



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Minutes

January 6, 2022 at 7:00 PM

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 December 22, 2021; written notice was emailed to the Burlington County Times and the Courier Post on December 22, 2021; written notice was filed with the Clerk of the Township on December 22, 2021.

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

At the Township Committee Reorganization meeting held on Thursday, January 6, 2022 the following appointments were made by the Township Committee:

1. **Class I Member** for 1-year term: Mayor William A. Belgard III
2. **Class II Member** for 1-year term: John Alexander
3. **Class III Member** for 1-year term: Lauren DiFilippo
4. **Class IV Member** for 4-year term: Vincent Smith
5. **Class IV Member** fulfilling previous member’s 4-year term: Gwendolyn Bonner
6. **Class IV Alternate Member** for 2-year term: Bonnie Tumminia

Anyone needing to receive an oath of office should report to the municipal clerk at the office.

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

NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith					X
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Ms. Tumminia					X
Mayor Belgard	X				
Chairwoman Johnson	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.



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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 2022.

- a. Nomination for Chairperson: Marian Johnson; By: Gwendolyn Bonner
- b. Second by: Stephen Malecki

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

May I please have a motion to close nominations for Chairperson?

Roll call to appoint Marian Johnson as Chairperson for the year 2022.

1ST MOTION	Kenneth Kauker				
2ND MOTION	Gwendolyn Bonner				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith					X
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Ms. Tumminia					X
Mayor Belgard	X				
Chairwoman Johnson	X				

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 2022.

- a. Nomination for Vice Chairperson Kenneth Kauker; By: Marian Johnson
- b. Second by: Gwendolyn Bonner

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

May I please have a motion to close nominations for Vice Chairperson?

Roll call to appoint Kenneth Kauker as Chairperson for the year 2022.

1ST MOTION	Stephen Malecki				
2ND MOTION	John Alexander				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith					X
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Ms. Tumminia					X
Mayor Belgard	X				
Chairwoman Johnson	X				



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- 3. Planning Board Solicitor for the year 2022 was nominated and appointed by the Township Committee at their re-organization meeting on Thursday, January 6, 2022.**

Roll call to appoint **Raymond, Coleman, Heinold LLP** as Solicitor for the year 2022.

1ST MOTION	Chairwoman Marian Johnson				
2ND MOTION	Stephen Malecki				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith					X
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Ms. Tumminia					X
Mayor Belgard	X				
Chairwoman Johnson	X				

- 4. Planning Board Engineer for the year 2022 was nominated and appointed by the Township Committee at their re-organization meeting on Thursday, January 6, 2022.**

Roll call to appoint Environmental Resolutions, Inc. as Engineer for the year 2022.

1ST MOTION	John Alexander				
2ND MOTION	Kenneth Kauker				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith					X
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Ms. Tumminia					X
Mayor Belgard	X				
Chairwoman Johnson	X				

- 5. Planning Board Planner for the year 2022 was nominated and appointed by the Township Committee at their re-organization meeting on Thursday, January 6, 2022.**

Roll call to appoint Environmental Resolutions, Inc. as Planner for the year 2022.

1ST MOTION	Gwendolyn Bonner				
2ND MOTION	Kenneth Kauker				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				



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

6. Nominations for Planning Board Secretary for the year 2022.

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

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

May I please have a motion to close nominations for Secretary?

Roll call to appoint Nicole Carter as Secretary for the year 2022.

1ST MOTION	Chairwoman Marian Johnson				
2ND MOTION	Stephen Malecki				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith					X
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Ms. Tumminia					X
Mayor Belgard	X				
Chairwoman Johnson	X				

VIII. SET DATE AND TIME OF PLANNING BOARD MEETINGS FOR THE YEAR 2022:

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

Date: Third Thursday of Every Month; **Time:** 7:00

1ST MOTION	Kenneth Kauker				
2ND MOTION	Gwendolyn Bonner				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith					X
Mr. Westphal					X
Mr. Malecki	X				



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Ms. Bonner	X				
Ms. Tumminia					X
Mayor Belgard	X				
Chairwoman Johnson	X				

IX. RESOLUTIONS

➤ Resolution P-1-2022

Notice of scheduled meetings.

1ST MOTION	Kenneth Kauker				
2ND MOTION	Stephen Malecki				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith					X
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Ms. Tumminia					X
Mayor Belgard	X				
Chairwoman Johnson	X				

➤ Resolution P-2-2022

Open Public Meetings Act.

1ST MOTION	Gwendolyn Bonner				
2ND MOTION	Kenneth Kauker				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith					X
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Ms. Tumminia					X
Mayor Belgard	X				
Chairwoman Johnson	X				

➤ Resolution P-3-2022

Professional Contracts.

1ST MOTION	Chairwoman Marian Johnson				
2ND MOTION	Stephen Malecki				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				



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

➤ **Resolution P-4-2022**

Annual report of variance applications and township zoning change recommendations.

1ST MOTION	Gwendolyn Bonner				
2ND MOTION	Kenneth Kauker				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith					X
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Ms. Tumminia					X
Mayor Belgard	X				
Chairwoman Johnson	X				

X. MEETING OPEN TO THE PUBLIC

Chairwoman Johnson opens to the public. Hearing none; closed.

XI. ADJOURNMENT

- a. **Motion:** Kenneth Kauker, 2nd: Stephen Malecki.
- b. **All in favor?** Yes, **Anyone Opposed?** No.
- c. **Time:** 7:16 PM.



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January 20, 2022 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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022.”

❖ OATH OF OFFICE

All appointees for the 2022 Planning Board that did not take the oath at the Township Re-Organization meeting, received the Oath of Office, administered by, Thomas J. Coleman III, Esquire. The oath is also administered to Edward Fox, as the Edgewater Park Township Planning Board Planner for 2022.

IV. ROLL CALL

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

V. APPROVAL OF MINUTES

- December 16, 2021 – Regular Meeting

1ST MOTION	Vincent Smith
2ND MOTION	John Alexander



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DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	<i>Absent 12/16/2021</i>				
Mr. Kauker	<i>Absent 12/16/2021</i>				
Mr. Smith	<i>Absent 12/16/2021</i>				
Mr. Westphal	<i>Absent 12/16/2021</i>				
Mr. Malecki					X
Ms. Bonner					X
Ms. Tumminia	X				
Mayor Belgard	<i>Absent 12/16/2021</i>				
Chairwoman Johnson	X				

2. January 6, 2022 – Re-Organization Meeting

1ST MOTION	Chairwoman Marian Johnson				
2ND MOTION	Kenneth Kauker				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith	<i>Absent 1/6/2021</i>				
Mr. Westphal	<i>Absent 1/6/2021</i>				
Mr. Malecki					X
Ms. Bonner					X
Ms. Tumminia	<i>Absent 1/6/2021</i>				
Mayor Belgard	X				
Chairwoman Johnson	X				

VI. COMPLETENESS DETERMINATION

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

Mr. Fox recommends the application complete.

1ST MOTION	Bonnie Tumminia				
2ND MOTION	Vincent Smith				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith	X				
Mr. Westphal					X
Mr. Malecki					X



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Ms. Bonner					X
Ms. Tumminia	X				
Mayor Belgard	X				
Chairwoman Johnson	X				

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

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.

Lauren Tardanico of CSG Attorneys at Law, applicant seeking site plan waiver. Property located in C3 zone. The applicant is proposing no other improvements other than the solar system that should not affect the area in any other way.

Jeremy Hoffman, 5 Dickerson Road, NJ, he is Operations Administrator at 1st Light Energy. The site is just over 4 acres. The solar panels will be only on one building and installed on the second building that houses the office of the storage facility. That have done 48 other solar projects on storage companies in 2021. It is very common to put these on this type of property. Panels will be flush mounted.

Exhibit A-1: Photos at an example of Solar Panels in Delran, NJ like the proposed project

Mr. Hoffman states that it is possible that a few neighbors may be able to see the panels from the storage company and they should not be an eye sore. They are black panels designed to absorb light. There is a slight glare but should not be significant enough to have a negative impact.

All mechanical equipment should be installed in an already existing building and built up to code. The installation should not affect the site in any way, for example drainage or parking.

Mr. Fox says all their questions were answered with evidence. One last comment is conditional of approval, that a representative of the cooperation signs a letter indicating that the conditions of 95 are the same as they are now. Ms. Tardanico will send the requested to the secretary. Mrs. Tumminia asks about the kill switch in the event of an emergency. Mr. Hoffman states that it is a larger breaker or and AC disconnect that would be easily accessible for such instance. Building C has the panels, Building A will have the disconnect inside and next to the line site path.

Will comply with the Fire Marshal’s review letter.

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 his review of the applicant to grant a waiver of a minor site plan to install these improvements conditional to all of Mr. Fox and Mr. Darji’s comments in the review letter.



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1ST MOTION	Kenneth Kauker				
2ND MOTION	Vincent Smith				
DISCUSSION	Actual plans for the township site, not photos of a neighboring town would have been more helpful to their review.				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith	X				
Mr. Westphal					X
Mr. Malecki					X
Ms. Bonner					X
Ms. Tumminia	X				
Mayor Belgard	X				
Chairwoman Johnson	X				

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

Mr. Alan Ettenson, attorney in Moorestown, representing the applicant. This applicant is the successor of Ariel Realty, who was here for several meetings over the years past for subdivision and site plan approval. Signage discussion was tabled prior to COVID and now their plan is prepared for hearing. The plot has been subdivided since then into individual lots.

The Engineer, Joseph Mancini of Tristate Engineering and Survey and representative/owner of the project, Jacob Bensadigh are sworn in again. The board took in and accepted Mr. Mancini at the previous meeting and asks that the board recognizes him as the planner, as well.

Mr. Ettenson states that there are 4 large signs that will be asked for in a C2 zone. Mr. Mancini states that there is altogether a total of 5 signs, 1 multi-tenant pylon sign located at Route 130 at Parsons Street, 1 located a Rout e130/Forrestal Drive (a shared sign with Silver Park West), 1 at Wendowski Street, and 2 located near the roundabout that demarcates the start of the residential side. Relief is needed from ordinance 310-17.

For the Forrestal/Route 130 sign, the Township ordinances does not permit near family homes, the applicant would seek relief from that rule. Additional relief would be for the roundabout signs and entrance signs, 4 in total of the same description; the Township variance only permits 1 sign for apartment and communities, also limiting size. Approval would be needed for the pylon sign at the main entrance, as pylon is not currently permitted. Also, the size would require relief.

1. Exhibit A-1: Sign location plan 8/11/2021 rev. 9/20/2021
2. Exhibit A-2: Sign details 8/11/2021 rev. 9/20/2021

Positive criteria about the signs are to identify the site entrances, by encouraging good traffic routes and sufficient space and locations. The signs are also attractive and consistent in color with the site. Serves dual purpose for the residential and commercial identification. The site does drop off where the sign is



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located and will appear to diminish the large size of the sign's dimensions. The existing pylon sign will be removed, and the new sign is smaller than the existing sign.

