire suppression. Mr. Mayer says that yes because they have inside access and require it. The other buildings have enough distance between them that that meet required code to not need fire walls. Mr. Kauker asks if blue is the color regardless of the tenant or if it will change based on the tenant. Mr. Mayer says, that at this time their intention is to stay with blue, but the question may be better directed to the owner. Mr. Kauker asks about the climate controlled being screened from residential. Mr. Mayer says they intend to put them more near the center of the building. Mr. Kauker says the loading area in the front yard is not permitted. Mr. Mayer says it is done inside the building and not outdoors. Mr. Darji says that that is typically applicable for loading docks or traditional outdoor spaces like restaurants for unsightly trucks.

*Mr. Darji & Mr. Fox take their Oath of Office, administered by Chuck Petrone.

Mr. Kauker asks what the windows on the on the 2nd and 3rd floor are looking into. Mr. Mayer informs that they are faux windows that represent there are storage unit there. It is spandrel glass. Mr. Petrone says that a "Do Not Enter" sign should be at the second entrance. Mr. Kauker asks about shield lights, directing down so there is no glare to residents on all buildings.



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Tiffany Morrissey, as the Planning Expert swears in as a licensed planning Engineer; the board recognizes her credentials. Describes the application in detail, expands on the various variances they are requesting. The property and the use are suited to one another and promote the general welfare. It will add light and air to open spaces for a variety of uses. It meets the needs of all new Jersey citizens; promotes civic design and arrangement. This C-3 zone permits sales and services, financial institutions, etc. This is expounded on in positive conditions. The property also has an irregular shape that may make it harder to develop. The setback variances they are requesting are for a small corner for the building, not a large encroachment and the side-yard request is around commercial properties that are already developed. The site will also not be over developed in terms of impervious coverage, 51% as opposed to the allotted 60%. The building complies with height in both front and rear.

Mr. Darji asks about parking space variance. Ms. Morrissey, says they are providing, and they are banking them, so if necessary, they will put them in the front of the building if it becomes an issue. Typically, storage units do not require many spaces, and the reduced variance request is justified, but they can add them. Mr. Petrone asks if there is a variance required for the height of the fence in the front yard, Mr. Fox looks finds that the application came in before the ordinance was changed. Mr. Fox states that the requests proposed by the board professionals is appropriate and safe. The professionals have no more questions. The applicant has been most agreeable to the professionals' terms and will work if anything else needs amending. Mr. Kauker asks about the percentage of impervious area, if anything is put in the small green area they should come back to the board and how would it be maintained. It is answered It will be left as is with trees for a buffer.

Chairwoman Johnson opens this portion of the meeting to the public.

1. Andrew Arnold – Family owns the neighboring dealership, Jonathan Motor Cars
Q: Has been in Edgewater Park for a few decades, is a land use planner living in Colorado. Now a part owner of Jonathan Motor Cars, he does not think this is a good use for this property as it would create a substantial negative impact to the Township. There are already two storage facilities in town. As facilities they do not generate jobs, housing, and generates less property tax. It is part of the last remaining Route 130 frontage that Edgewater Park has left. Also, brings up the amount of \$300K+ owed in property taxes.
A: Mr. Fox comments that he is an author for the redevelopment study currently, it is not a plan. The old ordinance must be applied because the application was brought in before the new ordinance was adopted. The economic conditions are required for site plans for plan development of more than 50 acres, this is not the case. With use variances, 5 votes are required not a 2/3 majority.

Chairwoman Johnson closes this portion of the meeting to the public.

Ms. Berger responds there was an approval in 2006 and 2008 having over 300 parking spaces on the site with multiple buildings.

Mr. Petrone reads his resolution proposal for the use variance approval for the Self-Storage.

1ST MOTION	Charles Robinson
2ND MOTION	Kenneth Kauker



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DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mr. Belgard	<i>Cannot vote on use variances.</i>				
Mr. Kauker	X				
Mr. Robinson	X				
Mr. Smith	X				
Mr. Westphal	X				
Mr. Malecki	X				
Ms. Bonner	X				
Mrs. Tumminia	X				
Mayor DiFilippo	<i>Cannot vote on use variances.</i>				
Chairwoman Johnson	X				

Will come back to the board for final approval.

BOARD TAKES A 5 MINUTE RECESS

Resume Meeting Roll Call:

TITLE	NAME	PRESENT	ABSENT
Class I	Mayor DiFilippo	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	Mrs. Tumminia	X	

VIII. NEW BUSINESS

1. Applicant: Curaleaf– 4237 US Route 130 South – Block: 501, Lot: 4

Change-in-use and Minor Site Plan Approval to allow the applicant to renovate and convert the existing 21,890 sq. ft. building into a 7,640 sq. ft. medicinal cannabis dispensary.

Carried from the December 17, 2020 meeting.

CherylLynn Walters goes into the application description and the path to getting heard, including rescheduling, reviews, meetings, being carried, and noticing. Ms. Walters shares her screen to go through the Exhibits that will be focused on at this meeting.

Exhibit A-01: Identifies the Exhibit List

Exhibit A-02: Witness List

Exhibit A-03: Aerial Image



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- Exhibit A-04: Site Plan Rendering
- Exhibit A-05: Interior Rendering and Floor Plan
- Exhibit A-06: Exterior Rendering
- Exhibit A-07: Sign Rendering
- Exhibit A-08: Revised Exhibit List
- Exhibit A-09: Site Plan Rendering Revised 1-11-21
- Exhibit A-10: Landscape Renderings, 7 sheets

Lists their 4 experts, Luke Flood, Business Development Manager; James Sherrard, Curaleaf Head of Security; Eric Boe, Engineer; Bryan Proska, Traffic Engineer, to be sworn in in totality by Mr. Tom Coleman.

Luke Flood, 301 Edgewater Place, Suite 301 Wakefield, MA 01880, the Director of Business Development, working in business development real estate matters. Ms. Walters brings up the aerial view of the property. Mr. Flood provides a background of Curaleaf as a business; they are one of the nation's largest operators in the cannabis corporation. A multi-state operator: they are currently in 23 operating states with 96 operating dispensaries, 30 processing facilities, and 23 cultivation facilities. New Jersey has one of the strictest programs.

Ms. Walters indicates that they are proposing to use only a portion of the property for a long-term lease from the current owner. They solely intend to use the 7,640 square feet that they are proposing for their dispensary only. Their hours of operations are 8 am – 7 pm, 7 days a week. The busiest times are first in the morning and 11 am – 2 pm window. At first, about 25-30 employees to open the business and when fully operational, approximately 18-20 employees. There will be associates, security guards, and managers (key holding employees) that will work into 2 primary shifts. Employees start at 7 am and close at 8 pm.

Exhibit A-06: Exterior Rendering, Mr. Flood will not be making significant site changes. The color palate will remain neutral in beige/gray with green letterings and will conform to the Townships rules.

Exhibit A-05: Interior Rendering and Floor Plan. Mr. Flood explains that you have to be a card-carrying member to be able to access the inner-inside on the facility. Ms. Walters moves to page 5 of A-05, and Mr. Flood says that anyone can get into the lobby area and the patient would have to be escorted by security to enter the vestibule where their card will be checked by an associate. Once cleared, the entry door would open and escorted into the lounge area to be helped by a sales associate. From there they will enter the point of sale retail area by a sales associate. When their transaction is finished, the patient will be ushered towards the exit. The display cases in the center of the lounge do not contain any THC products.

