



EDGEMERE PARK TOWNSHIP

PLANNING BOARD

Reorganization Meeting Minutes

January 9, 2025 at 7:00 PM

- I. **MEETING CALLED TO ORDER-** Meeting was called to order by Chairwoman Johnson.
- II. **FLAG SALUTE:** Chairwoman Johnson led the meeting with a flag salute.
- III. **STATEMENT OF THE MINUTES-** Read by board Secretary, Patricia Cahall
Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 2, 2025; written notice was emailed to the Burlington County Times and the Courier Post on January 2, 2025; written notice was filed with the Clerk of the Township on January 2, 2025.

- IV. **NEWLY APPOINTED OFFICIALS-** Read by board Secretary, Patricia Cahall

At the Township Committee Reorganization meeting held on Thursday, January 2, 2025 the following appointments were made by the Township Committee:

Class I Member for 1-year term: Stephen Malecki
Class II Member for 1-year term: Phillip Aaronson
Class III Member for 1-year term: Sarah Cannon-Moye
Class IV Member for 4-year term: Gwendolyn Bonner
Class IV Member for 4-year term: Brian Nolan
Alternate Member I for 1-year term: Edward Black
Alternate Member II for 2 year term: Sharon D'Errico

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OATH OF OFFICE- The oath of office was administered by township Solicitor, Thomas Coleman.

The following board members were absent and will be sworn in at the January 16th monthly meeting.
Stephen Malecki, Brian Nolan

- V. Roll Call- Read by board Secretary, Patricia Cahall

TITLE	NAME	PRESENT	ABSENT
CLASS I	Mr. Malecki		X
CLASS II	Mr. Aaronson	X	
CLASS III	Mrs. Cannon-Moye	X	
CLASS IV	Mr. Smith	X	
CLASS IV	Mr. Kauker	X	
CLASS IV	Mr. Nolan		X
CLASS IV	Ms. Bonner	X	
CLASS IV	Ms. Tumminia		X
CLASS IV	Chairwoman Johnson	X	
Alternate I	Mr. Black	X	
Alternate II	Ms. D'Errico	X	



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VI. PROCEDURES- Voting procedures were read by board Secretary, Patricia Cahall

VII. 1. NOMINATIONS- Board Secretary, Patricia Call ask the Planning Board Members for nominations of Chairperson for the year 2025.

- Nomination for Chairperson: Chairwoman Marian Johnson; By: Ms. Bonner
- Second by: Mrs. Cannon-Moye

There were no further nominations. Hearing none: Board Secretary Patricia Cahall closed the nominations for Chairperson.

*Roll call to appoint Marian Johnson as Chairwoman for the year 2025.

	1 ST MOTION	Ms. Bonner				
	2 ND MOTION	Mrs. Cannon-Moye				
	Notes	No Discussion				
TITLE	NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
CLASS I	Mr. Malecki					x
CLASS II	Mr. Aaronson	x				
CLASS III	Mrs. Cannon-Moye	x				
CLASS IV	Mr. Smith	x				
CLASS IV	Mr. Kauker	x				
CLASS IV	Mr. Nolan					x
CLASS IV	Ms. Bonner	x				
CLASS IV	Ms. Tumminia					x
CLASS IV	Chairwoman Johnson	x				
Alternate I	Mr. Black	x				
Alternate II	Ms. D'Errico	x				

*Chairwoman Johnson took the oath of office administered by Thomas Coleman, Solicitor

Board Secretary, Patricia Cahall turned over the meeting to Chairwoman Johnson.

2. NOMINATIONS- Chairwoman Johnson asked the Planning Board Members for nominations of Vice-Chairperson for the year 2025.

- Nominations for Vice -Chairperson: Vice-Chairperson Kenneth Kauker; By: Chairwoman Johnson
- Second by: Mr. Black

There were no further nominations. Hearing none: Chairwoman Johnson closed the nominations for Vice-Chairperson.

*Roll call to appoint Kenneth Kauker as Vice-Chairman for the year 2025.