Mrs. DiFilippo asks about the current size of the sign that is shared with Silver Park. Mr. Mancini states it is 55" high by 124" long, roughly the same length and same height as it is now. Mr. Ettenson states that at their previous approvals, they had many discussions with Silver Park West and their many associations in attempts to work with, be fair, and do the right thing. Mrs. Tumminia asks about the 18' tall sign since the ordinance only permits 8'. The sign will identify the residential and the commercial properties that will be located on the site. The size will help with each tenant in the commercial lot. Mr. Alexander states that as a part of the committee of Route 130 of Burlington County, they prefer monument signs over pylon signs. This has been the ideal over the years, so not to see pylon signs anymore. Mr. Mancini states that a monument sign would not be effective in this location. Mr. Fox states that the difference between a monument and pylon sign is the space from the ground between the signs. He suggests if the bottom can be filled in with something. Mr. Alexander suggests it would be more landscaped than portrait configuration. Mr. Coleman and Mr. Ettenson confirm that the owner would be able to work with Mr. Fox's suggestion of additional landscaping to hide the opening of the pylon sign more. Mr. Smith asks about the dual signs purpose. Mr. Mancini just states the symmetry and filling in the open space with framing and landscaping.

Mr. Kauker asks which signs are double sided, Mr. Mancini states he believes maybe the 1 sign on Route 130 is, but the other signs should be 1 sided. Mr. Fox suggests making that a condition of approval. Mr. Mancini confirms the signs on Forrestral are out of the site triangles.

Mr. Minter, the zoning officer, states that he has had the opportunity to visit the site many times during his inspections. He states when entering Forrestral, there is an island where he must cross over the opposite traffic, so you must cross over into the opposite lane to get onto L. Wendowski. The sign there could create a little traffic. It prevents you from turning left. Mr. Mancini states that their plans are to modify that island so you can turn directly into the site. Mr. Ettenson confirms that will be alleviated.

Mr. Kauker asks about any repercussions of having an 18' sign. Mr. Coleman confirms that this has been a concern and Mr. Mancini did provide valid reasons for having the larger pylon sign. It is ultimately the board's decision to grant the variance or not.

Informal board poll of the pylon sign:

Hand showing approval: Belgard, Tumminia, Smith, Johnson.

Hands in disapproval: Alexander, Kauker.

DiFilippo abstained

Mr. Kauker asks about lowering the sign. Mr. Mancini states that the visibility in the site triangle, that the sign is comparable to other signs on Route 130, which do not measure much less than 20' in height. Mr. Kauker lists a few of the lower than 20' signs as example.

Mr. Ettenson states to work with ERI if the board is to grant a variance, the largest sign shall not exceed 16' in height. Mr. Belgard reminds everyone the board was majority okay with the 18'. Mr. Smith suggests that it should try to resemble a monument as best as possible. Chairwoman Johnson opens this portion of the meeting to the public.



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

Mr. Coleman does a review of this application, significant number of variances, including Silver Park West identification, apartments identification, variance to permit pylon signage (not monument) on North-East side, permit 4 monument signs where our ordinance permits only 1 (locations), 5 height variances, 5 area variances for the signs, the applicant will work on landscape with ERI, the signs will not be double sided (except for 1 sign), and will work with ERI that the pylon signs will be closer to monument style requested. Any conditions set forth in Mr. Fox and Mr. Darji's review letter, the applicant will comply with those.

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

IX. ADOPTION OF RESOLUTIONS

None

X. MEETING OPEN TO THE PUBLIC

None

XI. CORRESPONDENCE

1. ERI – Edgewater Park Commons Phase I Redevelopment – 4355 Route 130 South – 1/5/2022

XII. ADJOURNMENT

1ST MOTION	Vincent Smith				
2ND MOTION	Chairwoman Marian Johnson				
TIME	8:37				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



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February 17, 2022 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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022.”

IV. ROLL CALL

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

❖ OATH OF OFFICE

Gwendolyn Bonner for the 2022 Planning Board that did not take the oath at the Township Re-Organization meeting, received the Oath of Office, administered by, Thomas J. Coleman III, Esquire.

V. APPROVAL OF MINUTES

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1ST MOTION	Bonnie Tumminia				
2ND MOTION	Kenneth Kauker				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT



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Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith	X				
Mr. Westphal		<i>Absent 1/20/2021</i>			
Mr. Malecki		<i>Absent 1/20/2021</i>			
Ms. Bonner		<i>Absent 1/20/2021</i>			
Ms. Tumminia	X				
Mayor Belgard	X				
Chairwoman Johnson	X				

VI. COMPLETENESS DETERMINATION

- Applicant:** Curaleaf NJ II, Inc. – **4237 US Route 130 South** – Block: 501, Lot: 4
Bulk Variance, Preliminary & Final Site Plan

Mr. Darji states his office reviewed the application and looked through the site plan submission checklist and the 2/17/2022 review letter goes over all the deficiencies of the application.

He determines what they can waive the application from, but also the items they do not recommend a waiver from. It is their determination that the application is incomplete. They did discuss this with the applicant's attorney. Their only request is that the next hearing will be for completeness and hearing at the March meeting; the risk will be on them to notice and possibly re-notice in the event it is still incomplete.

Motion will be made to deem the application incomplete.

1ST MOTION	John Alexander				
2ND MOTION	Kenneth Kauker				
DISCUSSION	Ken asks if they will include landscaping, Rakesh confirms he will request. Mr. Alexander assumes they are permitted for recreational in Edgewater Park. Mr. Darji states that they are and when it first came in it was not approved, but the Township Committee voted on it in July.				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith	X				
Mr. Westphal					X
Mr. Malecki					X
Ms. Bonner	X				
Ms. Tumminia	X				
Mayor Belgard	X				
Chairwoman Johnson	X				



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VII. OLD BUSINESS

None

VIII. NEW BUSINESS

None

IX. ADOPTION OF RESOLUTIONS

1. Resolution # P-5-2022:

Public Storage – A waiver of site plan approval for the purpose of installing a rooftop solar photovoltaic system on one of the existing self-storage buildings located at the property.

1ST MOTION	John Alexander				
2ND MOTION	Vincent Smith				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith	X				
Mr. Westphal					X
Mr. Malecki					X
Ms. Bonner	<i>Absent 1/20/2021</i>				
Ms. Tumminia	X				
Mayor Belgard	X				
Chairwoman Johnson	X				

2. Resolution # P-6-2022:

RT130S LLC, Ariel Successor – A variance approval for its’ sign package for the Eagle Chase development.

1ST MOTION	Chairwoman Marian Johnson				
2ND MOTION	Bonnie Tumminia				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith	X				
Mr. Westphal					X
Mr. Malecki					X
Ms. Bonner	<i>Absent 1/20/2021</i>				
Ms. Tumminia	X				
Mayor Belgard	X				
Chairwoman Johnson	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

February 17, 2022 at 7:00 PM

X. MEETING OPEN TO THE PUBLIC

Chairwoman opens to the public. Hearing none; closed.

XI. CORRESPONDENCE

1. ERI – Minor Subdivision Approval & Preliminary & Final Major Site Plan with Bulk & Use Variances & Waivers Conformance Review – 4295/4299 US Route 130 South – McDonald’s USA, LLC – 1/28/2022

Mr. Darji states that McDonald’s was approved some time ago, there was a significant change to the drainage which they reviewed and subjected some items to be non-compliant. The applicant has already revised in accordance to the letter.

Mr. Belgard reminds that they will have an expiration to tear down the old building if they do not get a tenant on that property. By 18 months, they have to tear it down per the approval conditions. The township will retain the bond to demo the building.

2. NJPO – November/December 2021

XII. ADJOURNMENT

1ST MOTION	Kenneth Kauker				
2ND MOTION	Gwendolyn Bonner				
TIME	7:20				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

March 17, 2022 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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022.”

IV. ROLL CALL

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

V. APPROVAL OF MINUTES

1. February 17, 2022

1ST MOTION	Gwendolyn Bonner				
2ND MOTION	Bonnie Tumminia				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo					X
Mr. Kauker	X				
Mr. Smith	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

March 17, 2022 at 7:00 PM

Mr. Westphal	<i>Absent 1/20/2021</i>				
Mr. Malecki	<i>Absent 1/20/2021</i>				
Ms. Bonner	X				
Ms. Tumminia	X				
Mayor Belgard					X
Chairwoman Johnson	X				

VI. COMPLETENESS DETERMINATION

- Applicant:** Edson DeFreitas – **North Milman Avenue & Walnut Alley** – Block: 601, Lot: 1
Appeal of Zoning Officer Decision; build a single-family home.

Mr. Coleman asked the board deems the application incomplete based on the concerns the application is not signed by the applicant or owner. The zoning permit was denied for a single-family home. Should come back with the appropriate bulk variances, they must sign applicant and provide more information. There are concerns with the survey.

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

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

- Applicant:** Curaleaf NJ II, Inc. – **4237 US Route 130 South** – Block: 501, Lot: 4, 4.01
Bulk Variance, Preliminary & Final Site Plan

CherylLynn Walters of NEHMAD DAVIS & GOLDSTEIN introduces the new application and reminds the board this applicant was here previously for the Cannabis Dispensary for medical use and should return to the board to include adult recreational sales. The Township committee has adopted an ordinance in July of 2021 enacting regulations for recreational adult cannabis in C/LI-5 zone where the property is located. They are seeking relief from the board that the applicant has done what was asked



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

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from the conditions of their. They propose to install the parking required. Do not want to expand the size of the portion of the building being used or make changes to the floor plan.

Mr. Coleman states that the application was previously incomplete and should be moved to be complete. Mr. Darji confirms that he has since submitted plans that the application can be deemed complete and heard tonight.

Chairwoman Johnson calls for a motion to deem the application complete.

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

Bridgette Fonseca, Curaleaf – Operations and has been with Curaleaf for 7 years. There will continue to be a market for medical program to ensure the patients receive their goods with the addition of recreational sales. The medical card users will need to maintain a relationship with the doctor and an adult use customer will not need that. The patients and customers do have different amounts available to them for sale during a time period. An adult consumer does not need to provide a medical card but must be 21 or older to enter. The patients and customers will be on separate sides of the facility. They have done other collocated facilities. There are no foreseen problems making the transition at this location. Hours of operations previously were 9 am, Curaleaf would ask for 8 am to open, many of their senior patients come much earlier in the morning and they would like to service the elderly population. They anticipate to increase from 30 employees to 35 – 50 employees; any given time should be 30 employees on site including security, managers, and associates. They work in 2 shifts, but would eventually split into 3 shifts with overlap. Shifts will propose to be 7:30 am to possibly 8 pm with 7 – 8 members, 11:20 – close with 8-9 members, the 3rd shift would be 12:30 – close with 9 – 10 members. They accept cash and debit as forms of payment; more patients transitioning to debit. Adult use has more debit transactions. Guarda is their 3rd party carrier that picks up 6 days a week. There is 1 dumpster for trash and 1 dumpster for recycling. They are picking up 1 day a week, and they can make it 2 if required. There is a new waiting system that provides online services to pick their medicine online and reserve it for pick up to make the processing time quicker. They are at approximately at 7 minutes for pick up. The online app brings it down to about 2 minutes.

Marian Johnson notes that 8 am is high traffic time with schools. Mr. Kauker asks if the early time would be reserved for seniors only. Ms. Fonseca says that is an idea they have thought of and used at



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

March 17, 2022 at 7:00 PM

other locations. Mr. Alexander asks what training the personnel goes through; to which they do. Chairwoman Johnson asks if there is a difference in the product for medical vs. recreational. Ms. Fonseca says there could be with differences of THC percentages or more strain choices.