Ms. Walters brings up general office, bathroom, and product delivery. They can be delivered internally from a relative operation that may have a surplus or by standard ordering/delivering. The dumpster pick-up may be 1 pick up a week or less. The expectation is to have little to no refuse.

Exhibit A-10: Landscape Rendering. Page 1 provides a visual from Route 130. Page 2 is from the driveway and an up close of the monument sign. Page 3 is the type of plants proposed. Page 4 is the



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higher viewpoint of the entire building, shrubbery and trees being added. The dumpster area being enclosed with evergreens surrounding it. Mr. Flood advises that the contract between them and the landlord stipulates that they be responsible for landscape upkeep.

Exhibit A-07: Sign Rendering. The proposed monument sign to be in compliance with the Township's wishes, not requiring a variance for that.

Mr. Alexander asks if this will include recreational marijuana when it becomes applicable. Mr. Flood states that they indicate they are pharmaceutical company. Ms. Walters interjects that they are asking for a variance for pharmaceutical dispensary and will have to come back to the board for any changes to the site. Mr. Alexander also asks about what form the product is sold in and if anything is permitted to be used on site. Mr. Flood says that there is a strict code of conduct and do not allow that. Mrs. Tumminia asks about the portion of the building they are not using. The applicant clarifies they are leasing the entire property & building and they are developing the portion they plan to use and do not currently have plans to develop that part. Mr. Flood answers additional product questions by Mr. Alexander.

Mr. Darji says they did have a conversation about the unused portion of the space previously with the applicant and it should be part of the condition of approval (if approved), that if anything does change to that, they should come back to the board for those permissions; including if the medical changes to include recreational use. Mr. Coleman brings forward that the recreational vs. medical uses in the township will rely on the shoulders of the Township Committee and the board does not need to focus on that. Ms. Walters says they will not expand on use for anything other than medical marijuana nor will they expand on anything other than the portion of the building they propose to use. They are amenable to being a medical dispensary, only. Mr. Fox states that agriculture is not permitted in this zone, as it is.

Chairwoman Johnson asks about the driveway utilizing a slow sign as there is a children's karate studio right near there. Ms. Walters says that they did discuss alternatives to the driveway to make it safer and will go over that as well. Mr. Kauker asks about landscaping and if Mr. Darji will go over what should be there since nothing is being culled out.

James Sherrard, 640 Creek Road, Bellmawr, NJ, 08031. The security director for Curaleaf New Jersey for 5 years, a retired lieutenant with a master's degree in business. The Department of Health will be known as DOH. They do not utilize 3rd party companies. Their team consists of retired law enforcement or ex-military. They require armed registration with 2 men on each shift both inside and outside. There is a 24-hour recording system, kept back 60 days with viewing available from another location. Any place that can be brought in, placed, or moved must be under surveillance under the DOH. They have a 360-degree view live or remote view around the building at any time and the DOH can access that live or replay at any time in their database. They also monitor the parking lot. Product is delivered from the manufacturing site in Bellmawr be an unmarked, non-descript, armored vehicle by an inventory specialist. Everything is serial numbered and tracked by an internal management system and a manifest. The product is sealed in bins and zip tied. When they are brought in, they are processed in a vaulted area. Operations are halted momentarily to allow this process until it is safe in the vault. Unused are default product is processed similar in the reverse way and disposed of safely and legally, done by manifest and in the reversed order of delivery, back to Bellmawr. Deliveries are random and based on how busy the facility is. Deliveries take in total 10 minutes.



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Mr. Kauker asks about the money transfer and the vault. Mr. Sherrard says that the security office is where the money counting is and they prohibited from the product vault. Mr. Alexander asks about the cash/debit/insurance. Ms. Walters interjects that it does not seem relevant to the application but will answer that they are leaning towards the debit transactions.

Erik Boe, 445 Godwin Avenue, Midland Park, New Jersey; a professional engineer in the state of New Jersey, licensed in Pennsylvania, New York, and New Jersey; the board recognizes his credentials.

Exhibit A-03: Aerial View.

Exhibit A-09: Revised Rendering, minor changes to address the professional's comments. The site does not have any changes in any substantial way. There is previously existing storm water management to the left/rear. There is also a gravel lot in addition to the paved lot for parking. Changes to the exterior are to the façade, only; paint to make it look nicer. Also, added the previously mentioned trash enclosure with buffer.

Exhibit A-10: Will work with the professionals on adding aesthetically pleasing landscaping.

Exhibit A-09: One egress for entering and exiting. They are looking to designate the upper right of the parking lot for delivery vehicles and an additional ADA parking space on the opposite side to comply with ADA requirements. Parking spaces would be brought down to 51. The intention is not to use the gravel for parking overflow, but they do not think they will be using it. The parking analysis does not deem they will have use for all the spaces. Mr. Fox says that he does not believe this is something the board had approved in the past. Mr. Darji did say that the gravel parking is something that evolved over time but will reserve comments until after traffic testimony.

Exhibit A-07: The rendering of the monument sign, the height is 5'11", the with is 7'1"; fits within the ordinance and 15'+ off the curb line in compliance. There are mounted spotlights and no internal lighting.

Exhibit A-10: The sign of the Curaleaf name on the exterior of the building with exterior lighting, no interior lighting. Ms. Walters attests that the sign will be in compliance with height when they apply for their construction permits for the sign.

Mr. Darji addresses the storm water management and brings up that they must be kept in good repair and must be maintained. Mr. Boe says that they have discussed this with the owner to bring it up to operational conditions.

Bryan Proska, 303 West Main Street, Freehold, NJ, 07728, Traffic Engineer licensed in NJ and PA; recognized by the board. The review focused on peak hours and parking. Approximately around 106 trips at peak hours, slightly higher than when being used by the gym. Their review is conservative and over inflates what may occur. They are subject to the NJDOT restrictions and will provide the board a copy of that. The parking analysis shows that the spaces required by ordinance are 39, and realistically the need for this site is 50 spaces. The bulk variance is needed to exceed the parking spaces by a certain amount. There will be safe site circulation for traffic.

Exhibit A-09: Mr. Darji brings up the parking concerns. Mr. Boe does not believe the overflow gravel parking will not be needed. Mr. Darji deciphers that the gravel drive will just be used for the trash company to collect. The concern is that if the lot is being used by passenger vehicles it would be a less than safe condition to a trash truck to access. Mr. Proska says they did address some of the professional



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comments to make the connecting area flush and Mr. Darji asks for signage that it should be for service vehicles only. Mr. Darji’s second concern is to suggest as a condition of approval (if approved) because it does not conform, the applicant being compelled to return for a site plan to construct a proper parking lot at the discretion of the Zoning Officer should a parking problem surface. Mr. Fox adds also the site plan did not include a loading area; it will bring up 2 more variances. Loading areas should be in the side or rear as it is currently; the next being it would be permitted for tractor trailer vehicles.

Mr. Kauker refers to the trail of the gravel path, being not as safe, should it be removed? Mr. Darji says it was an initial suggestion, but as it is being accessed by a larger truck, they need that to enter and exit. If it is eliminated, they would have to remove 1-2 parking spaces to give the truck enough room to turn. If the lot is to be changed and used for employees, they would have to come back to change the parking layout. Ms. Bonner asks about the employees and if they will be residents. Mr. Flood says that they will do an online posting and anyone eligible can apply.

Chairwoman Johnson opens this portion of the meeting to the public.