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	1 ST MOTION	Chairwoman Johnson				
	2 ND MOTION	Mr. Black				
	Notes	No Discussion				
TITLE	NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
CLASS I	Mr. Malecki					X
CLASS II	Mr. Aaronson	X				
CLASS III	Mrs. Cannon-Moye	X				
CLASS IV	Mr. Smith	X				
CLASS IV	Mr. Kauker	X				
CLASS IV	Mr. Nolan					X
CLASS IV	Ms. Bonner	X				
CLASS IV	Ms. Tumminia					X
CLASS IV	Chairwoman Johnson	X				
Alternate I	Mr. Black	X				
Alternate II	Ms. D'Errico	X				

*Vice-Chairman Kauker took the oath of office administered by Thomas Coleman, Solicitor

***Chairwoman Johnson asked the board if any members had objection to appointing all the township professionals by consent. No objections were noted.**

3. Planning Board Solicitor for the year 2025 was nominated and appointed by the Township Committee at their re-organization meeting on Thursday, January 2, 2025.

Roll call to appoint **Raymond, Coleman, Heinold LLP as Solicitor for the year 2025.

	1 ST MOTION	Mrs. Cannon Moye				
	2 ND MOTION	Mr. Kauker				
	Notes	No Discussion				
TITLE	NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
CLASS I	Mr. Malecki					X
CLASS II	Mr. Aaronson	X				
CLASS III	Mrs. Cannon-Moye	X				
CLASS IV	Mr. Smith	X				
CLASS IV	Mr. Kauker	X				
CLASS IV	Mr. Nolan					X
CLASS IV	Ms. Bonner	X				
CLASS IV	Ms. Tumminia					X
CLASS IV	Chairwoman Johnson	X				
Alternate I	Mr. Black	X				
Alternate II	Ms. D'Errico	X				



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4. Planning Board Engineer for the year 2025 was nominated and appointed by the Township Committee at their re-organization meeting on Thursday, January 2, 2025.

**Roll call to appoint Environmental Resolutions, Inc. as Engineer for the year 2025.

	1 ST MOTION	Mrs. Cannon-Moye				
	2 ND MOTION	Mr. Kauker				
	Notes	No Discussion				
TITLE	NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
CLASS I	Mr. Malecki					x
CLASS II	Mr. Aaronson	x				
CLASS III	Mrs. Cannon-Moye	x				
CLASS IV	Mr. Smith	x				
CLASS IV	Mr. Kauker	x				
CLASS IV	Mr. Nolan					x
CLASS IV	Ms. Bonner	x				
CLASS IV	Ms. Tumminia					x
CLASS IV	Chairwoman Johnson	x				
Alternate I	Mr. Black	x				
Alternate II	Ms. D'Errico	x				

5. Planning Board Planner for the year 2025 was nominated and appointed by the Township Committee at their re-organization meeting on Thursday, January 2, 2025.

**Roll call to appoint Environmental Resolutions, Inc. as Planner for the year 2025.

	1 ST MOTION	Mrs. Cannon-Moye				
	2 ND MOTION	Mr. Kauker				
	Notes	No Discussion				
TITLE	NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
CLASS I	Mr. Malecki					x
CLASS II	Mr. Aaronson	x				
CLASS III	Mrs. Cannon-Moye	x				
CLASS IV	Mr. Smith	x				
CLASS IV	Mr. Kauker	x				
CLASS IV	Mr. Nolan					x
CLASS IV	Ms. Bonner	x				
CLASS IV	Ms. Tumminia					x
CLASS IV	Chairwoman Johnson	x				
Alternate I	Mr. Black	x				
Alternate II	Ms. D'Errico	x				



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6. Chairwoman Johnson asked the Planning Board Members for nominations of Planning Board Secretary for the year 2025.

Nomination for Secretary – Patricia Cahall; By: Chairwoman Johnson

a. Second by: Mrs. Cannon-Moye

There were no further nominations. Hearing none: Chairwoman Johnson closed the nominations for Planning Board Secretary.