Ms. Fonseca states the guidance from the state is if they approve their applications, it could be 30-60 days after approval to open their doors for recreational. The commission has not made any determinations on any applications for this yet.

James Sherrard, Curaleaf – Security, has been with Curaleaf for 7 years. Medical use is heavily regulated and Mr. Sherrard confirms that recreational use will be just as regulated. The seed to sale process is the same where it tracks from the seed, to the harvesting, to the dispensary, to sales, then terminated out the door; every package is tracked. There may be 1 – 4 security personnel working at a time. The property is monitored by security cameras and the state monitors those cameras live at any given time. They are transferred in nondescript vans with armed guards. Transactions are any time of any day, intentionally random. The new proposal will have a fenced in secured site, it is an industry standard and very effective so far. Any unused products and defective products are logged by manifest and returned for destruction. Guarda will also likely also be moved to the secured fence location. They call approximately 6-7 minutes prior to transfer.

Ms. Bonner asks what would deem a product defective. Mr. Sherrard explains a possible oil cartridge that leaks or a rubber glove that gets caught in a bag that was missed by Quality Control. If something is brought back it is also non-re-sellable. Mr. Alexander asks if records are kept with returns, Mr. Sherrard confirms records are kept and archived.

Erik Boe, P.E. – Engineer 445 Godwin Avenue, Midland Park, NJ 07432. Has a career of 20 years and has presented to this board prior, the board accepts his credentials.

Exhibit A-1: Site Plan Rendering

They are proposing to add the expansion parking that goes over the current gravel parking. Adding 111 spaces to accommodate, there is a storm water basin that would overflow into the existing basin. There is a fenced in area for the delivery and cash trucks to go through the double fence into the secured area with an elevated walkway into the rear of the building. They are okay make the change from an 8 foot fence to 6 foot to avoid the variance if the board is okay with it. Improvements to site lighting for the parking lot would be make. Landscaping shown is minimal, but there were suggestions made to make 6 landscaping islands and shade trees and landscape screen facing the Route 130 side. There will be 105 parking spaces with the addition of islands and 6 will be ADA. There will also be 4 electrical vehicle spaces, 1 of the ADA should be EV ready, also. This comes from a new requirement from the state for site plan for a certain amount of electric charging spaces. New signs for traffic circulation around the lot to make for safe maneuvering.

Exhibit A-2: Circulation Plan – This shows the trash truck circulation model.

Ms. Walters reviews the Fire Marshal's letter for the first time and reviews with the Engineer that they can work with and meets conditions of his letter.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

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Mr. Kauker asks for screening if a transformer is required on the electrical stations. Mr. Alexander asks what will be provided to slow traffic down around the turn. Mr. Boe says it funnels down and helps slow the traffic down.

Bryan Proska, P.E. – Traffic Engineer, 303 West Main Street, Freehold, NJ, he has provided testimony before the board previously, the board accepts his credentials. A new traffic study was provided for the application on March 3, 2022. The impact statement focused on reviewing potential trip generation and anticipated parking demand. The current site shows about 15-20% less than projected for the last application. They anticipate approximately 75 vehicles during PM peak hour and 110 vehicles during the Saturday peak hour at mid-day. About a double in the traffic that is seen today. The increased activity will require at least 90 – 95 parking spaces based on study. Mr. Proska states the Exhibit A-2 shows a successful traffic plan for current and future traffic. He does believe angled parking is better, but it would lose too many spaces. They did account for the traffic during the morning peak hours with an 8 AM start time if they were an opening change being considered.

Mr. Kauker asks if the square footage of the space is not changing, why so much additional parking? There will be more customers, more employees, the turnover of people coming in and out. The condition that there is a limited amount of people allowed in the store is still in effect as well.

James A. Miller, P.P. – Planner, 222 Nicholson Drive, Moorestown, NJ, he has presented in front of this board before and is recognized to be heard.

Exhibit A-3: Proximity Exhibit

Mr. Miller will explain 2 bulk variances regard proximity and hours of operation. The zone is C/LI-5 and the surrounding properties are within the same zone. The Exeter Warehouse, Curaleaf, and the school; across Route 130 is an apartment complex and strip commercial use; on Route 130 there is a storage facility and the Aldi Site. All the variances are C-2 variances. The first is the 1,500-foot proximity requirement that dates to July 2021 and was not there when the establishment was first established, the relief will be needed for the changes made to the facility. The Curaleaf building in relation to the school meets the requirements, however the property lines encroach that distance. The intent of the code is met, in so that the purpose of that distance is to minimize interaction. The warehouse is also acting as a buffer between the two buildings. The second is the operations hour change for the extra hour in the morning to provide opportunity to come to the facility that they may not have had otherwise.

The next variance is for parking spaces. The change to add recreational use will add the demand for more parking needs. It supplies the require amount of parking in a safe efficient manner. Additional relief would be needed for the generator. It will provide alternative power source for security and lighting in the event of a power outage. It is necessary for the state licensing. It requires 100-foot setback for both sides but will have 63-foot setback from the property line. If both sides of the building were compliant, it would be compliant however, the client is constrained by the preexisting building. Given the location, the generator is not a detriment to the property. The relief required for the loading area is a bulk standard where it should be at the rear of the building. It is currently in the front. The benefit of



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

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moving it to the side, is a better and more secure that the previous testimony of the safe enclosed fenced area.

Mr. Coleman asks of the fence options. The board is amenable to the 8 foot fence without the barbed wire. Mr. Miller states that the 8 foot fence is enhanced security.

Ms. Walters asks about the aggregate setback for the sidewalk and ramp around the side of the building and a variance for requiring 2 loading areas. Mr. Miller states there is no need for additional loading area because the demand is not there. They have 1 or 2 deliveries a week. The sidewalk and ramp are constrained by the fact there is an existing building with low level activity.

Mr. Kauker asks if the facility will be operational with the use of the generator. The generator will be used to remain operational. He asks about the ramp materials. Answered that it will be metal with grates.

Mr. Darji states Ms. Walters and the expert witnesses have provided significant testimony and addressed most of the review letter. There are a few technical items they will have to address as a condition of approval should the board act favorably on the application. Mr. Darji does say regarding the variances, he agrees with Mr. Miller's testimony. There is a design waiver for parking space size. Mr. Darji agrees with the board that an 8-foot fence makes sense and prefers no barbed wire, and would suggest black, vinyl chain link fencing material. One undiscussed item was the monument sign. Where it has been constructed appears to be not in the location the site plans show. Ms. Walters was constructed in the same location as the previous pole mount sign and not the location it was supposed to be put. It was an oversight and will be relocated. The last item was the approval should be strictly conditioned of a performance guarantee, escrow, etc.

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

Ms. Walters makes closing remarks for the application.

Mr. Coleman does an overview of the application for Curaleaf II, Inc. They are a permitted use, seeking preliminary and final site plan approval. As reviewed by Mr. Miller, there are 7 variances and a design waiver, as mentioned by Mr. Darji. The condition of approval would be subject to the review and approval of the lot consolidation, Mr. Darji's office reviewing both legal and lot closure. A letter of no interest from DOT, subject of storm water maintenance declaration, subject to posting of performance or maintenance guarantees, subject to any affordable housing (if any) fees imposed by the town, subject to all necessary approvals and licenses subject by the town and state, subject to Mr. Darji's March 17th review letter, and complying with Mr. Augustino's March 8th letter from the fire district, complying with all previous conditions set forth from P-6-2021, and that their requirement to come back for recreational use has been satisfied. Mr. Coleman clarifies that the early opening time of 8 – 9 am would be strictly for medical use, opening at 9 am for all customers.

1ST MOTION	Gwendolyn Bonner
2ND MOTION	Vincent Smith



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

March 17, 2022 at 7:00 PM

DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo					X
Mr. Kauker	X				
Mr. Smith	X				
Mr. Westphal					X
Mr. Malecki	X				
Ms. Bonner	X				
Ms. Tumminia	X				
Mayor Belgard					X
Chairwoman Johnson	X				

IX. ADOPTION OF RESOLUTIONS

None

X. MEETING OPEN TO THE PUBLIC

Open, none, closed.

XI. CORRESPONDENCE

1. 2/14/2022 – NDG – McDonald’s Sidewalk Easement Draft
2. 3/2/2022 – ERI – McDonald’s Sanitary Sewer Review
3. 3/10/2022 – BC Engineering Department – McDonald’s Subdivision

XII. ADJOURNMENT

1ST MOTION	Gwendolyn Bonner				
2ND MOTION	Bonnie Tumminia				
TIME	9:06				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	x				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

April 21, 2022 at 7:00 PM

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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022.

IV. ROLL CALL

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

V. APPROVAL OF MINUTES

1. March 17, 2022

1ST MOTION	Gwendolyn Bonner				
2ND MOTION	Vincent Smith				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	<i>Absent on 3/17/2022</i>				
Mr. Kauker	X				
Mr. Smith	X				
Mr. Westphal	<i>Absent on 3/17/2022</i>				
Mr. Malecki				X	



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

April 21, 2022 at 7:00 PM

Ms. Bonner	X				
Ms. Tumminia	X				
Mayor Belgard	<i>Absent on 3/17/2022</i>				
Chairwoman Johnson	X				

VI. COMPLETENESS DETERMINATION

None

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

None

IX. ADOPTION OF RESOLUTIONS

1. **Resolution # P-7-2022:**

Curaleaf NJ II Inc. – Change in use and Preliminary and Final Major Site Plan Approval for 4237 US Route 130 South for the purpose of operating an adult use recreational cannabis dispensary from a portion of the building.

Mr. Petrone makes a correction it is only the Preliminary and Final Major Site Plan approval, not a change in use.

1ST MOTION	Vincent Smith				
2ND MOTION	Chairwoman Marian Johnson				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	<i>Absent on 3/17/2022</i>				
Mr. Kauker	X				
Mr. Smith	X				
Mr. Westphal	<i>Absent on 3/17/2022</i>				
Mr. Malecki					X
Ms. Bonner	X				
Ms. Tumminia	X				
Mayor Belgard	<i>Absent on 3/17/2022</i>				
Chairwoman Johnson	X				

X. MEETING OPEN TO THE PUBLIC

No public.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

April 21, 2022 at 7:00 PM

XI. CORRESPONDENCE

1. NJPO for January/February 2022

XII. ADJOURNMENT

1ST MOTION	Vincent Smith				
2ND MOTION	Bonnie Tumminia				
TIME	7:05				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes May 19, 2022 at 7:00 PM

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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022.

IV. ROLL CALL

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

V. APPROVAL OF MINUTES

1. April 21, 2022

1ST MOTION	Gwendolyn Bonner				
2ND MOTION	Kenneth Kauker				
DISCUSSION	NONE				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo				X	
Mr. Kauker	X				
Mr. Smith	X				
Mr. Westphal					X
Mr. Malecki					X



EDGEWATER PARK TOWNSHIP

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May 19, 2022 at 7:00 PM

Ms. Bonner	X				
Ms. Tumminia	X				
Mayor Belgard					X
Chairwoman Johnson	X				

VI. COMPLETENESS DETERMINATION

- Applicant:** Abundant Life Fellowship, Inc. – **4151 South US Route 130** – Block: 401, Lot: 1
Plan amendment, the site use will remain unchanged. Proposed development for installation of a carport with mounted solar panel canopy over the portion of the existing approved parking area on site.