Mr. Walters wanted to state for the record regarding a chat comment from the public, if the application is approved Giant Fitness would no longer be operating and it is the only use allowed on site. Should that footprint expand or any changes/additions to tenancy would come back to the board. Curaleaf will not be subletting to anyone, the state does not allow that.

Chairwoman Johnson closes this portion of the meeting to the public.

Mr. Coleman does the overview of the resolution the approval will permit a change in use with minor site plan.

1ST MOTION	Stephen Malecki				
2ND MOTION	Charles Robinson				
DISCUSSION	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				
Mrs. Tumminia	X				
Mayor DiFilippo	X				
Chairwoman Johnson	X				

IX. COMPLETENESS DETERMINATION
None



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X. ADOPTION OF RESOLUTIONS

1. **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.
Resolution # **P-11-2020**

1ST MOTION	Charles Robinson				
2ND MOTION	Stephen Malecki				
DISCUSSION					
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				
Mrs. Tumminia	X				
Mayor DiFilippo				X	
Chairwoman Johnson	X				

XI. MEETING OPEN TO THE PUBLIC

Chairwoman opens to the public. Hearing none; closed.

XII. CORRESPONDENCE

1. ERI – 1/14/2021 provided Final Major Subdivision & Final Site Plan letter for Ariel Realty conformance review.
2. PSE&G

XIII. ADJOURNMENT

1ST MOTION	Charles Robinson				
2ND MOTION	Kenneth Kauker				
TIME	10:33				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

February 18, 2021 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 11, 2021; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2021; written notice was filed with the Clerk of the Township on January 12, 2021.”

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<https://zoom.us/j/98019602017?pwd=OHHFOEEyR0RSaUNzZXdlcDNKNUhUQT09>

IV. ROLL CALL

TITLE	NAME	PRESENT	ABSENT
Class I	Mayor DiFilippo	X	
Class II	Mr. Alexander	X	Joined late
Class III	Mr. Belgard	X	Joined late
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	Mrs. Tumminia	X	
Attorney	Thomas Coleman		X
Attorney	Chuck Petrone	X	
Engineer	Rakesh Darji		
Planner	Edward Fox	X	

V. APPROVAL OF MINUTES

1. January 21, 2021

*Mr. Alexander joins the meeting after roll call during minutes discussion.

1ST MOTION	Charles Robinson
2ND MOTION	Gwendolyn Bonner



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DISCUSSION	<ul style="list-style-type: none"> - Mr. Malecki: Page 7, 2nd paragraph indicated the question was brought up by Mrs. Tumminia and they are leasing the whole property and only occupying the portion they are using. - Mrs. Tumminia: Page 4, #1, bottom of paragraph is not a complete sentence. *Correct for next meeting. - Mr. Kauker: Page 7, 2nd paragraph, Mr. Floor should be Mr. Flood. 				
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				
Mrs. Tumminia	X				
Mayor DiFilippo	X				
Chairwoman Johnson	X				

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. COMPLETENESS DETERMINATION

None

IX. ADOPTION OF RESOLUTIONS

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 have 10 buildings of various sizes, including an office.
 Resolution # **P-5-2021**

1ST MOTION	Kenneth Kauker				
2ND MOTION	Charles Robinson				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mr. Belgard	<i>Cannot vote on use variances.</i>				
Mr. Kauker	X				
Mr. Robinson	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

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Mr. Smith	X				
Mr. Westphal	X				
Mr. Malecki	X				
Ms. Bonner				X	
Mrs. Tumminia	X				
Mayor DiFilippo	<i>Cannot vote on use variances.</i>				
Chairwoman Johnson	X				

- 2. Applicant: Curaleaf– 4237 US Route 130 South** – Block: 501, Lot: 4
Change-in-use and Minor Site Plan Approval to allow the applicant to renovate and convert the existing 21,890 sq. ft. building into a 7,640 sq. ft. medicinal cannabis dispensary.
Resolution # **P-6-2021**

1ST MOTION	Chairwoman Marian Johnson				
2ND MOTION	Charles Robinson				
DISCUSSION	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	
Mrs. Tumminia	X				
Mayor DiFilippo	X				
Chairwoman Johnson	X				

- X. MEETING OPEN TO THE PUBLIC**
Chairwoman opens to the public. Hearing none; closed.

XI. CORRESPONDENCE

- 1. Burlington County Public Works: Planning Board – Edgewater Park Self Storage Site Plan Deficiency Letter**
Mr. Malecki asks if we can approve something they have not already approved. Marian and Mr. Petrone advise that they are different requirements and not a cross interfering issues. They do need to satisfy the County and if anything changes, they will have to come back for an amended approval.
- 2. Standard Development Application** – Review and revision comments to approve for future distribution.

Marian brings up streamlining part of the application process for things like widening the driveway, that should not require the 200' list. This item would have to be address to the Township Committee. This



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

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would be cost effective for them and may in turn help them to come to the board without working without a permit.

Mr. Petrone advises a variance always requires the 200’ notice, no matter what. Mr. Fox says that he will talk to Mr. Darji, the Board and Township Engineer, about driveway permits and if there is a way to streamline that process. His comments for the new application were sent to the secretary, Mrs. Carter, and Mr. Petrone. Also, Tom Stanuikynas is completing the land use element for the Township and hopefully we can get that done soon, in the next few months. The Township will be asking for a subcommittee and possible redevelopment concepts along the railroad.

Ms. Bonner, marked a couple of items, old application item 23, is not include in the new application. Mr. Petrone advises that it is on page 19 of 25, as the request for property list. The second question is the new application on Page 24, at the bottom has 13 extra lines after special meeting fee that were not in the new application. Mrs. Carter received a new fee scheduled at the beginning of the year from the municipal clerk and those new fees were what was used for Page 24. Notes that the Tax Map Modification fee that is not included in the new application. Mrs. Carter will put anything missing (item 23 and tax map modification) in the new application. Mr. Petrone notes that item 23 is also on page 3 #8. Mr. Petrone asks if the newspaper should be specified, Mrs. Carter does read that #8 specifies.

*Mr. Belgard joins the meeting.

Marian asks when it will be okay to return to hybrid meetings. Mr. Petrone advises that is up to the Township. Ms. Bonner asks if the application needed to be voted on, Marian says no; it is office procedure. Mr. Fox addresses that case law, decisions made by court, if you are using a checklist it must be adopted by ordinance; it is handled by the Township Committee.

XII. ADJOURNMENT

1ST MOTION	Charles Robinson				
2ND MOTION	Stephen Malecki				
TIME	7:35				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

March 18, 2021 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 11, 2021; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2021; written notice was filed with the Clerk of the Township on January 12, 2021”.

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IV. ROLL CALL

TITLE	NAME	PRESENT	ABSENT
Class I	Mayor DiFilippo		X
Class II	Mr. Alexander	X	Joined Late
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	Mrs. Tumminia	X	
Attorney	Thomas Coleman		X
Attorney	Chuck Petrone	X	
Engineer	Rakesh Darji		X
Planner	Edward Fox	X	

V. APPROVAL OF MINUTES

1. January 21, 2021 * revised per 2/18/2021 meeting discussion.

1ST MOTION	Bonnie Tumminia				
2ND MOTION	Gwendolyn Bonner				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

March 18, 2021 at 7:00 PM

Mr. Alexander	X				
Mr. Belgard					X
Mr. Kauker	X				
Mr. Robinson					X
Mr. Smith	X				
Mr. Westphal	X				
Mr. Malecki					X
Ms. Bonner	X				
Mrs. Tumminia	X				
Mayor DiFilippo					X
Chairwoman Johnson	X				

2. February 18, 2021

1ST MOTION	Vincent Smith				
2ND MOTION	Chairwoman Marian Johnson				
DISCUSSION	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				
Mrs. Tumminia	X				
Mayor DiFilippo					X
Chairwoman Johnson	X				

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. COMPLETENESS DETERMINATION

None

IX. ADOPTION OF RESOLUTIONS

None

X. MEETING OPEN TO THE PUBLIC



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

March 18, 2021 at 7:00 PM

Chairwoman opens to the public. Hearing none; closed.