*Roll call to appoint Patricia Cahall as Planning Board Secretary for the year 2025.

	1ST MOTION	Chairwoman Johnson				
	2ND MOTION	Mrs. Cannon-Moye				
	Notes	No Discussion				
TITLE	NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
CLASS I	Mr. Malecki					x
CLASS II	Mr. Aaronson	x				
CLASS III	Mrs. Cannon-Moye	x				
CLASS IV	Mr. Smith	x				
CLASS IV	Mr. Kauker	x				
CLASS IV	Mr. Nolan					x
CLASS IV	Ms. Bonner	x				
CLASS IV	Ms. Tumminia					x
CLASS IV	Chairwoman Johnson	x				
Alternate I	Mr. Black	x				
Alternate II	Ms. D'Errico	x				

*Board Secretary, Patricia Cahall took the oath of office administered by Thomas Coleman, Solicitor

VIII. SET DATE AND TIME OF PLANNING BOARD MEETINGS FOR THE YEAR 2025: *Previously third Thursdays of every month, time commencing at 7:00 PM.*

Date: Every Third Thursday; **Time:** 7:00pm.

	1ST MOTION	Mr. Smith				
	2ND MOTION	Mr. Kauker				
	Notes	No Discussion				
TITLE	NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
CLASS I	Mr. Malecki					x
CLASS II	Mr. Aaronson	x				
CLASS III	Mrs. Cannon-Moye	x				
CLASS IV	Mr. Smith	x				
CLASS IV	Mr. Kauker	x				
CLASS IV	Mr. Nolan					x
CLASS IV	Ms. Bonner	x				
CLASS IV	Ms. Tumminia					x
CLASS IV	Chairwoman Johnson	x				



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TITLE	NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Alternate I	Mr. Black	x				
Alternate II	Ms. D'Errico	x				

IX. Resolutions

Resolutions: P-1-2025 Notice of scheduled meetings
P-2-2025 Open Public Meetings Act
P-3-2025 Professional Contracts
P-4-2025 Annual report of variance applications

Chairwoman Johnson asked Mr. Coleman if the resolutions can be approved together. Mr. Coleman motioned to entertain resolutions P-1-2025 through P-4-2025. Chairwoman Johnson requested to not include P-4-2025 since there was a question by a board member. All board members agreed.

	1 ST MOTION	Mr. Kauker				
	2 ND MOTION	Mrs. Cannon-Moye				
	Notes	No discussion				
TITLE	NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
CLASS I	Mr. Malecki					x
CLASS II	Mr. Aaronson	x				
CLASS III	Mrs. Cannon-Moye	x				
CLASS IV	Mr. Smith	x				
CLASS IV	Mr. Kauker	x				
CLASS IV	Mr. Nolan					x
CLASS IV	Ms. Bonner	x				
CLASS IV	Ms. Tumminia					x
CLASS IV	Chairwoman Johnson	x				
Alternate I	Mr. Black	x				
Alternate II	Ms. D'Errico	x				

P-4-2025 Annual report of variance applications

Chairwoman Johnson stated that there were more applications than heard by the board for the year. Chairwoman Johnson informed the board that this is for variances only. Not site plans or any other matters. Secretary Cahall informed the board that a report is maintained during the year of all the applications and the type of application. No additional discussions.

	1 ST MOTION	Chairwoman Johnson				
	2 ND MOTION	Mr. Smith				
	Notes	No discussion				
TITLE	NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
CLASS I	Mr. Malecki					x
CLASS II	Mr. Aaronson	x				
CLASS III	Mrs. Cannon-Moye	x				
CLASS IV	Mr. Smith	x				



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TITLE	NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
CLASS IV	Mr. Kauker	X				
CLASS IV	Mr. Nolan					X
CLASS IV	Ms. Bonner	X				
CLASS IV	Ms. Tumminia					X
CLASS IV	Chairwoman Johnson	X				
Alternate I	Mr. Black	X				
Alternate II	Ms. D'Errico	X				

➤Chairwoman Johnson gave a welcome statement to the new and returning board members.