Mr. Petrone confirms that per ERI's 5/18/2022 review letter recommends the applications complete.

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

- Applicant:** Burlington Coat Factory Realty Edgewater Park – **Route 130 & Cooperstown Road** – Block: 502, Lot: 12.02, 12.03, & 13
Preliminary & Final Major Site plan for the construction of 155 tractor trailer parking spaces, expansion of existing stormwater basin, and associated improvements. Existing lots 12.02 & 12.03 are to be consolidated.

Mr. Petrone confirms that per ERI's 5/18/2022 review letter recommends the applications complete.

1ST MOTION	Gwendolyn Bonner				
2ND MOTION	Vincent Smith				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. DiFilippo	X				
Mr. Kauker	X				
Mr. Smith	X				
Mr. Westphal					X
Mr. Malecki	X				



**EDGEWATER PARK TOWNSHIP
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May 19, 2022 at 7:00 PM**

Ms. Bonner	X				
Ms. Tumminia	X				
Mayor Belgard					X
Chairwoman Johnson	X				

Mr. Petrone advises that the applicant was ahead of itself and already noticed for their hearing. Asks to make a motion to carry the plan to the next meeting.

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

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

None

IX. ADOPTION OF RESOLUTIONS

None

X. MEETING OPEN TO THE PUBLIC

Chairwoman opens to the public. Hearing none; closed.

XI. CORRESPONDENCE

None

XII. ADJOURNMENT

1ST MOTION	Gwendolyn Bonner				
2ND MOTION	Bonnie Tumminia				
TIME	7:10				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes July 21, 2022

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 Patricia Cahall, 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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022.”

ROLL CALL

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

IV. SWEARING IN OF CLASS IV BOARD MEMBER MS. TUMMINIA:

- Swearing in of committee member Ms. Tumminia by Tom Coleman

V. NOMINATION OF PATRICIA CAHALL AS PLANNING BOARD SECRETARY:

1ST MOTION	Chairwoman Johnson				
2ND MOTION	Mr. Kaulker				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo					x
Mr. Kauker	x				
Mr. Smith	x				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes July 21, 2022

Mr. Malecki	X				
Ms. Bonner					x
Ms. Tumminia	x				
Mayor Belgard	x				
Chairwoman Johnson	x				

VI. SWEARING IN OF PATRICIA CAHALL AS PLANNING BOARD SECRETARY

1. Patricia Cahall was sworn in by Mr. Coleman as Planning Board Secretary.

VII. RECOGNITION OF BOARD MEMBER WESTPHAL

1. Chairwoman Johnson recognized the passing of Board Member Jeff Westphal.

VIII. APPROVAL OF MINUTES

1. May 19, 2022

1ST MOTION	Mr. Smith				
2ND MOTION	Ms. Tumminia				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo					x
Mr. Kauker	x				
Mr. Smith	x				
Mr. Malecki	x				
Ms. Bonner					x
Ms. Tumminia	x				
Mayor Belgard	x				
Chairwoman Johnson	x				

*Mr. Smith left meeting at 7:13.

IX. COMPLETENESS DETERMINATION

1. **Applicant:** Ransome Properties– 1655 Mount Holly Road – Block: 404, Lot: 4
Minor Site Plan. Removal of (2) 100-gallon tanks and add (1) 1,000-gallon propane tank installed to heat office. Building to be on sale to the public.

Mr. Darji recommended this matter be moved to next meeting. Application was just received a few days ago. More time needed to review. Chairwoman requested motion to place on next month’s meeting for site plan and completeness.

1ST MOTION	Mr. Kauker
2ND MOTION	Mr. Malecki
DISCUSSION	



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes July 21, 2022

NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo					x
Mr. Kauker	x				
Mr. Smith	Not Present				
Mr. Malecki	x				
Ms. Bonner					x
Ms. Tumminia	x				
Mayor Belgard	x				
Chairwoman Johnson	x				

X. OLD BUSINESS

1. **Applicant:** Michael Lang– **301 Orange Drive** – Block: 404.03, Lot: 8
Proposed bulk variance. Accessory store building for collector vehicles.
No parties present.

2. **Applicant:** James Matthews: 303 Orange Drive – Block: 404.03, Lot: 7.
Proposed bulk variance. Accessory storage building for collector vehicles.
No parties present.

3. **Tom Coleman** inquired of Ms. Cahall to check recourse of notice sent. Mr. Coleman requested of Chairwoman Johnson, based on the representation of Ms. Cahall, a notice be sent for the August 18th meeting if notice was not given and carry both applications. Chairwoman Johnson honored such motion subject to checking the green cards.

1ST MOTION	Mr. Kauker				
2ND MOTION	Mr. Malecki				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo					x
Mr. Kauker	x				
Mr. Smith	Not Present				
Mr. Malecki	x				
Ms. Bonner					x
Ms. Tumminia	x				
Mayor Belgard	x				
Chairwoman Johnson	x				

XI. NEW BUSINESS



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

July 21, 2022

1. Applicant: Abundant Life Fellowship, Inc. **4151 South US Route 130** – Block: 401, Lot: 1
Plan amendment, the site use will remain unchanged. Proposed development for installation of carport with mounted solar panel canopy over the portion of the existing approved parking area on site.

Mr. Tom Heck, representing the solar installer for Abundant Life Church. Mr. Heck's client is EMT Renewables, LLC. Introduced two representatives from EMT Solar for testimony. The owner of the church is interested in participating in the state's solar energy renewables program. One of the parking zones be designated to install a single car port. Columns with mounted overhang canopy for solar panels. Over a small portion of the parking sight. Application for project is 2 acres. The application is for an amended site plan approval to allow the solar facility installation. The joint report by the planners and engineers pointed out the township ordinance does not address weather solar energy are accessory uses. Testimony will provide otherwise. Mr. Heck addressed the separate section of the ordinance on Alternative Energy Facilities which states that these facilities are consistent with the health, safety and welfare of the community at large.

Witness: Samantha O'Brien of EMT Solar was sworn in by **Mr. Coleman**.

Ms. Brian, under oath, presented testimony upon questioning by Mr. Heck

1. Mr. Heck: "What is the nature of the project?"

Miss O'Brien: "The project includes installation of 215 solar panels with 2 inverters and a car port. Their client is looking to go solar and participate in the states renewable green program for a tax cut which would benefit the church".

2. Mr. Heck: "What is the proposed height of the car port"?"

Miss O'Brien: "Maximum is 19.9ft. and minimum is 14 ft.".

3. Mr. Heck: "How were those dimensions were determined"?"

Ms. O'Brien: "There was a sister project proposed to Delanco township that was approved with 4 car ports that were approved. There was a recommendation by their fire marshal for 14ft for the fire trucks also for any type of handicap vehicles. That is the industry standard for these type of car ports".

4. Mr. Heck: "How many spaces are in the parking lot"?"

Ms. O'Brien: "There are 348. 10 are handicap. The car port will be in the middle".

5. Mr. Heck: "What will be the impact of the car port if approved on the existing parking lot"?"

Ms. O'Brien: "Four spaces will be shortened for compact cars for the 30 x 30 barrier that is needed".

6. Mr. Heck: "Is there another space for the attendees to park beyond this lot"?"

Ms. O'Brien: "There is shared easement between Living Streams and Abundant for parking spaces".

Mr. Heck concluded his questioning.

Madam Chairwoman Johnson inquired about the report from the Fire Department for this part of the project not being received by the Planning Board. Ms. O'Brien stated permits were submitted which would include the fire department. Mr. Heck said they do have a memo from Mr. Agustino addressed to Mr. George Gumack with 3 points. Location, signage and height.



EDGEWATER PARK TOWNSHIP
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Witness: Peter Kaelin – Director of Operations of EMT Renewables was sworn in by **Mr. Coleman**. Mr. Kaelin, under oath, presented testimony upon questioning by Mr. Heck

1. **Mr. Heck:** “What is your title or position with the company?”
Mr. Kaelin: “Director of Operations.”
2. **Mr. Heck:** “You have familiarity of how it works?”
Mr. Kaelin: “Yes”.
3. **Mr. Heck:** “How does this provide energy for the church?”
Mr. Kaelin: “The energy from the sun is DC the sun hits solar panels through the converter and converts the energy back to AC electricity which goes to the meter and spins backward.”
4. **Mr. Heck:** “Describe how big the converters are and where will they be mounted?”
Mr. Kaelin: “There will be 2 full converters 10 to 12 feet off the ground and 2-3 feet high.”
5. **Mr. Heck:** “Is this facility able to address the Fire Marshall’s concern of the signage?”
Mr. Kaelin: “Yes. There will be signs on the left, right and at the top”.
6. **Mr. Heck:** “What about the lighting plan?”
Mr. Kaelin: “It will be a flush mounted system. Light will point directly to the panel. Producing 3,000 lumens. The lighting will be on a timer since they are not needed at night.”
7. **Mr. Heck:** “Maintaining. How does that work?”
Mr. Kaelin: “We monitor a portal and make physical visits every six months.”
8. **Mr. Heck:** “What potential would this facility have to the neighboring properties?”
Mr. Kaelin: “It will not have any effect on those properties. It is set back 500 feet off the main highway”.

Mr. Heck concluded his questioning.

Mr. Smith asked about the thickness of the panel. Mr. Kaelin stated the 3-5 inches is the structure and the panel not the thickness.

Chairwoman Johnson inquired about the shut off. Mr. Kaelin stated “The disconnect is at the car port. There is a rapid shut down by 20 seconds which is the state requirement” Mr. Kaelin verified that they are black panels when asked. **Mr. Smith** inquired about the contracting. Mr. Kaelin said 10 years workmanship warranty since they are owned by the church. **Mr. Fox** questioned Mr. Heck about the fire from the Deitzson-Watson factory. Mr. Kaelin said the safety precautions are implemented.

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



EDGEWATER PARK TOWNSHIP

PLANNING BOARD

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Mr. Coleman presented the resolution for the applicant: Abundant Life Fellowship, LLC 4151 South US Route 130 – Block: 401, Lot: 1 minor site plan. EMT Renewals installation of 216 solar panels. On car ports 125ft. x 41ft. mounted solar panel with canopy. 4151 S. Route 130 Block: 401 Lot: 1 in the commercial zone. Compliance in accordance with the letter of May 19th from Mr. Darji and Fox’s office. Also Mr. Augustino’s May 24th letter.

1ST MOTION	Mr. Smith				
2ND MOTION	Ms. Tumminia				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo					x
Mr. Kauker	x				
Mr. Smith	x				
Mr. Malecki	x				
Ms. Bonner					x
Ms. Tumminia	x				
Mayor Belgard	x				
Chairwoman Johnson	x				

2. Applicant: Burlington Coat Factory Burlington Coat Factory Route 130 & Cooperstown Road – Block: 502, Lot: 12.02, 12.03, & 13 Preliminary & Final Major Site plan for the construction of 155 tractor trailer parking spaces, expansion of existing stormwater basin, and associated improvements. Existing lots 12.02 & 12.03 are to be consolidated.

John Gillespie appearing on behalf of Burlington Coat factory. The original application was submitted for 155 parking spaces, removal of guard shack and replace it with another one. The front line of parking will be a space by Rt.130. Mr. Darji and Mr. Foxes letter mentions landscaping. The new plan is now to remove 36 spaces to be replaced by landscaping and the new spaces will now be 119. Front portion was initially intended for commercial. They tried to market it for self- storage facility. The only driveway now is coming out. It was decided that in and out entrances are needed.