XI. CORRESPONDENCE

1. 2/23/2021 E-mail – From Tom Coleman about the Assembly Bill #2785.

Mr. Petrone advises that the new legislation signed into law will require any new plan use element to include as part of the document, must include a climate change impact ability assessment. It will impact the board when they do the adoption of a revised land use plan element. The legislation recognizes this will be an added expense and it will not come with additional funding. There will be assistance from the NJDEP with respect to provide technical assistance to municipality in their assessments.

Mr. Fox says it went into effect in December 2020 and one of the problems are that no one is sure what it is supposed to be, because there are no previous standards. The bill relies on the DEP as to what should be included in this. He will keep his ears open as to what will need to be done in the future.

Chairwoman Johnson says that they would not have guidelines to base their determinations on as most of the board are not environmental scientists.

*Mr. Belgard joins the meeting.

The conversation continues with using the Delaware River as an example of issues to be aware of when considering these determinations. Mr. Fox reiterates that there is a void of guidance of what needs to be done. Mr. Petrone adds that it is time problematic for us because we are doing our use plan very soon and this will need to be discussed. No new land use element can be adopted without this assessment; Mr. Stanuikynas did amend the current draft to include all other new added elements that have come up over the course of preparing our new plan.

Mr. Alexander asks if there is a deadline; Mr. Fox says that we do not have a deadline but in 2017 it was advised we should review and update. Mr. Stanuikynas has been working on helping us update for the last year and a half. Mr. Petrone says we cannot adopt the new plan without this added assessment. Beverly City did have one preformed on their behalf by the & we can look at theirs.

Mr. Fox will submit a draft of the plan to Nicole for Board review and Mr. Fox will offer his assistance on behalf of Mr. Stanuikynas. He continues to expand on the overview of their idea for a “Station Avenue” alongside the Riverline stop where there is a long strip of land that would benefit from having a downtown area, with possible housing above the shops. This was part of a discussion their subcommittee had last Friday.

2. 3/4/2021 E-mail – From Brian Stilts about complying with the BCPB comments about their Final Subdivision Plat

Mr. Petrone says this is the County review letter for the Ariel application. They will have to make some revisions to the plan that the County is requiring. He confirms with Mr. Fox that they are still waiting from approval from the DOT.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

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3. 3/5/2021 E-mail – From Cindy Jamison, providing copies of their application the County PB.
Mr. Petrone states this is for the Curaleaf application. The BCPB read in the paper about their approval and sought them out to provide their application to the County Planning Board as well.
4. 3/8/2021 E-mail – From Tom Coleman, Tom Pullion, Tom Stanuikynas, about passing a resolution to designating an area in question of redevelopment.
This was discussed in conjunction with the first e-mail.

Chairwoman Johnson says there is talk in the air that Curaleaf may try to expand to recreational use. Mr. Kauker remembers that the board asked if they had intentions to move to recreational. Mr. Petrone says the resolution is clear that they have approval for medicinal sales only. Any expansion, additional use of the building, or recreational use will require them to come back to the Township for further approvals. Mr. Petrone says that the governing body and the board will have to work together to entertain a decision the how the Township will handle recreational use. Mr. Belgard says when they wrote the legislation it stated anyone that can sell recreationally has the option to sell recreationally once legalized. He believes they may not also have enough parking to cover the additional cliental.

XII. ADJOURNMENT

1ST MOTION	Gwendolyn Bonner				
2ND MOTION	Bonnie Tumminia				
TIME	7:40				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

May 20, 2021 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 11, 2021; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2021; written notice was filed with the Clerk of the Township on January 12, 2021”.

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IV. ROLL CALL

TITLE	NAME	PRESENT	ABSENT
Class I	Mayor DiFilippo		No
Class II	Mr. Alexander	Yes	
Class III	Mr. Belgard		No
Class IV	Chairwoman Johnson	Yes	
Class IV	Mr. Kauker	Yes	
Class IV	Mr. Robinson	Yes	
Class IV	Mr. Smith	Yes	
Class IV	Mr. Westphal		No
Class IV	Mr. Malecki	Yes	
Alternate	Ms. Bonner	Yes	
Alternate	Mrs. Tumminia		No
Attorney	Thomas Coleman	Yes	
Attorney	Chuck Petrone		No
Engineer	Rakesh Darji	Yes	
Planner	Edward Fox	Yes	

V. APPROVAL OF MINUTES

1. March 18, 2021

1ST MOTION	Chairwoman Marian Johnson				
2ND MOTION	Vincent Smith				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

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Mr. Alexander	Yes				
Mr. Belgard					Absent
Mr. Kauker	Yes				
Mr. Robinson	<i>Absent for 3/18/2021</i>				
Mr. Smith	Yes				
Mr. Westphal					Absent
Mr. Malecki	<i>Absent for 3/18/2021</i>				
Ms. Bonner					Absent
Mrs. Tumminia					Absent
Mayor DiFilippo	<i>Absent for 3/18/2021</i>				
Chairwoman Johnson	Yes				

VI. OLD BUSINESS

None

VII. NEW BUSINESS

1. **Applicant:** Burlington County Bridge Commission

Draft Land Use Plan 2021 Master Plan Update

Tom Stanuikynas from the Burlington County Bridge Commission does an overview of the last years' worth of work that has been done to achieve the Edgewater Park vision goal by bringing the Plan into the 21st Century. The update recommends to consolidate zoning districts, encourage compatible densities, reflect recent changes in land uses, permit a broader array of uses, promotes preservation of neighborhoods and open space, redevelopment revitalization of Route 130 corridor, includes a climate change vulnerability assessment to be consistent with recent legislation, recommends the Township completes the necessary steps to receive state endorsements to continue to receive benefits, and also capitalize on the Riverline and the Beverly/Edgewater Park rail station and promote development in that area.

Chairwoman Marian Johnson says it is important to remember that this will be in the works for the future, not done immediately or at one. Mr. Stanuikynas says this will be good for at least the next 10 years.

Mr. Alexander asks what has changed from the last Master Plan (2000). Mr. Stanuikynas says there are some new affordable housing developments, and a new round may come in the next few years including the new warehouse that is being developed. A big thing with this plan will include climate change, storm surges, and flood resiliency. Mr. Alexander asks how the light rail has evolved; Mr. Stanuikynas says it is the 3rd busiest in Burlington County. Beverly is also looking to develop on their side of the light rail in the same way Edgewater Park is. Mr. Fox reiterates that 1. The last time the Master Plan was done, Route 130 would still be retail allowing industrial if that were the case, and that has changed. 2. The areas along the light rail are industrial and looking to reenergizing life back into that area. Mr. Alexander and Mr. Kauker discuss the importance of Beverly and Edgewater Park coming up with similar downtown areas so that one is not retail and the other industrial. Mr. Malecki says that the Township has always aspired in their Master Plans and saw no change. Mr. Fox says that himself and Mr. Darji have talked with developers stating that trees and sidewalk will be incorporated because those



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

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items are in the Master Plan. Mr. Darji says the Master Plan is a “touch stone” that the Township has thoughtfully developed how they would like things to be, it is not however a guarantee. Chairwoman Johnson says that providing this to the residents will fulfill things that they desire to see in their town. Mr. Coleman says that it is important to remember this Land Use Element is a vision that the Town wishes to pursue. Mr. Malecki says that as a correction there is no longer a Shade Tree Commission or Economic development commission.