X. MEETING OPEN TO THE PUBLIC

Chairwoman Johnson opened the meeting to the public. Hearing none, Chairwoman Johnson closed the meeting to the public.

XI. ADJOURNMENT

- a. Motion: **Ms. Bonner**
- b. All in favor: **yes**
- c. Time: **7:18 pm**



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD**

MeetingMinutes

JANUARY 16, 2025, at 7:00 PM

**CANCELLED
NO HEARINGS SCHEDULED**



EDGEWATER PARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

February 20, 2025

MEMBERS OF THE PLANNING BOARD PRESENT

Mr. Malecki
Mr. Aaronson
Mr. Kauker
Mrs. Tumminia
Ms. Bonner
Chairwoman Johnson
Mr. Black
Ms. D'Errico

MEMBERS OF THE PLANNING BOARD ABSENT

Mrs. Cannon-Moye
Mr. Smith
Mr. Nolan

TOWNSHIP BOARD PROFESSIONALS

Environmental Resolutions, Inc. – Rakesh Darji, Patrick VanBernum
Raymond, Coleman & Heinold, LLP – Thomas Coleman

APPEARANCES

Christopher Berr - Del Deluca, Lewis & Berr, LLC
Christopher Norman, Esq.- Platt Law Group
Sam Agresta- Agresta Engineering