Mr. Matthew Walsh was sworn in by Mr. Coleman. Mr. Walsh presented the proposal. There are currently three lots. Lot 12.02- trailer parking, 12.03 -vacant, 13 -warehouse. Exhibit A-1 (Aerial view highlighted. Exhibit A-2 (Proposed site plan) The proposal is to consolidate two lots into one. 36 spaces will be eliminated closer to 130. There will be a 4-5 feet berm for landscaping and the fence will be relocated. There will be no change along Cooper Street. No change to access of route130. The existing guard shack will remain. The exit guard shack will come out and be relocated at the exit at route 130. The exiting storm water basin will be expanded to all three sides on the retaining wall to expand capacity. The acreage will change due to the removal of the front area. To address the green infostructure requirements, there will be concrete dollar pads the area behind them pervious pay to allow any run-off. The main drive isle will remain as regular pavement. There will be snow scraper removal for the trucks which is a requirement. It is movable.

Mr. Darji met with Mr. Walsh to streamline presentation and discuss the review letter. **Mr. Darji** requested clarification on the storage spaces. Mr. Walsh explained there are 5 or 6 spaces. No outdoor



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storage just trailer. The trailers could not come out and make a turn. **Chairwoman Johnson** inquired the height of the fence. Mr. Walsh replied 6 feet. **Dr. Darji** verified that the business would continue to run during construction. and the plans concerning the retaining wall. **Chairwoman Johnson** inquired traffic going on during construction. Mr. Walsh confirmed it will only be traffic exiting. **Mr. Darji** confirmed that the lot consolidation has been completed and the sanitary sewer easement was addressed. Mr. Walsh believes that is on the property of the car wash. Contact will be made to the owners for verification. Mr. Walsh explained the tax map shows it is on the car wash property. **Mr. Daji** inquired about the affordable housing. Mr. Gillespie explained the demolition and the credit received for removal of the guard house. Mr. Walsh explained the snow removal system and the sliding gate on the site plan for removal. Mr. Walsh verified that there will be lighting on the new area of the project matching LED fixtures. **Dr. Dagi** requested information on the guard house. Mr. Walsh explained all employees for the guard shack will park in employee parking and walk over. There are no bathrooms in the existing warehouses. Just electric. **Mr. Darji** concluded his questioning. **Mr. Alexander** What is the landscaping specifically? Mr. Walsh would like to keep the existing landscaping and transplant **Mr. Darji** explained the township has standards in the ordinance addressing landscaping that needs to be met. The wording in the engineer's letter states 4-5 feet tall berm with significant and diverse landscaping. **Mr. Kauker** questioned irrigation. Mr. Walsh stated the landscaping irrigation has not been included in the plans, but it will be complied with. **Mr. Darji** requested the plans to include irrigation. **Mr. Kauker** inquired about mulching and maintenance. Mr. Walsh insured it will be kept. **Mr. Kauker** requested explanation of the behind the concrete for the pads as previous pavement. Mr. Walsh explained it would be between the two pads and in the back. **Mr. Kauker** inquired about the trailers being empty or full since there is a concern about the weight. There will be mixture of full and empty trailers. **Mr. Kauker** asked about the pervious material maintenance process. Mr. Walsh said it would be included in the maintenance manual. **Mr. Daji** confirmed satisfaction with the storm basin design and calculations when asked by **Chairwoman Johnson**. Mr. Walsh spoke of the drainage plan. **Mayor Belgard** addressed the congestion on Cooper Street with the employee traffic and the tractor trailers entering the facility by way of Cooper Street.

Terry Mosley- Sr. Director of Supply Chain Project Implementation addressed the issue. He explained that the company was looking at the trailer lot not associate parking. The concern will be addressed. The shift hours have been adjusted which will mean less congestion since the shifts are spread out on 10-hour shifts. **Mr. Kauker** mentioned it was discussed of someone directing traffic on the original plans for the building. Mr. Mosley could not verify that fact, but it will be looked into.

Nathan Mosley- Professional Engineer- Discussed his report of April 7,2022 concerning the counts of outgoing and inbound traffic and times. His report concluded 13 trips in and out in the am, 10 in and out in the pm. There was a discussion with the Exeter warehouse and the traffic congestion with both company trailers on the same road. **Mr. Fox** requesting sidewalks and the 2 billboards. Mr. Gillespie confirmed a sidewalk will be included in the plans and the two billboards will be removed.

MINUTES

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



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes July 21, 2022

1. Mr. Minter. 1020 Cooper Street Edgewater Park, NJ 08010

Q: Issue is with the tractor trailers. The GPS sends them to the main building. They go to Rite Aid on Cooper Street and make a U Turn. Can a sign be implemented to guide them off to the trucking entrance. **Mr. Darji** is requesting a sign at the jug handle before Cooper Street. **Mr. Minter** there is also a problem going North bound. **Mr. Smith** said the address on the GPS needs to be changed. **Mr. Kauker** suggested a separate address to that parking lot be added.

A: **Mr. Gillespie** said they would apply for a sign to the Department of Transportation and look into a new address for the trailer parking lot.

Chairwoman Johnson closes this portion of the meeting to the public

Mr. Coleman presented the resolution for the applicant: Burlington Coat Factory Route 130 & Cooperstown Road Block: 502, Lot: 12.02, 12.03, & 13 Preliminary & Final Site plan approval. Amended site plan for 119 trailer spaces, relocation of the guard facility. Applicant is consolidating lots 12.02 & 12.03. The applicant has agreed to comply with Environmental Resolutions July 19th 2022 letter on three conditions associated with the approval.

- A. Removal of 36 parking spaces. Work with Mr. Darji and Foxes office to ensure the supplemental plan for the berm is satisfactory to our planner. The new berm must be irrigated.
- B. Apply to the DOT for the sidewalk and to allow a sign at the jug handle to properly note there should not be any right hand turns on Cooper Street.
- C. Per Mayor Belgards request. To meet with the Mayor and Police Chief to discuss employee shifts and truck road.

Mayor Belgard addressed the members on the matter of a shuttle. It was previously suggested by Hoover. **Chairwoman Johnson** advised Mayor Belgard to speak with Mr. Mosley to discuss.

1ST MOTION	Ms. Tumminia				
2ND MOTION	Chairwoman Johnson				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo					x
Mr. Kauker	x				
Mr. Smith	x				
Mr. Malecki	x				
Ms. Bonner					x
Ms. Tumminia	x				
Mayor Belgard	x				
Chairwoman Johnson	x				

MINUTES

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



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes July 21, 2022

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

XII. ADOPTION OF RESOLUTIONS

1. Ordinance No. 2022-08-Section: 310-17 – Medical Cannabis Transfer Tax
Resolution # **P- -2022**

Mr. Coleman addressed the members concerning township Ordinance No. 2022-08 Section 310-17 which needs to be amended.

1ST MOTION	Chairwoman Johnson				
2ND MOTION	Mr. Smith				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo					x
Mr. Kauker	x				
Mr. Smith	x				
Mr. Malecki	x				
Ms. Bonner					x
Ms. Tumminia	x				
Mayor Belgard	x				
Chairwoman Johnson	x				

XIII. CORRESPONDENCE

1. No discussion. **Chairwoman Johnson:** All correspondence has been addressed.

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

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

XIV. ADJOURNMENT

1ST MOTION	Mr. Kauker				
2ND MOTION	Mr. Maleckii				
TIME	8:54 pm				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes August 18, 2022

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 Patricia Cahall, 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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022.”

ROLL CALL

TITLE	NAME	PRESENT	ABSENT
Class I	Mayor Belgard		x
Class II	Mr. Alexander	X	
Class III	Mrs. DiFilippo	x	
Class IV	Chairwoman Johnson	X	
Class IV	Mr. Kauker	X	
Class IV	Mr. Smith	X	
Class IV	Mr. Malecki	X	
Class IV	Ms. Bonner	x	
Class IV	Ms. Tumminia	X	
Alternate II			
Attorney	Thomas Coleman		x
Attorney	Chuck Petrone	X	
Engineer	Rakesh Darji	Excused	
Planner	Edward Fox	x	

IV. APPROVAL OF MINUTES

1. July 21, 2022

Discussion: Ms. Bonner questioned the minutes under Old business concerning the green cards for Mr. Lang and Mr. Matthews. Explanation was provided by Pat Cahall and Chairwoman Johnson.

1ST MOTION	Mr. Malecki
2ND MOTION	Mr. Smith

DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo	x				
Mr. Kauker	x				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Smith	x				
Mr. Malecki	x				
Ms. Bonner				x	
Ms. Tumminia	x				
Mayor Belgard					x
Chairwoman Johnson	x				

V. COMPLETENESS DETERMINATION

Applicant: Ransome Properties – 1655 Mount Holly Road - Block: 404, Lot: 4
 Minor Site Plan. Removal of (2) 100-gallon tanks and add (1) 1,000-gallon propane tank installed to heat office. Building to be on sale to the public. Mr. Fox referenced the August 16th letter deemed the application complete and a minor change. Mr. Kauker questioned the green houses as accessory structure and one foot within the property line. Also, there is no indication of ADA parking and if approval should be give and he also questioned the concrete walls on Public Storage property. The concrete containments are still there. Mr. Fox reference the survey which is waiting to be received and recommended approval for completeness.

1ST MOTION	Mr. Kauker				
2ND MOTION	Mr. Malecki				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo	x				
Mr. Kauker	x				
Mr. Smith	x				
Mr. Malecki	x				
Ms. Bonner	x				
Ms. Tumminia	x				
Mayor Belgard					x
Chairwoman Johnson	x				

VI. OLD BUSINESS – NONE

VII. NEW BUSINESS

1. Applicant: Michael Lang – 301 Orange Drive – Block: 404.03, Lot: 8 - Proposed bulk variance. Accessory storage building for collector vehicles.

Mr. Lang appeared before the board. Testimony was given concerning the need for a storage facility for his collectable vehicles which need to be removed the outside elements for

preservation. Chairwoman Johnson confirmed with the applicant that it would improve the look of the property. Mr. Lang presented examples of the structure. Eight vehicles and four motor cycles will be retained in the building. Chairwoman Johnson questioned if it would be built behind his house. Mr. Lang confirmed that it would be on the side. It cannot be located in the back due to the easement. Mr. Fox referred the review letter dated July 12th deeming the application complete. There were two variances. One exceed the maximum building height of 16 feet. The proposed structure is 16.5 feet. It also exceeds the gross floor area which is 450 feet. The structure is 458 feet. Total with the other building is 1,596 feet. Mr. Fox addressed the total impervious coverage comes in at 30%. If a paved driveway was added at 68 feet set back by 20 feet wide it will increase impervious coverage from 32 to 37. A bulk variance will be needed. Mr. Lang said he would consider a driveway. Also included would be electric, and a lift. No heat. Commercial vehicles will not be stored. Mr. Fox commented that he would like to see a drainage plan. Mr. Lang responded that he would be getting a draining study. Mr. Fox requested about exterior lighting. Mr. Lang verified no exterior lighting. Chairwoman explained condition of approval based on draining information provided by the applicant. Mr. Fox recommend the application for approval. Mr. Kauker was concerned about the noise from the rain since it is a metal structure. Mr. Kauker inquired about the shed currently existing. Mr. Lang was not removing it. Mr. Kauker informed Mr. Lang that another variance is needed since there are two accessory structures. Mr. Kauker inquired if the shed is in the easement. Mr. Lang verified it was. It was replaced. It was approved by the township. Chairwoman Johnson said he would be Grandfathered in. When asked about the base he responded “It has a wood base not concrete”.