*Gwendolyn Bonner joins the meeting.

Chairwoman Johnson opens this part of the meeting to the public.

Hearing none; Chairwoman Johnson closes this portion of the meeting to the public.

Mr. Fox checked through the Township, Chapter 19 relating to Committees; the Environmental Shade Tree is still on the books but not in use.

Committee votes on Land Use Plan 2021 Master Plan Update: Resolution # P-7-2021

1ST MOTION	Malecki				
2ND MOTION	Kauker				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	Yes				
Mr. Belgard					X
Mr. Kauker	Yes				
Mr. Robinson	Yes				
Mr. Smith	Yes				
Mr. Westphal					X
Mr. Malecki	Yes				
Ms. Bonner	Yes				
Mrs. Tumminia					X
Mayor DiFilippo					X
Chairwoman Johnson	Yes				

VIII. COMPLETENESS DETERMINATION

- Applicant:** AION Woodlane Crossing LLC – 1000 Woodlane Road – Block: 1801, Lot: 2
Minor Site Plan for parking lot improvements.

Mr. Darji says their most recent review letter is dated May 13, 2021. Given the scope and scale of the project, they have recommendations that will be a condition of approval. There are waiver requirements stated in their letter. It is their recommendation to deem the application complete with those waivers.

1ST MOTION	Robinson				
2ND MOTION	Bonner				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

May 20, 2021 at 7:00 PM

Mr. Alexander	X				
Mr. Belgard					X
Mr. Kauker	X				
Mr. Robinson	X				
Mr. Smith	X				
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Mrs. Tumminia					X
Mayor DiFilippo					X
Chairwoman Johnson	x				

IX. NEW BUSINESS continued...

2. **Applicant:** AION Woodlane Crossing LLC – 1000 Woodlane Road – Block: 1801, Lot: 2
Minor Site Plan for parking lot improvements.

Larry Calli on behalf of AION Woodlane Crossing, they are the long-time owners of multifamily properties in the state of New Jersey. They were doing a project to make improvements to their parking lot but was held up because they did not have the proper permits or approvals in place. This application will show the landscaping, lighting, ADA compliance, and other site improvements that they anticipate moving forward with.

Bill Nicholson, Engineer recognized by the board, and sworn in by Mr. Coleman. They will implement improvements that were not previously there including curbs, landscaping, lighting, clarify circulation of the parking area. Mr. Nicholson says there are no major changes, and the coverage is slightly less than previously. Chairwoman Johnson asks how the flow will be better than before. Mr. Nicholson says that there is a parking lot with substandard dimensions for parking spaces. They have improved those sizes and included curbs. There will be a better driveway.

Mr. Kauker asks about the small spaces on the side that are substandard. Mr. Nicholson says it is ultimately what was there and somewhat leftover. Mr. Kauker states that a one-way drive line with angled parking would accommodate all the parking spaces and eliminates 2 exits, keeping it a one-way drive and eliminates the 16' parking spaces. Mr. Darji says that you will lose space width wise and does not want to lose spaces in a spot that is already established.

Mr. Fox asks if they will address or if they are in agreeance of their recommendations and requirements of the items from the review letter, such as an item on page 8 about putting a fence up in the buffer area. Mr. Calli says they are in agreeance of putting up such a fence. Mr. Fox says he would like to hear testimony on the record about the amount of parking spaces that is directly affected by the retail and restaurant facilities. Mr. Calli states that this is a parking lot improvement application only. Mr. Fox interjects that by reducing the spaces by 2, makes the conditions worse and it is relevant information. Mr. Coleman says he understands the type of application and the amount of parking spaces is related to the application as it should reflect the decision.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

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Gabriel O’Loughin 2529 Hemlock Street, Yorktown Heights; Vice President of AION, Management Facilities, and Construction Project Manager. Each restaurant holds 15-20 seats and uses the outside parking area, with 5 employees each approximately.

Mr. Fox states that the reduced parking spaces would create a bulk variance. Mr. Darji goes through the line items. Mr. Fox says the total requirements for parking spaces are approximately 38. Mr. Coleman advises that they must come back on provided notice for the June 17 meeting for any, and all other variances.

Mr. Darji finds a probable solution that if they close off the one access, they will gain the 2 spaces (possibly 3) their current plan will lose. Then it may not be a variance as it is maintaining the same with no impact to the parking lot. It is an existing deficiency. The applicant is in agreeance.

Chairwoman Johnson asks for a little more safety in that little parking area because you cannot see if someone is coming from the far exit.

Mr. Kauker confirms small greenery in the island that may be provided by the changes. Ms. Bonner says this shopping center has expanded and grown in the last 35+ years and the parking lot is very congested and does not agree with eliminating parking spaces. Customers will park at the apartments to walk over. It is too busy to frequent there and consistently double park.

Mr. Malecki does say that the different businesses that have come in overtime have generated the additional parking needs.

Chairwoman Johnson opens this portion of the meeting to the public.
Hearing none; Chairwoman Johnson closes this portion of the meeting to the public.

Mr. Coleman does an overview of the Minor Site Plan Approval, subject to ERI’s 5/13/2021 review letter and the Fire Marshal letter, and revised plan consistent with the engineering review letter and conditions subjected to them at the meeting.

Mr. Darji adds an amendment, noting that the site will have to be subject to inspection by the Township Engineer and will require and performance maintenance bond.

1ST MOTION	Robinson – with amendment				
2ND MOTION	Malecki – with amendment				
DISCUSSION	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				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

May 20, 2021 at 7:00 PM

Mrs. Tumminia					X
Mayor DiFilippo					X
Chairwoman Johnson	X				

3. **Applicant:** Edgewater Storage, LLC – 4201 South Route 130 – Block: 404, Lot: 2.02
Final Major Site Plan and variances to construct a multi-building (10) self-storage facility and related site improvements. Preliminary Major Site Plan Variance and Waiver Approvals were granted by Resolution P-5-2021.

Wendy Berger representing applicant Edgewater Storage, was previously here for their preliminary approvals and are here to update where they are regarding their plans and other agency approvals.

Edward F. Wilkes Jr., 110 Edison Place, Suite 303, Newark New Jersey, qualified and accepted by this board in the field of engineering previously, the board will accept his previous qualifications. He has discussed the report provided by the Board Engineer from May 14, 2021.

Exhibit A-1- Proposed Site Plan Rendering

Changes that were made were adding 29 trees, another 29 shrubs, and the bulk of those planting are in the north area between the Storage facility and the residential site neighboring. The previous Mt. Holly Road access will be restricted now for emergency use only. Customers can utilize the Route 130 for entering and exiting. There will be sidewalk on Route 130 and Mt. Holly Road now. There will be curbing, as requested by the DOT. They have added a concrete median. Improvements have been made to the stormwater management to remain effective post construction. The material of the fence between the development and the residences will be a solid white, 6’ tall, opaque fence. All items can be complied with. Two items to address are first, requesting a waiver to permit 8” (inch) roof liter. Second item is Comment 15b on page 5, the encroachments. The neighbor has agreed to move the landscaping blocks and material that are on the property. Key fobs will now by keypad, so the final resolution should reflect that change and Building I will not be climate controlled.