MEMBERS OF THE PUBLIC WHO SPOKE

Hamza Alabsi- 29 Quail Drive
Ron Cerasoli-914 Perkins Lane

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<p>1 The meeting was called to order by Chairwoman 2 Johnson at 7:00 pm and began the meeting with a 3 FLAG SALUTE. STATEMENT OF THE MINUTES. Were read by 4 secretary Cahall. Oath of office performed by Thomas 5 Coleman for Stephen Malecki. Roll Call found the following 6 absent. Mrs. Cannon-Moye, Mr. Smith, Mr. Nolan.</p> <p>7 APPROVAL OF MINUTES: Secretary Cahall read the mintues 8 from the November 21, 2024 meeting. No changes were 9 voiced. Chairwoman Johnson requested a motion to 10 approve the minutes. Motion by Mr. Kauker. Second by 11 Mrs. Tumminia. Secretary Cahall read the minutes from 12 January 9th reorganization meeting. No changes were 13 voiced. Chairwoman Johnson requested a motion to 14 approve the minutes. Motion by Ms. Bonner. Second by 15 Mr. Black. COMPLETENESS DETERMINATION: applicant listed 16 under new business. (Edgewater Park Senior Apts, LLC, 17 Bandhan Celebrations, Daniel D. Park Jr. Old Business: 18 None. NEW BUSINESS: Edgewater Park Senior Apts, LLC 19 210 Delanco Road. Block: 502, Lot: 11. Requesting for time 20 extension on previously approved application. 21 Chairwoman Johnson requested the applicant to proceed. 22 Mr. Christopher Berr of Del Deluca, Lewis & Berr, LLC 23 entered his appearance for the record. Mr. Berr stated a</p>	<p>1 minor subdivision must be perfected within 190 days in 2 accordance with the law but an extension may be 3 requested. The applicant is waiting for outside tax 4 credit and funding. The plot still needs testing and 5 clearing. Mr. Darji commented that this is common 6 with a subdivision and site plan going past 190 days is 7 justified and one year from today is ok. Mr. Coleman said 8 it is crucial to the Affordable Housing and one year from 9 today for board approval to perfect the minor subdivision. 10 There was no additional testimony from the applicant or 11 township professionals. Chairwoman Johnson 12 addressed the board for questions or comments. None 13 heard. Chairwoman Johnson opened the meeting to the 14 public. No comments. Chairwoman Johnson closed 15 hearing none. Mr. Coleman read the resolution terms. 16 Chairwoman Johnson requested a motion from the board 17 to approval the extension of time. Motion made by Mr. 18 Kauker. Second by Ms. Bonner. No additional discussion. 19 Board Votes: Eight yes. Three absent. 20 Bandhan Celebrations; 826 Perkins Lane. Block: 203 21 Lot: 7.01. Preliminary and Final Major Site Plan. 22 Chairwoman Johnson requested the applicant to proceed. 23 Christopher Norman, Esq. entered his appearance.</p>		
2/20/2025	Page 4	2/20/2025	Page 5
<p>1 Mr. Norman introduced the managing owner Jovint Patel and 2 Sam Agresta, Engineer. Mr. Norman explained the 3 previous board approval. Mr. Coleman swore in Mr. Patel 4 and Mr. Agresta. Upon questioning by Mr. Norman Mr. Patel 5 testified to the following facts. One to two employees. 6 Visits are by appointment only. There are twelve parking and 7 1ADA spaces. Stores party supplies. Hours are 9-5 Monday 8 through Friday. No weekends. One box truck. Loaded 9 delivery offsite. No vehicles overnight. No lighting at night. 10 All storage will be inside the building. A private hauler for 11 trash. The supplies are reused and the employees sort and 12 organize them. There were no questions from the board. 13 Mr. Norman introduced Sam Agresta. Mr. Agresta present his 14 background and credentials. He presented two exhibits. 15 1A arial view and 2A site plan rendering. In R2 zone. Site 16 is about 4-3/4 acres. A large part is densely wooded with 17 some wetlands. Wetland buffer is one 150 feet. 18 Existing warehouse is about 1500 square feet. Two loading 19 areas in the front and rear. Limiting light that is building 20 mounted. The diseased trees will be removed. 21 Site Plan Rendering- The parking spaces were originally on 22 the residents side but the parking spaces were flipped 23 to the other side of the drive isle to maintain set back of</p>	<p>1 approximately 23 feet instead of reducing it to 12. Some 2 lighting will be added but will be considerate of the 3 surrounding neighbors. Some are underneath the 4 lighting threshold around the warehouse area. All 5 parking is next to the main entrance. Landscaping to 6 include trees where the diseased ones were removed. 7 There will be a nice driving surface and it will not 8 disturb the environmentally sensitive areas. The initial 9 paving details have been modified to comply with town- 10 ship regulations. The paving area will not have a negative 11 impact to storm water run off. Trash enclosure is in the 12 wetland buffer and will be relocated. Referred to exhibit 13 A1. The buffer requirement is 30 feet and will not be 14 increased will remain at 23 feet. The closest resident is 15 100 feet. Cubing is not needed in the drive isle. Mr. 16 Norman asked Mr. Patel about signage. He said there 17 will not be one. There is one small sign by the entrance. 18 Chairwoman Johnson inquired about the parking. Mr. 19 Agresta stated originally was twelve. There are five paved. 20 Mr. Darji referenced memo dated 1/23/2025. The site plan 21 supports the use variance . The other variance has been 22 lessened with the flipping of the parking. He agreed with 23 testimony of Mr. Agresta concerning the lighting. Chair-</p>		

1 **woman Johnson** requested about drop offs on the
 2 weekend. Mr. Patel stated the items are picked up
 3 from the customer the day after. The van does not
 4 go back to the building. **Mr. Kauker** what else has
 5 changed since the original site plan. Mr. Norman
 6 said nothing. Mr. Agresta said the flipping of the
 7 parking stalls. **Mr. Kauker** commented that the
 8 board should have a copy of the site plan. Mr.
 9 Darji stated the review letter requests the applicant
 10 present an exhibit instead of another site plan.
 11 To show the changes. **Chairwoman Johnson** asked
 12 about the signage and people not knowing about
 13 the business. Mr. Patel stated that there is a sign
 14 that can be seen. Mr. Darji inquired about the
 15 existing septic system. Mr. Agresta said it is in good
 16 working condition and will be inspected and will
 17 show on the revised plan. Mr. Kauker inquired
 18 about parking for the box truck. Mr. Patel testified
 19 that it will not be parked on site. Mr. Coleman stated
 20 testimony was given that it would be parked on site.
 21 Mr. Norman stated that they will be held by the
 22 testimony that it will not be parked there. Mr. Darji