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. Petrone presented the terms of the resolution for the board approval. The proposed bulk variance to install a 30 feet wide by 16.5 feet tall accessory storage building for collector vehicles. Total: 1,500 square feet. The applicant has indicated the proposed garage will not require an additional paved driveway. If a 20’x68’ paved driveway is installed in the future, it will increase the impervious coverage rate to 37% which will require another bulk variance. It will not be used for commercial vehicles. No heat or exterior lighting. Utilities to include electric and a lift. The drainage plan will be provided.

1ST MOTION	Mr. Smith				
2ND MOTION	Ms. Bonner				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo	x				
Mr. Kauker	x				
Mr. Smith	x				
Mr. Malecki	x				
Ms. Bonner	x				
Ms. Tumminia	x				
Mayor Belgard					x
Chairwoman Johnson	x				

2. **Applicant:** James Matthews - 303 Orange Drive – Block: 404.03, Lot: 7.
Proposed bulk variance. Accessory storage building for collector vehicles.

Mr. Matthews appeared before the board testimony was given concerning a garage facility for his collectable vehicles and motorcycles. This will prevent them from being subject to the elements. The facility is 960 square feet. 30 feet wide x 32 feet deep by 16 foot tall. Chairwoman Johnson inquired as to improvement in the look of his property. Mr. Matthews responded by saying the vehicles will be able to be moved off the street and improve the look of the neighborhood and clear the driveway. Mr. Matthews assured the board no inference with the neighbors.

Mr. Fox verified the dimension of the building and a variance is required. It is the only accessory on the property. Mr. Matthews verified that he was not planning on a driveway. The building would be metal. Chairwoman Johnson informed Mr. Matthews that this would be the time to inquire about the driveway. Mr. Matthews was interested. Mr. Fox informed Mr. Matthews of the maximum being 30% his property would be 32%. Chairwoman Johnson inquired about the utilities. Mr. Matthews responded by saying there will be electric, no heat or lift. Mr. Fox advised Mr. Matthews that lighting should not be in the direction of neighbors. Mr. Matthews verified no commercial business. Mr. Fox stated a drainage plan is required as terms for approval. Mr. Smith inquired about a draining plan for both applicants. Mr. Fox said it would be required for both applicants. Mr. Kalker inquired if this would be in the easement. Mr. Matthews verified that it was moved out of the easement.

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. Petrone presented the terms of the resolution for the board approval. The applicant to install a 30 feet wide x 16 feet tall accessory storage facility. Two variances required. Total: 960 square feet. The applicant has indicated the proposed garage will not require an additional paved driveway. If a 20’x68’ paved driveway is installed in the future, it will increase the impervious coverage rate to 32% which will require another bulk variance. . It will not be used for commercial vehicles. No heat. Utilities to include electric. The drainage plan will be provided.

1ST MOTION	Mr. Kauker				
2ND MOTION	Mr. Malecki				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo	x				
Mr. Kauker	x				
Mr. Smith	x				
Mr. Malecki	x				
Ms. Bonner	x				
Ms. Tumminia	x				
Mayor Belgard					x
Chairwoman Johnson	x				

VIII. ADOPTION OF RESOLUTIONS

1. **Resolution # P-8-2022:**

Abundant Life Fellowship Inc. – Minor site plan. EMT Renewals installation of 216 solar panels. On car ports 125ft. x 41ft. mounted solar panel with canopy. 4151 S. Route 130 Block: 401 Lot: 1 in the commercial zone. Compliance in accordance with the letter of May 19th from Mr. Darji and Fox’s office. Also Mr. Augustino’s May 24th letter.

1ST MOTION	Mr. Smith				
2ND MOTION	Mr. Alexander				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo	x				
Mr. Kauker	x				
Mr. Smith	x				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Malecki	x				
Ms. Bonner				x	
Ms. Tumminia	x				
Mayor Belgard					x
Chairwoman Johnson	x				

2. **Resolution # P-9-2022:**

2. Burlington Coat Factory – Preliminary & Final Site plan approval.

Amended site plan for 119 trailer spaces, relocation of the guard facility. Applicant is consolidating lots 12.02 & 12.03. The applicant has agreed to comply with Environmental Resolutions July 19th 2022 letter on three conditions associated with the approval.

Discussion: Mr. Kalker opened the discussion concerning the signage and a possible separate address for the truck lot being included in the resolution as discussed at the meeting. Mr. Patrone noted that the modification will be included in the resolution.

1ST MOTION	Mr. Malecki				
2ND MOTION	Chairwoman Johnson				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo				x	
Mr. Kauker	x				
Mr. Smith	x				
Mr. Malecki	x				
Ms. Bonner				x	
Ms. Tumminia	x				
Mayor Belgard					x
Chairwoman Johnson	x				

IX. CORRESPONDENCE

1. No discussion. **Chairwoman Johnson:** All correspondence has been addressed.

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

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

Chairwoman Johnson requested Mr. Fox to speak with Mr. Darji concerning Hoover parking their semi's on Route 130 which was not included in the application approval.

Mr. Kauker requested Mr. Fox to speak with Mr. Darji concerning Construction Supply parking their trailers on Route 130 which was not included in the application approval.

X. ADJOURNMENT

1ST MOTION	Ms. Bonner				
2ND MOTION	Mr. Smith				
TIME	7:53 pm				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes September 15, 2022

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 Patricia Cahall, 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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022.

ROLL CALL

TITLE	NAME	PRESENT	ABSENT
Class I	Mayor Belgard		x
Class II	Mr. Alexander	X	
Class III	Mrs. DiFilippo	x	
Class IV	Chairwoman Johnson	X	
Class IV	Mr. Kauker		x
Class IV	Mr. Smith	X	
Class IV	Mr. Malecki		x
Class IV	Ms. Bonner	x	
Class IV	Ms. Tumminia	X	
Alternate I			
Alternate II			
Attorney	Thomas Coleman	Excused	
Attorney	Chuck Petrone	Excused	
Engineer	Rakesh Darji	Excused	
Planner	Edward Fox	Excused	

IV. APPROVAL OF MINUTES

August 18, 2022

Discussion: None

1 ST MOTION	<u>Mr. Smith</u>
2 ND MOTION	<u>Ms. Bonner</u>
DISCUSSION	

NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo	x				
Mr. Kauker					x
Mr. Smith	x				
Mr. Malecki					x
Ms. Bonner	x				
Ms. Tumminia	x				
Mayor Belgard					x
Chairwoman Johnson	x				

V. COMPLETENESS DETERMINATION-None

1ST MOTION					
2ND MOTION					
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander					
Mrs. DiFilippo					
Mr. Kauker					
Mr. Smith					
Mr. Malecki					
Ms. Bonner					
Ms. Tumminia					
Mayor Belgard					
Chairwoman Johnson					

VI. OLD BUSINESS – NONE

1ST MOTION					
2ND MOTION					
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander					
Mrs. DiFilippo					
Mr. Kauker					
Mr. Smith					
Mr. Malecki					
Ms. Bonner					
Ms. Tumminia					
Mayor Belgard					
Chairwoman Johnson					

VII. NEW BUSINESS-NONE

1ST MOTION					
2ND MOTION					
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander					
Mrs. DiFilippo					
Mr. Kauker					
Mr. Smith					
Mr. Malecki					
Ms. Bonner					
Ms. Tumminia					
Mayor Belgard					
Chairwoman Johnson					

VIII. ADOPTION OF RESOLUTIONS

1. Resolution # P-11-2022:

Michael Lang – 301 Orange Drive – Block: 404.03, Lot: 8. Proposed bulk variance. Accessory storage building for collector vehicles. The applicant to install a 30-foot x 50- foot, 16.5-foot-tall accessory storage facility. Total: 1,500 square feet. A “c” variance will also be required of a future driveway as a driveway to the accessory structure will increase the impervious coverage of the property to an amount greater than the maximum impervious coverage permitted.

1ST MOTION	Ms. Bonner				
2ND MOTION	Mr. Smith				
DISCUSSION	The appropriate size and height be recorded in the minutes				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo	x				
Mr. Kauker					x
Mr. Smith	x				
Mr. Malecki					x
Ms. Bonner	x				
Ms. Tumminia	x				
Mayor Belgard					x
Chairwoman Johnson	x				

2. Resolution # P-12-2022:

James Matthews – 303 Orange Drive: Block: 404.03 Lot: 7,8. Proposed bulk variance. Accessory storage building for collector vehicles. The applicant to install a 30-foot x 32-foot, 16-foot-tall accessory storage facility. Total: 960 square feet. A “c” variance will also be required of a future driveway as a driveway to the accessory structure will increase the impervious coverage of the property to an amount greater than the maximum impervious coverage permitted.

1ST MOTION	Ms. Tumminia
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2ND MOTION	Chairwoman Johnson				
DISCUSSION	The appropriate size and height be recorded in the minutes				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo	X				
Mr. Kauker					x
Mr. Smith	x				
Mr. Malecki					x
Ms. Bonner	x				
Ms. Tumminia	x				
Mayor Belgard					x
Chairwoman Johnson	x				

IX. CORRESPONDENCE

1. No discussion. Chairwoman Johnson: All correspondence has been addressed.

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

1. Jeff Daloisio- 1519 Perkins Lane. Applied for the Planning Board alternate position in June. Application to include a letter indicating serving on the Board of Education. Will recuse himself on any school related issues that may come before the Planning Board. Chairwoman Johnson stated matter would be looked into.

2. Chairwoman Johnson inquired to Cedric Minter, Construction Official, concerning the trucking situation with Hoover as discussed at the August meeting. Ms. Bonner mentioned that Mr. Minter was not present at that meeting. Chairwoman Johnson explained that part of the initial approval would be no trucks parked on route 130. Mr. Minter spoke with Bob Hoover, and he stated that he recalled approval for display of trucks at the planning board meeting. Mr. Minter requested information for that approval. Mr. Hoover presented resolution P-2-2018. Mr. Minter is requesting clarity from the board. There are several items. The front yard setback in the parking and display area. 20 feet is required, 2.8 feet is the code. Possibly from the distance from route 130. Item “I” trucks stored on site are mostly box and dump trucks that are in for service and display trucks are 10 to 15 in number. Item “J” Normally 10 to 12 buses will be displayed on site but will increase in the summer as buses are delivered for the new school year. Mr. Minter asked the board what was the approval for the trucks on the property. Ms. Tumminia and Chairwoman Johnson responded, “in the back”. Chairwoman Johnson responded by stating nothing by route 130. Mr. Minter will reach to Diamond Tool. Chairwoman verified that there has been some removal of their display. Items were being displayed on the grass. Mr. Minter had requested removal of signs and flags at the Auto Direct. Chairwoman requested that a revisit is needed. Mr. Minter inquired the board if the Diamond Tool display be required to be within the fenced area. Mr. Smith verified approval was within the fenced area. Nothing was to be stored outside the fenced area. Mr. Smith stated a couple vehicles may be taken out during the course of the day for customer pickup but would be stored in the fenced area. Ms. Tumminia inquired about the car dealership on route 130. Cars are blocking the entrance. Mr. Alexander stated there is some leniency given since there are three business on that property.