Mr. Darji asks how they will keep people from using that access on Mt. Holly Road and would like to have a conversation between themselves, including the Fire Marshal, Mr. Augustino. Mr. Wilkes says there are “Do Not Enter” on both sides and will be happy to have the meeting.

Mr. Fox asks about the landscaping, comments on Page 8 of the letter and to make sure they are in consensus of those items. Mr. Wilkes says they agree to make those changes.

Edward Mayer, Principal at Ware Malcom, Registered Architect, sworn in by Mr. Coleman. Mr. Mayer is recognized by the board for his previous credentials. The amount of glass has been reduced and focused on the corner to give it more attractive positioning. The building dimensions and square footage is the same, but they enhanced the design of the public. Slot windows were adding on the higher stories to provide more lighting as directed from the board previously. A rear entrance was given a canopy to provide safety from the elements.

Mr. Kauker asks if there is a way to break up the large blue paneling now that the windows are removed. Mr. Darji states that the windows were what made it appealing, but a visual break will help bring that



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

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appeal back. Mr. Fox says that architecture is subjective (on paper) versus what it will look like. He believes that it previously looked like a high school where now it reflects exactly the type of business they will be implementing. Mr. Mayer says the goal is to not be such a busy façade and focus on the office; the paneling is a background.

Chairwoman Johnson opens this portion of the meeting to the public.
Hearing none; Chairwoman Johnson closes this portion of the meeting to the public.

Mr. Coleman does the overview for the resolution for Edgewater Self Storage, grant Final Major Site Plan approval, subject to the applicant complying with each item on ERI's 5/14/2021 review letter, requesting the 8" roof liter, subject to resolution P-5-2021, subject to requesting Title 39 Enforcement, subject to all the applicant's testimony provided.

1ST MOTION	Robinson				
2ND MOTION	Bonner				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mr. Belgard	<i>Cannot vote on use variances.</i>				
Mr. Kauker	X				
Mr. Robinson	X				
Mr. Smith	X				
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Mrs. Tumminia					X
Mayor DiFilippo	<i>Cannot vote on use variances.</i>				
Chairwoman Johnson	X				

X. ADOPTION OF RESOLUTIONS

Burlington County Bridge Commission – Land Use Plan Element – Township Zoning Ordinance and Zoning Element

To update the Land Use Plan Element for Edgewater Park Township
Resolution # **P-7-2021**

1ST MOTION	Chairwoman Marian Johnson				
2ND MOTION	Charles Robinson				
DISCUSSION	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



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

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Mr. Malecki	X				
Ms. Bonner	X				
Mrs. Tumminia					X
Mayor DiFilippo					X
Chairwoman Johnson	x				

XI. MEETING OPEN TO THE PUBLIC

Chairwoman opens to the public. Hearing none; closed.

XII. CORRESPONDENCE

Marian brings up that the NJPO newsletter addresses some of the climate changes and flooding that were of concern for the Land Use Element

1. Cannabis Ordinance Conversation – See e-mail from Administrator 5/10/2021

The township has until August to draw up an ordinance for grows and sales. They can do one or the other for recreational, not medical. Mr. Coleman says the new legislation decriminalizes a certain amount of marijuana and allows the newly formed Cannabis Regulatory Commission to establish 6 licenses, any municipality will have until August 22 to adopt whether the Township want to regulate 5 of the licenses (they do not have the right to regulate delivery licenses). The right they do have, is to recommend and approve changes to the zoning ordinances. One township he works for will allow all 5; most municipalities will allow for cultivation, and wholesale and distribution, as they will have no impact or interaction with the public. Any decisions made will come to the Board as a land use change that the Board will have to review and vote on. If the Township decides they do not want recreational sales, or they could make it a conditional use. If the Township decides on no recreational sales, hypothetically Curaleaf can reserve the right to have them reconsider and come to the board for a use variance to sell recreationally. Mr. Kauker asks about having medical approval to sell, you can also go in for retail, but would have to come back to the board. Mr. Coleman says they would have to come back to the board. If the Township approves something without clear guidelines, the Township will be stuck with that for 5 years. If the regulations come out and the Township reevaluates, they can vote again to change that decision. Mr. Malecki asks about host towns stand to collect substantial revenue. Mr. Coleman states that the town can collect tax revenue up to 2 – 2 ½% on top of state.

XIII. ADJOURNMENT

1ST MOTION	Malecki				
2ND MOTION	Kauker				
TIME	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	x				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

June 17, 2021 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 11, 2021; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2021; written notice was filed with the Clerk of the Township on January 12, 2021.”

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 DiFilippo	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	Mrs. Tumminia	X	
Attorney	Thomas Coleman		X
Attorney	Chuck Petrone		X
Engineer	Rakesh Darji		X
Planner	Edward Fox		X

V. APPROVAL OF MINUTES

1. May 20, 2021

1ST MOTION	Charles Robinson				
2ND MOTION	Gwendolyn Bonner				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

June 17, 2021 at 7:00 PM

Mr. Alexander	X				
Mr. Belgard	<i>Absent for 5/20/2021</i>				
Mr. Kauker	X				
Mr. Robinson	X				
Mr. Smith					X
Mr. Westphal	<i>Absent for 5/20/2021</i>				
Mr. Malecki	X				
Ms. Bonner	X				
Mrs. Tumminia	<i>Absent for 5/20/2021</i>				
Mayor DiFilippo	<i>Absent for 5/20/2021</i>				
Chairwoman Johnson	X				

VI. OLD BUSINESS

Applicant: Burlington County Bridge Commission
Draft Land Use Plan 2021 Master Plan Update
Resolution # **P-7-2020** | **Passed** 7 – 0 – 0

VII. NEW BUSINESS

None

VIII. COMPLETENESS DETERMINATION

None

IX. ADOPTION OF RESOLUTIONS

1. Resolution # P-8-2020:

AION Woodlane Crossing – **1000 Woodlane Road** – Block: 1801, Lot: 2
Minor Site Plan for parking lot improvements.

1ST MOTION	Charles Robinson				
2ND MOTION	Stephen Malecki				
DISCUSSION	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				
Mrs. Tumminia	X				
Mayor DiFilippo	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

June 17, 2021 at 7:00 PM

Chairwoman Johnson	X				
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2. Resolution # P-9-2020:

Edgewater Storage, LLC – 4201 South Route 130 – Block: 404, Lot: 2.02
Final Major Site Plan and variances to construct a multi-building (10) self-storage facility and related site improvements. Preliminary Major Site Plan Variance and Waiver Approvals were granted by Resolution P-5-2021.

1ST MOTION	Charles Robinson				
2ND MOTION	Chairwoman Marian Johnson				
DISCUSSION					
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				
Mrs. Tumminia				X	
Mayor DiFilippo				X	
Chairwoman Johnson	X				

**Those marked abstained were absent at the 5/20/2021 meeting.*

X. MEETING OPEN TO THE PUBLIC

Chairwoman opens to the public. Hearing none; closed.

XI. CORRESPONDENCE

1. NJPO March/April 2021
2. 6/1/2021 – ERI Letter to Sewerage Authority (EPSA)
3. Hard copy of the Master Plan

The Secretary brings up the notation to come back to live meetings at the building, reserving Zoom meetings to the short meetings, such as this one.