1 said permission will be needed by the board to park
 2 it on site. Mr. Patel said they are renting the truck and
 3 it will be parked in the back of the building if needed.
 4 **Mr. Kauker** asked Mr. Darji if in the wetlands if an
 5 apron is needed for the concrete. Mr. Darji said it is
 6 needed in the undisturbed area. A small apron. Mr.
 7 **Kauker** stated three or feet so the stones don't get
 8 caught up. Mr. Norman said they could do that so
 9 the stones would not spill over. **Ms. Bonner** inquired
 10 about the seven additional parking spaces on the
 11 gravel and don't know where they will be located.
 12 Mr. Agresta indicated on the exhibit where they
 13 would be and include curb stops. Mr. Darji stated
 14 there are limitations to what you can do by the
 15 wetland buffer as far as paving and striping.
 16 Maybe five spaces due to the volume of business
 17 expected. There is a liability with wheel stops due
 18 to tripping hazards. They will be informal parking
 19 stalls. **Chairwoman Johnson** suggested maybe signs
 20 indicating the designated parking areas. Mr. Norman
 21 stated it could be done.
 22

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1 **Mr. Aaronson** inquired about trucks dropping off
 2 additional inventory. Mr. Patel stated inventory is
 3 replenished every six months or a year. **Chair-**
 4 **woman** inquired about the size of the truck. Mr.
 5 Patel is would be a small truck not a tractor trailer.
 6 **Chairwoman Johnson** opened the meeting to the
 7 public. **Public Comment: Mr. Hamza Alabsi.**
 8 Mr. Coleman did the swearing in. 29 Quail Drive
 9 He is a mechanical engineer and plant manager. He
 10 bought his house a year and a half ago. Quiet
 11 neighborhood. Business needs are assumptions.
 12 It could grow with more trucks on site. There is no
 13 control on who is getting on the property and timing.
 14 Concerns about volume on weekends. His fence was
 15 destroyed but they fixed it. The back door is being
 16 used. He referenced the letter he received from Mr.
 17 Norman and parking. Concerned about trucks
 18 loading and unloading. Mr. Norman stated the
 19 resolution on the use variance is very specific on its
 20 use activities. The site plan states what structures
 21 are permitted. Any variations is a zoning violation
 22 issue which would go to court. Mr. Coleman asked
 23 if he would have the same concerns if the printing

1 business was still in existence ? Mr. Alabsi stated
 2 yes. Mr. Coleman asked if he assumed the property
 3 would be abandoned after the printing shop closed.
 4 Mr. Alabsi said he tough it was going to be a park
 5 by his neighbor. Mr. Darji said it was agreed that
 6 there will be supplemental landscaping around the
 7 perimeter. He said the meeting is for the site plan.
 8 All concerns were addressed in addition to the
 9 protection for the adjoining properties. Mr. Daji
 10 verified Mr. Norman question concerning an
 11 inspection being done and a performance guarantee.
 12 Mr. Coleman asked Mr. Norman for the applicant to
 13 agree to no more than two employees on the site.
 14 Mr. Norman agreed. Mr. Alabsi inquired about the
 15 number of customers. Mr. Norman stated it would
 16 be commercially unreasonable. Mr. Darji commented
 17 that it is by appointment and they cannot limit one
 18 customer at a time. Citations would be issued if
 19 there is a violation to the terms of approval.
 20 **Ron Cerasoli- 914 Perkins Lane.** Mr. Coleman did the
 21 swearing in. He inquired about the wetland non paved
 22 area. He voiced concerns with box trucks and wetland
 23 area. The diagram did not indicate a fence. Mr.