Chairwoman Johnson requested an update from Mr. Minter on the status of McDonald’s. He stated, there is some soil removal requiring a permit. Mulch is connected to the storage drain.

The site company has indicated running into some issues which is why they have not moved forward.

X. ADJOURNMENT

1ST MOTION	<u>Mr. Smith</u>				
2ND MOTION	<u>Ms. Tumminia</u>				
TIME	7:22 pm				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

October 20, 2022 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.

111. STATEMENT OF THE MINUTES

Read by Patricia Cahall, 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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022."

IV. ROLL CALL

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

+ **OATH OF OFFICE:** Swearing of Mr. Jeff Daloisio as Planning Board Alternate, given by Thomas J. Coleman III, Esquire.

V. APPROVAL OF MINUTES

- September 15, 2022

1ST MOTION	Chairwoman Johnson				
2ND MOTION	Mrs. Tumminia				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT



EDGEWATER PARK TOWNSHIP

PLANNING BOARD

Meeting Minutes

October 20, 2022 at 7:00 PM

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

VI. COMPLETENESS DETERMINATION-NONE

Applicant:

1ST MOTION	Member Name				
2ND MOTION	Member Name				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander					
Mrs. DiFilippo					
Mr. Kauker					
Mr. Smith					
Mr. Westphal					
Mr. Malecki					
Ms. Bonner					
Ms. Tumminia					
Mayor Belgard					
Mr. Daloisio					
Chairwoman Johnson					

VII. OLD BUSINESS-NONE

Applicant:

1ST MOTION	Member Name				
2ND MOTION	Member Name				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander					
Mrs. DiFilippo					
Mr. Kauker					
Mr. Smith					
Mr. Malecki					
Ms. Bonner					
Ms. Tumminia					
Mayor Belgard					



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

October 20, 2022 at 7:00 PM

Mr. Daloisio					
Chairwoman Johnson					

VIII. NEW BUSINESS

- Applicant: Ransome Properties- 1655 Mount Holly Road** - Block: 404, Lot: 4 Minor Site Plan. Removal of (2) 100-gallon tanks that currently service the property and install an above ground (1) 1,000-gallon propane tank next to the existing concrete storage bins, approximately 33 feet from the southerly corner of the existing 2- story building. The 1,000-gallon tank will be installed on a concrete pad that is enclosed within a gated chain link fence. No other site improvements are proposed. The existing ingress/egress to Mount Holly Road will remain the same. The application indicates that the propane tank will be utilized to heat the on-site office as well as a tank refill station for sale to the public-

Mr. Broder Counsel for Ransome stated the applicant is seeking site plan approval. Mr. Broder started with an opening statement indicating the two 100- gallon tanks will not be removed and will be used to heat the building. The one 1,000-gallontank will not be used to heat the building for sales only. Mr. Broder introduced Doug Fitzgerald-Member of Ransome Properties LLC (owners of the property), Doug Frohock-Allen's Oil-Field Manager, Robert Stout-Professional Engineer. Swearing in for testimonies was performed by Mr. Coleman.

Mr. Broder presented Mr. Doug Fitzgerald. Upon questioning by Mr. Broder, Mr. Fitzgerald verified Marion Stone and Landscape Supply in business for two years this December. The business sells bulk materials, stone, mulch, nurse stock, landscape supplies. There are two green houses and two 100-gallon tanks.

The following exhibit was marked and admitted into evidence.

A-1: Tax Map Sheet marked with proposed 1,000-gallon tank location.

Mr. Fitzgerald indicated on the map where the two 100- gallon tanks were located. The business seeks to include one 1,000 - gallon tank on left hand side of the building aligned with the concrete structure that holds bulk material. (Mr. Fitzgerald indicated on map). Purpose is to refill commercial and residential propane tanks. 90 % of motor homes are on the passenger side of the road. Mr. Fitzgerald indicated where the trucks will be entering for deliveries. (Two alley ways). Operating hours: Monday- Saturday 7:00 am - 5:00 pm, Sunday, 8 am-2pm. No change in the hours with the installation of the tank. Four employees currently with no change. No additional signage. Applicant will abide by all provisions if approved

Questions By the Board:

Q: Chairwoman Johnson-Will this affect the current parking?

A: Mr. Fitzgerald- Current parking will not be impacted.



EDGEWATER PARK TOWNSHIP

PLANNING BOARD

Meeting Minutes

October 20, 2022 at 7:00 PM

Q: Mr. Kauker- Can you point where it's going.

A: Mr. Fitzgerald- (using the map) On the left-hand side of the building

Q: Chairwoman Johnson- Can you please show me where the other two tanks are to heat the building? Mr. Fitzgerald pointed to the location.

Mr. Broder presented Mr. Doug Frohock. Upon questioning by Mr. Broder, Mr. Frohock verified being employed by Allen's Oil as Field Sales Manager for 22 years. He verified being the first line of safety of all jobs with refill stations. Engineer hiring and ensure code enforcement guidelines are adhered to and any electrical work. Will be overseeing the installation of the propane tank. Mr. Frohock explained that the tank sits on rails on a concrete pad. There will be a propane engineer for submissions to the state. The type of vehicles that will service the propane tank will be a propane tank delivery truck with 3500 gallons. Service times a month can vary from a couple to once a week for Fourth of July or Labor Day for 20 minutes. No cylinder tank storage is proposed. There is a transfer line where you can fill. The state mandated warnings signs will be on the plans and the state inspectors will inspect to make sure the signs are in place. Signs are also inspected yearly to make sure they are maintained. There will be a six-foot chained link fence with two gates and fire extinguishers as mandated. Once zoning is approved, the propane engineer will take measurements than draw plans that are submitted to the State gas unit for approval. A state official will also come to take measurements. A letter of authorization is than issued by the state. The refill station will be built at Allen's Oil warehouse. The fencing company will install the fencing and crash post as specified by the state.

Questions By the Board:

Q: Chairwoman Johnson: What size are the trucks?

A: Mr. Frohock: Smaller than an 18-wheeler. Same size as the supply delivery trucks. They also deliver to residences.

Q: Mr. Alexander: What are the safeguards if losing control of a car?

A: Mr. Frohock: There are crash pallups protecting the tank in accordance with the state mandates.

Q: Mr. Alexander: Is it explosive? Can it be a liability issue?

A: Mr. Frohock: It is flammable gas. Which is why all safety precautions are in place.

Q: Mr. Alexander: What is the mixture of customers?

A: Mr. Frohock: Most are small barbecue tanks.

Q: Mr. Kaulker: The size of a 1,000-gallon tank?

A: Mr. Frohock: 16 feet long by 41 inches in diameter.

Q: Mr. Kauker: Will the location be parallel to the property line?

A: Mr. Frohock: Perpendicular to the property line and parallel with the fence. There needs to be a 3 feet clearance around the tank and 5 feet from the tank to the scale.

Q: Mr. Delosio: Is there a sign that says the tank is out of date and can't be filed?



EDGEWATER PARK TOWNSHIP

PLANNING BOARD

Meeting Minutes

October 20, 2022 at 7:00 PM

A: Mr. Frohock: Yes. Only the company employees trained by Allen's Oil can fill tanks. A trained certificate is submitted to the state.

Q: Chairwoman Johnson: Do you plan on selling tanks?

A: Mr. Fitzgerald: No.

Mr. Coleman made note to recognize Mr. Stout's credentials.

Mr. Broder presented Mr. Robert Stout-Engineer. Mr. Broder verified with Mr. Stout that he had read the professional letter from the township engineers and prepared to discuss the matter. Mr. Stout remarked from a sight plan standpoint there is very little to do as a Planner. All the questions in the professional letter will be addressed. An auto turn truck turning template was done. There is more than adequate space for a tractor trailer. A larger oil truck was modeled and there is full movement without crossing over into the other lanes on Mount Holly Road. There is room in the parking lot to park and walk over to the tank. No disturbance over 5,000 square feet. Everything fits properly and safely. All the plans and requirements will be submitted to the state and will be constructed that way.

Questions By the Board:

Q: Chairwoman Johnson: If people are parking in the front, will there be adequate sight line area to see if a truck was coming from around the corner?

A: Robert Stout: Yes. There is enough room in the front here (using map) facing Mount Holly Road. Plus the truck would have to stop and make a 90 degree turn.

Q: Mr. Kauk. The location is definitely not going to be in the front yard or past the face or in line with the front of the building?

A: Robert Stout: Yes. Behind the front of the building. In the side yard. Not in the side yard setback. 15 feet off the side yard. 33 feet off the building. Behind the front line.

Mr. Fox references the letter dated August 16th which has been cited by the applicant and his attorney on the corrected issue concerning the propane tank. The materials have been received and it is recommended that the board approve all submission waivers requested. It is a daytime operation. Most of the things are going to be done then reviewed and approved by the NJ Dept. of Community Affairs. Testimony was given as to no storage of replacement tanks or exchange of tanks. Testimony was given as to truck deliveries. The matter concerning employees filling tanks was explained in testimony given. Additional documents have been requested which will be provided.

Q: Mr. Fox: Will the state limit the company from storage compost materials.

A: Doug Fitzgerald: There is nothing that says what we can and can't store. There is a concrete wall that will separate this. There are separation requirements that have to be met.

Questions By the Board:

Q: Mr. Kauker: It was stated that the green houses have approval. Aren't they considered accessory structures? And they are in the front yard?

A: Doug Fitzgerald: I don't know when they were constructed.

Q: Mr. Kauker: Recently. Within the past two years. What was the approval process?

A: Mr. Fox: Will check with the zoning officer concerning a required permit.



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Minutes**

October 20, 2022 at 7:00 PM

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

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

Closed to public

Mr. Coleman presented the review for approval of the Ransome Property application. 1655 Mount Holly Road Block: 404, Lot: 4 Minor Site Plan. C3 highway commercial zone. Approval granted with all the provisions set forth in accordance with Mr. Darji and Mr. Fox's letter of August 16th, 2022. The board recognizing that there are two accessory structures that are located forward on the main line of the front structure. The main structure is the business office which is the primary structure. The green houses being the accessories. Pre-existing non-conforming condition.

1ST MOTION	Mr. Malecki				
2ND MOTION	Chairwoman Johnson				
DISCUSSION	NONE				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	x				
Mrs. DiFilippo					x
Mr. Kauker	x				
Mr. Smith					x
Mr. Daloisio	x				
Mr. Malecki	x				
Ms. Bonner	x				
Ms. Tumminia	x				
Mayor Belgard	x				
Chairwoman Johnson	x				

IX. ADOPTION OF RESOLUTIONS-NONE

X. CORRESPONDENCE- Chairwoman recognizes all matters have been addressed.

XI. MEETING OPEN TO THE PUBLIC

Chairwoman Johnson opens the meeting to the public.

Hearing none; Chairwoman Johnson closes the meeting to the public.

Chairwoman Johnson welcomed new board member Mr. Dalosio and voiced appreciation for coming forward to help his community.