Mr. Westphal asks what is happening on the point across from the cemetery. There are a lot of tractors, Marian will ask Kevin Johnson and advise if he is aware of anything.

Mr. Malecki asks if Exeter has all their approvals. Mayor DiFilippo adds in they are “earthing the ground”. Chairwoman Johnson advises they have everything they need from the Planning Board. Mayor DiFilippo notifies the board they asked for a waiver of the noise variance, they granted them the July-



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

June 17, 2021 at 7:00 PM

August months. Mr. Alexander asks if the Township has the authority to override the Planning Board's decision. As it is part of the Board's line of questioning and expertise to make sure that the noise ordinance is not interfered with. Mayor DiFilippo says she believes the were trying to circumvent the ordinance for various reasons and brought it to the Township Committee. Mr. Kauker says it will be very important for the Construction Official to look at the building height on the plans as they seemingly are trying to get around in numerous ways. Exeter bypassed the Zoning Official/Construction official and the board and right to committee to look for permission they needed. Chairwoman Johnson has a call in to the Board Solicitor to gauge his opinion. Mr. Kauker does not want this decision made by Township Committee to set a precedent to other applicants that they can do they same and go behind the Planning Board to seek additional waivers.

XII. ADJOURNMENT

1ST MOTION	Chairwoman Marian Johnson				
2ND MOTION	Charles Robinson				
TIME	8:00 pm				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

August 19, 2021 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 11, 2021; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2021; written notice was filed with the Clerk of the Township on January 12, 2021.”

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IV. ROLL CALL

TITLE	NAME	PRESENT	ABSENT
Class I	Mayor DiFilippo		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	Mrs. Tumminia	X	
Attorney	Thomas Coleman		X
Attorney	Chuck Petrone		X
Engineer	Rakesh Darji		X
Planner	Edward Fox	X	

V. APPROVAL OF MINUTES

1. June 17, 2021

1ST MOTION	Charles Robinson				
2ND MOTION	Gwendolyn Bonner				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

August 19, 2021 at 7:00 PM

Mr. Alexander	X				
Mr. Belgard	Absent 6/17/2021				
Mr. Kauker	X				
Mr. Robinson	X				
Mr. Smith	Absent 6/17/2021				
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Mrs. Tumminia	X				
Mayor DiFilippo					X
Chairwoman Johnson	X				

VI. OLD BUSINESS
None

VII. NEW BUSINESS
None

VIII. COMPLETENESS DETERMINATION
None

IX. ADOPTION OF RESOLUTIONS

1. Endorsing Planner’s Review of the 2021 County Assessment Report – of the 1997 Burlington County River Route Regional Strategic Plan
Resolution # **P-10-2021**

Mr. Edward Fox, the Board’s Planner had recommendations that included the titles for the National Cemetery, the farmland that will be developed shortly, and additional changes for the Township of Edgewater Park.

The members will review the resolution for next month’s vote as they did not have sufficient time to review.

X. MEETING OPEN TO THE PUBLIC
Chairwoman opens to the public. Hearing none; closed.

XI. CORRESPONDENCE
1. ARCO – 6/8/2021 – 4259 US Route 130



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

August 19, 2021 at 7:00 PM

-
2. ERI – 6/21/2021 – 1123 Cooper Street
 3. Bohler – 7/13/2021 – 4355 US Route 130 South
 4. ERI – 7/14/2021 – Ariel Realty – Field Modification
 5. County of Burlington – Exeter
 6. ERI – 7/21/2021 – 2021 County Assessment Report
 7. ERI – 7/23/2021 – Ariel Realty – Field Modification #2
 8. County of Burlington – 7/28/2021 – Ariel Realty

Ken asks about any pending applications. Secretary Nicole informs that likely next month will include the completeness review for Public Storage and a possible sign variance application for Ariel Realty.

Mr. Smith asks about the parking lot for Orchard Park that was approved previously. Not progress has been made yet. Mr. Minter says that perhaps they are waiting for the revised plans for the parking lot that was proposed and approved at their board hearing. Mr. Smith also inquiries about McDonald's. Mr. Minter says he believes there is a hold up deciding whether it will be a franchise store or a company store; that may explain their hold up.

XII. ADJOURNMENT

1ST MOTION	Charles Robinson				
2ND MOTION	Stephen Malecki				
TIME	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

September 16, 2021 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 11, 2021; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2021; written notice was filed with the Clerk of the Township on January 12, 2021.”

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IV. ROLL CALL

TITLE	NAME	PRESENT	ABSENT
Class I	Mayor DiFilippo	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	Mrs. Tumminia	X	
Attorney	Thomas Coleman	X	
Attorney	Chuck Petrone		X
Engineer	Rakesh Darji		X
Planner	Edward Fox		X

V. APPROVAL OF MINUTES

1. August 19, 2021

1ST MOTION	Stephen Malecki
2ND MOTION	Chairwoman Marian Johnson
DISCUSSION	Gwen Bonner, amend adjournment for 2 nd motion.
1ST MOTION	Stephen Malecki



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

September 16, 2021 at 7:00 PM

2 ND MOTION	Gwendolyn Bonner				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mr. Belgard	Absent 8/19/2021				
Mr. Kauker	X				
Mr. Robinson					X
Mr. Smith	X				
Mr. Westphal	Absent 8/19/2021				
Mr. Malecki	X				
Ms. Bonner	X				
Mrs. Tumminia	X				
Mayor DiFilippo	Absent 8/19/2021				
Chairwoman Johnson	X				

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. COMPLETENESS DETERMINATION

- Applicant: Public Storage – 4351 Route 130 South** – Block: 1202.09, Lot: 2
Minor Site Plan for a solar photovoltaic system on the roof of Building C and within Building A.

Voting incomplete based on the recommendation in ERI’s Review letter received 9/16/2021.

*Mr. Coleman loses connection temporarily.

1ST MOTION	Kenneth Kauker				
2ND MOTION	Stephen Malecki				
DISCUSSION	Given advisement that the application is incomplete.				
1ST MOTION	Stephen Malecki				
2ND MOTION	Gwendolyn Bonner				
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				
Mrs. Tumminia	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

September 16, 2021 at 7:00 PM

Mayor DiFilippo	X				
Chairwoman Johnson	X				

2. **Applicant:** Michael Lang – **301 Orange Drive** – Block: 404.03, Lot: 8
Bulk Variance for accessory building for storage of collector vehicles.

Voting incomplete based on the recommendation in ERI’s Review letter received 9/16/2021.

*Mr. Coleman loses connection temporarily.

1ST MOTION	Stephen Malecki				
2ND MOTION	Chairwoman Marian Johnson				
DISCUSSION	Given advisement that the application is incomplete. Ken asks if the shed will be brought up at the hearing, Mr. Coleman says that will be the time to discuss that.				
1ST MOTION	Gwendolyn Bonner				
2ND MOTION	Stephen Malecki				
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				
Mrs. Tumminia	X				
Mayor DiFilippo	X				
Chairwoman Johnson	X				

3. **Applicant:** James Matthews – **303 Orange Drive** – Block: 404.03, Lot: 7
Bulk Variance for accessory building for storage of collector vehicles.

Voting incomplete based on the recommendation in ERI’s Review letter received 9/16/2021.

1ST MOTION	Kenneth Kauker				
2ND MOTION	Chairwoman Marian Johnson				
DISCUSSION	Given advisement that the application is incomplete. Ken asks about the 2 bulk variances on this application under the general comments under the chart, and Marian states that there is only one				
1ST MOTION	Vincent Smith				
2ND MOTION	Kenneth Kauker				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mr. Belgard	X				
Mr. Kauker	X				
Mr. Robinson					X



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

September 16, 2021 at 7:00 PM

Mr. Smith	X				
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Mrs. Tumminia	X				
Mayor DiFilippo	X				
Chairwoman Johnson	X				

4. **Applicant:** RT130S LLC – Route 130 South – Block: 1202, Lot: 9.10, 10.10
Bulk variance for sign.

Voting incomplete based on the recommendation in ERI’s Review letter received 9/16/2021.

1ST MOTION	Chairwoman Marian Johnson				
2ND MOTION	Kenneth Kauker				
DISCUSSION	Given advisement that the application is incomplete.				
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				
Mrs. Tumminia	X				
Mayor DiFilippo	X				
Chairwoman Johnson	X				

Chairwoman opens this portion of the meeting to the public. Hearing none; closed.

IX. ADOPTION OF RESOLUTIONS

1. **Resolution # P-10-2020:**

Endorsing Planner’s Review of the 2021 County Assessment Report – of the 1997 Burlington County River Route Regional Strategic Plan

1ST MOTION	Stephen Malecki				
2ND MOTION	Gwendolyn Bonner				
DISCUSSION	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



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

September 16, 2021 at 7:00 PM

Mr. Malecki	X				
Ms. Bonner	X				
Mrs. Tumminia	X				
Mayor DiFilippo	X				
Chairwoman Johnson	X				

X. MEETING OPEN TO THE PUBLIC
Chairwoman opens to the public. Hearing none; closed.

XI. CORRESPONDENCE
None

XII. ADJOURNMENT

1ST MOTION	Kenneth Kauker				
2ND MOTION	John Alexander				
TIME	7:12 PM				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

October 21, 2021, 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, “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 11, 2021; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2021; written notice was filed with the Clerk of the Township on January 12, 2021.”

Zoom meeting information:

Phone/Video information: #1-301-715-8592 | Zoom meeting ID: 980 1960 2017 | Passcode: 444295
<https://zoom.us/j/98019602017?pwd=OHHFOEEyR0RSaUNzZXdlcDNKNUhUQT09>

IV. ROLL CALL

TITLE	NAME	PRESENT	ABSENT
Class I	Mayor DiFilippo		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	Mrs. Tumminia		X
Attorney	Thomas Coleman	X	
Attorney	Chuck Petrone		X
Engineer	Rakesh Darji		X
Planner	Edward Fox	X	

V. APPROVAL OF MINUTES

1. September 16, 2021

1ST MOTION	Stephen Malecki				
2ND MOTION	Ken Kauker				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

October 21, 2021, at 7:00 PM

Mr. Alexander	X				
Mr. Belgard				x	
Mr. Kauker	X				
Mr. Robinson	Absent 9/16/2021				
Mr. Smith	X				
Mr. Westphal	Absent 9/16/2021				
Mr. Malecki	X				
Ms. Bonner					X
Mrs. Tumminia					X
Mayor DiFilippo					X
Chairwoman Johnson	X				

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. COMPLETENESS DETERMINATION

- Applicant:** Carole & William Moore III – **1029 Cooper Street** – Block: 205, Lot: 5.01
Use Variance – Conversion of an existing barn structure into a second (2nd) detached single family farm residence, where one (1) existing detached single family farm residence already exists on the lot.

Mr. Fox said that he discussed this with Mr. Darji and the applicant’s professionals. We recommend this application be found incomplete as there is not enough information to determine how the new residential use will impact the existing use, which is also residential, and the bed and breakfast inn. This is also considered a minor site plan.

Voting on incompleteness.

1ST MOTION	Charles Robinson				
2ND MOTION	Steve Malecki				
DISCUSSION	Ken Kauker reminds the board that this applicant had a previous hearing years ago to put an additional house on the property and it was denied. Mr. Fox was not aware of that. Mr. Kauker said we will not be able to judicate the application when it is deemed incomplete. Mr. Coleman says that the applicant still has the right to come before the board. Mr. Westphal asks if the lot would be subdivided, and Mr. Coleman informs that can be discussed at the hearing.				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
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
Mrs. Tumminia					X
Mayor DiFilippo					X
Chairwoman Johnson	x				

2. **Applicant:** Terry Corte – 516 Otto Avenue – Block: 903, Lot: 31
Bulk Variance – Build a deck 6’ wide x 33’ long with a roof overhang extending 3’ into setback.

Mr. Fox and Mr. Darji discussed this application and determined they will essentially be building a front porch and found the application complete.

1ST MOTION	Ken Kauker				
2ND MOTION	Chairwoman Marian Johnson				
DISCUSSION	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
Mrs. Tumminia					X
Mayor DiFilippo					X
Chairwoman Johnson	X				

3. **Applicant:** TJ Technology – 1139 Cooper Street – Block: 502, Lot: 19.02
Minor Site Plan – Install small carport with seventy-two (72) solar panels on an existing gas station (building canopy).

Mr. Fox and Mr. Darji discussed this application with the applicant’s attorney. Problem 1 is that it was signed by the person who operates the gas station who does not own the property. The second problem is that the professional hired by the applicant has to fill out the minor site plan. We recommend this application be deemed incomplete.

1ST MOTION	Charles Robinson				
2ND MOTION	Stephen Malecki				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mr. Belgard	X				
Mr. Kauker	X				
Mr. Robinson	X				



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Mr. Smith	X				
Mr. Westphal	X				
Mr. Malecki	X				
Ms. Bonner					X
Mrs. Tumminia					X
Mayor DiFilippo					X
Chairwoman Johnson	X				

The secretary will notice the applicant Terry Corte of completeness.

The board discusses the League of municipalities as it is the week of the next meeting in November. The board determines they will have enough members present for a quorum.

IX. ADOPTION OF RESOLUTIONS

None

X. MEETING OPEN TO THE PUBLIC

Chairwoman opens to the public.

1. Bill Belgard – 418 Cottage Avenue

Q: Regarding the ordinances, concerning duplex rental property and the way they are zoned, Mr. Belgard asks if there are conditions on them being owner occupied. He is not sure if his neighbors must be owner occupied. Marian asks if it was built as a 2-family or converted. No answer was clarified immediately. Both units are rented and not owner occupied, but that should be clarified by the resolution provided or what zone it falls under.

A: Mr. Minter and Mr. Coleman will see what information they can find. Mr. Kauker determines it is an R-2 zone.

Chairwoman Johnson closes this portion of the meeting to the public.

XI. CORRESPONDENCE

None

Mr. Robinson comments that driving down Route 130, the highway was blocked off and followed behind the school bus behind one of the new developments. He had a good feeling seeing a living community that started out as an idea in front of the board.

Mr. Smith asks about any movement from the parking lot at the Crazy Cow and Mr. Belgard says that they are still held up at the County level.

Mr. Malecki asks about the new development next to Path Mark. Secretary Nicole states that they have just started construction this week.



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Mr. Smith asks about McDonalds, and Mr. Kauker says they came to the sewerage authority.

Some of the work at Big Lots parking lot was discussed, also. Mr. Minter advises some of the work that is being done, such as knocking out the lights and temporary lighting was put up for safety.

XII. ADJOURNMENT

1ST MOTION	Charles Robinson				
2ND MOTION	Stephen Malecki				
TIME	7:30				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	x				