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Minutes**

October 20, 2022 at 7:00 PM

There was a discussion about the Hoover trucks from the September meeting being parked in the front by route 130. Chairwoman Johnson had requested a copy of the resolution from the Planning Board Secretary, Pat Cahall. The resolution was provided along with a copy of minutes from the 2/15/2018 meeting. Ms. Cahall stated that she could not locate a term of approval for location of vehicles not in front of the business in the resolution or in the meeting minutes. Board members did recall that being as a term of approval for the application. Ms. Cahall will review the recording from the meeting.

XII. ADJOURNMENT

1ST MOTION	Mrs. Tumminia				
2ND MOTION	Mr. Malecki				
TIME	7:40 pm				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

November 17, 2022 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.

111. STATEMENT OF THE MINUTES

Read by Patricia Cahall, 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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022."

IV. ROLL CALL

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

V. APPROVAL OF MINUTES

1. October 20, 2022

1ST MOTION	Ms. Bonner				
2ND MOTION	Mr. Malecki				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

November 17, 2022 at 7:00 PM

Mr. Alexander					X
Mrs. DiFilippo	Absent 10/20/2022				
Mr. Kauker	X				
Mr. Smith	Absent 10/20/2022				
Mr. Malecki	X				
Ms. Bonner	X				
Ms. Tumminia	X				
Mayor Belgard	X				
Mr. Daloisio	X				
Chairwoman Johnson	X				

VI. COMPLETENESS DETERMINATION

Mr. Kalker recused himself at 7:03 pm.

Applicant: OCV Development LLC. **4333 Route 130.** Block: 1202.11, Lot: 23 Conditional Use Application. The applicant proposing to open and operate a Take 5 Oil Change facility. Restriping parking lot, reconstructing the trash enclosure and connecting the existing facility to the public sewer.

Mr. Coleman presented report on behalf of Ed Fox-Planner. Mr. Fox submitted a letter dated November 16, 2022. Mr. Fox has been in contact with the applicants engineers office. Mr. Coleman stated there was a difference of opinion as per Mr. Fox. Mr. Coleman reported Mr. Fox has recommended that the application not be deemed incomplete. There was a meeting of both parties. They will work will together and meet in December and complete the adherent. Mr. Coleman has requested that Mr. Belgard and Mrs. DeFilippo sit out since there may be a chance that they are conditionally experienced. They may be hearing it at a later date

1ST MOTION	Mr. Malecki
2ND MOTION	Mrs. Tumminia
DISCUSSION	Ms. Bonner questioned why Mr. Kalker recused himself. Mr. Kalker stated it was a conflict of interest.



**EDGEWATER PARK
TOWNSHIP
PLANNING BOARD**
Meeting Minutes
November 17, 2022 at 7:00 PM

NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander					X
Mrs. DiFilippo				x	
Mr. Kauker			X		
Mr. Smith	X				
Mr. Malecki	X				
Ms. Bonner	X				
Ms. Tumminia	X				
Mayor Belgard				x	
Mr. Daloisio	X				
Chairwoman Johnson	X				

VII. OLD BUSINESS-NONE

1ST MOTION	Member Name				
2ND MOTION	Member Name				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander					
Mrs. DiFilippo					
Mr. Kauker					
Mr. Smith					
Mr. Malecki					
Ms. Bonner					
Ms. Tumminia					
Mayor Belgard					
Mr. Daloisio					
Chairwomen Johnson					

VIII. NEW BUSINESS- NONE



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

November 17, 2022 at 7:00 PM

1ST MOTION	Member Name				
2ND MOTION	Member Name				
DISCUSSION					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander					
Mrs. DiFilippo					
Mr. Kauker					
Mr. Smith					
Mr. Malecki					
Ms. Bonner					
Ms. Tumminia					
Mayor Belgard					
Mr. Daloisio					
Chairwomen Johnson					

IV. ADOPTION OF RESOLUTIONS-

1. Resolution # P-13-2022

Ransome Properties-1655 Mount Holly Road - Block: 404, Lot: 4. Minor Site Plan.

Install an above ground (1) 1,000-gallon propane tank next to the existing concrete storage bins, approximately 33 feet from the southerly corner of the existing 2- story building. The 1,000-gallon tank will be installed on a concrete pad that is enclosed within a gated chain link fence. The two 100- gallon tanks will not be removed and will be used to heat the building. The one 1,000-gallon tank will not be used to heat the building, for sales only. No other site improvements are proposed

1ST MOTION	Mr. Kauker				
2ND MOTION	Ms. Bonner				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander					X
Mrs. DiFilippo	Absent 10/202022				
Mr. Kauker	X				
Mr. Smith	Absent 10/20/2022				
Mr. Malecki	X				
Ms. Bonner	X				
Ms. Tumminia	X				
Mayor Belgard	X				

Mr. Daloisio	X				
Chairwomen Johnson	X				

X. CORRESPONDENCE- NONE

XI. MEETING OPEN TO THE PUBLIC

Chairwoman Johnson opens the meeting to the public.

Hearing none; Chairwoman Johnson closes the meeting to the public.

XII. ADJOURNMENT

1ST MOTION	<u>Mr. Malecki</u>				
2ND MOTION	<u>Mrs. Tumminia</u>				
TIME	7:08 pm				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

December 15, 2022 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.

111. STATEMENT OF THE MINUTES

Read by Patricia Cahall, 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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022."

IV. ROLL CALL

TITLE	NAME	PRESENT	ABSENT
Class I	Mayor Belgard		X
Class II	Mr. Alexander	X	
Class III	Mrs. Difilippo		x
Class IV	Chairwoman Johnson	X	
Class IV	Mr. Kauker	X	
Class IV	Mr. Smith		x
Class IV	Mr. Malecki	X	
Class IV	Ms. Bonner	X	
Class IV	Mrs. Tumminia		x
Alternate I	Mr. Daloisio	X	
Alternate II			
Attorney	Thomas Coleman		x
Attorney	Chuck Petrone	x	
Engineer	Rakesh Darji		X
Planner	Edward Fox		X

V. APPROVAL OF MINUTES

1. November 17, 2022

1ST MOTION	Ms. Bonner				
2ND MOTION	Mr. Malecki				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

December 15, 2022 at 7:00 PM

NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander				x	
Mrs. DiFilippo					x
Mr. Kauker	x				
Mr. Smith					x
Mr. Malecki	x				
Ms. Bonner	x				
Ms. Tumminia					x
Mayor Belgard					x
Mr. Daloisio	x				
Chairwoman Johnson	x				

VI. COMPLETENESS DETERMINATION

1. Applicant: OCV Development LLC. 4333 Route 130. Block: 1202.11, Lot:23

Conditional Use Application. The applicant proposes to open and operate a Take 5 oil change facility. Restriping parking lot, reconstructing the trash enclosure and connecting the existing facility to the public sewer. Mr. Patrone on behalf of Mr. Fox and Mr. Darji The application is complete and requesting the boards approval.

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



**EDGEWATER PARK
TOWNSHIP
PLANNING BOARD
Meeting Minutes
December 15, 2022 at 7:00 PM**

VII. OLD BUSINESS-Hoover Truck and Bus Center

Chairwoman Johnson introduced Mr. Minter concerning the recorded proceedings from the 2/15/2018 meeting with regards to Hoover Truck and Bus Center's inventory location as stated by the parties of Hoover Truck and Bus Center.

Mr. Minter – Zoning/Construction Official presented testimony regard the recorded proceedings minutes from 2/15/2018 which he was unable to upload. Mr. Minter did had conversations with Mr. Hoover and Ms. Cahall, planning board secretary. He testified that there were conversations concerning the parking location. But it was not clearly addressed in resolution P-2-2018. It does not specifically stated that it was not permitted. Chairwoman Johnson added that it was not permitted nor not permitted. Mr. Kauker stated that they are taking up parking spaces which reduces their parking count. Mr. Minter referred to the resolution which states it did not intercede with the church parking due to their hour and it did not adversely affect them. Mr. Kauker stated it leave the questions of what would be the impact for future businesses ? Mr. Patrone inquired about the signed off site plan as stated in the resolution. Chairwoman Johnson stated Mr. Minter can only enforce the terms of the agreement as stated in the resolution. Mr. Patrone presented the sworn testimony that they were required 256 parking spaces and 204 were proposed and there was no overlap with the church. There should be a differentiation on the site plan between parking for cars and parking for their large vehicles. Chairwoman Johnson they are under the number of parking spaces. Mr. Coleman stated there is an issue with larger vehicles on the parking spaces. He recommended getting the final site plan from Rakesh Darji. Chairwoman Johnson stated that the trucks are there all the time and what happens when the church is in session. There have bible study and services in the evening. There was a board discussion concerning businesses being blocked from route 130. Mr. Minter informed the board that the other business with vehicles will need to be addressed as well. Mr. Minter requested the boards support where a stoppage was placed on any actins taken because the township committee gave a broad ok because of covid and economics. So he was asked not to proceed with anything. Mr. Minter was told by Hoover that is why the land was purchased and the board knew it. Chairwoman Johnson recalls the discussion that trucks not being up by route 130 and the board stands firmly. There was a discussion about getting with the township committee. Ms. Cahall gave testimony that she also listened to the recording and testimony was given by Mr. Miller that the inventory will be kept by the fence and reference was made to the road behind it. Chairwoman Johnson stated caution to be taken for these reasons: enforcement by the township under Mr. Minter's guidance, the board has no right to enforce, do not approve the township committee since the board has not right to enforce. A board member can accompany Mr. Minter only. Mr. Patrone explained the area for inventory according with the ordinance is a display area. Mr. Kauker explained the site plan will list them as rectangles as opposed to a open end to designate spaces.



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

December 15, 2022 at 7:00 PM

Auto Direct was discussed and the amount of cars on their lot in accordance with their parking spaces. Chairwoman Johnson stated that route 130 is a problem with some businesses and needs to be addressed. North Garden boulevard around the curve, larger vehicles are parked to prevent speeding, but it has created a one way street. Mr. Patrone stated is was done as a deterrent. An analysis was done and the results indicated a speed bump was not needed. Other Residents have requested speed bumps in their neighborhood since there was heavy traffic. It was deemed necessary for that reason.

VIII. NEW BUSINESS- None

IV. ADOPTION OF RESOLUTIONS-

1. Resolution # P-13-2022

Ransome Properties-1655 Mount Holly Road - Block: 404, Lot: 4. Correction of block number.

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



**EDGEWATER PARK
TOWNSHIP
PLANNING BOARD**
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X. CORRESPONDENCE-

1. Proof of Publication- Burlington County Times
Resolution No. P-13-2022, Ransome Properties, LLC
2. Revision: **Resolution No. P-13-2022, Ransome Properties, LLC**
3. Sanitary Sewer Review- **Jennifer A. Harris, PE (Sewerage Authority Engineer's Office)**
Re: Take Five Oil. 4333 Route 130. Block: 1202.11, Lot: 23
4. Revised Plans/Letter- **Kimley Horn**
Re: OCV Development/Take Five Oil
5. Notice of Completeness/Final Hearing-**Parker McCay**
Re: OCV Development/Take Five Oil
6. NJPO- September/October

XI. MEETING OPEN TO THE PUBLIC

Chairwoman Johnson opens the meeting to the public.

Hearing none; Chairwoman Johnson closes the meeting to the public.

XII. ADJOURNMENT

1ST MOTION	<u>Mr. Kauker</u>				
2ND MOTION	<u>Chairwoman Johnson</u>				
TIME	7:33 pm				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				