1 Norman stated there is a fence. Mr. Cerasoli had
 2 questions about the box truck and where it would
 3 be parked. He stated he may have to come back
 4 again for another variance. Mr. Coleman inquired
 5 why. He could not explain. Only that he owns a
 6 small business and tried to make it a big business.
 7 Mr. Coleman responded by referring back to Mr.
 8 Darji testimony stating this hearing has nothing to
 9 do the use that was addressed one year ago.
 10 Only the site plan on the board. My Cerasoli asked
 11 what if it does expand. Mr. Norman stated it would
 12 involve another site. The applicant must work
 13 in the current site plan. Mr. Darji explained the
 14 land use law in New Jersey and how the applicant
 15 received board approval for the use variance.
 16 If there is another use variance, it must be suited
 17 for that particular use. Mr. Cerasoli inquired about
 18 the trees being removed. Mr. Agresta referenced
 19 back to his previous testimony. Mr. Darji said it
 20 was requested to have an evergreen buffer. Mr.
 21 Cerasoli inquired about waste removal. Mr. Patel
 22 stated it is once a week.

1 **Chairman Johnson** asked for more public comment.
 2 Hearing none. Public comment was closed.
 3 **Chairwoman Johnson** asked about the building to
 4 the right of the site. Agresta stated there are two
 5 portions of the exhibit. There is not another
 6 building. **Ms. Bonner** asked about a gate.
 7 Mr. Kauker stated there is a fence with a gate.
 8 Mr. Patel verified the gate. **Chairwoman Johnson**
 9 asked if it is locked. Mr. Patel stated it is not.
 10 **Chairwoman Johnson** suggested to put a lock on it.
 11 She asked the board for any further questions.
 12 None heard. Mr. Coleman read the resolution
 13 Site is located in the R2 zone. **Chairwoman Johnson**
 14 requested for a motion to approve the application.
 15 Motion by **Mr. Kauker**. Second by **Mr. Black**. No
 16 further discussion. Vote Count. Eight yes. Three
 17 absent.
 18 Daniel D. Park Jr. -301 Woodlane Road. Block: 1601
 19 Lot: 34. Mr. Coleman did the swearing in.
 20 Mr. Park testified his application for a bulk variance
 21 to remove two additions and replacing with a
 22 larger footprint. He is in the 10% where his

1 calculations are 11%. He was told by the township
 2 zoning officer that the driveway would not be in the
 3 impervious coverage calculation. The numbers are
 4 lower when that is backed out. The survey was a
 5 11x17 copy which threw off the scale which eva-
 6 berated the calculations. He referred to the review
 7 letter which states it is typical in the RI zone to have
 8 a two acre lot not one acre. He stated that some of
 9 the surrounding properties are not in compliance
 10 of the ten or twenty percent. He stated it should fit
 11 in with the neighborhood. Mr. Coleman requested
 12 that Mr. Park to give a description of the property and
 13 what is being proposed. Mr. Park provided an
 14 over view of the property. There is a proposed
 15 addition after the removal. Mr. Darji referred to Mr.
 16 VanBernum. He stated did measurements on im-
 17 pervious coverage since it looked over the required
 18 10%. The addition coverage was triggering the build
 19 variance relief. It is an undersized lot for the zone.
 20 No additional variances required. Mr. Park said the
 21 main structure is about twenty-five to thirty feet and
 22 the garage is twelve feet. Only variance needed is for
 23 the increase in the impervious coverage.

1 Chairwoman asked about the impervious coverage.
 2 Mr. Darji stated the zoning officer was wrong in
 3 stated that the driveway was not included in the
 4 impervious coverage. **Chairwoman Johnson** in-
 5 quired about the drainage. Mr. VanBernum stated
 6 that drainage will increase. **Chairwoman Johnson**
 7 asked about the run off to the neighbors.
 8 Mr. Darji stated in the review it is asked of the
 9 applicant to explain the run off. Mr. Park
 10 explained the water drainage from front of the house
 11 to the street. He testified that there is not a run off
 12 to other properties. Mr. Darji inquired about the run
 13 off with the new addition. Mr. Park stated he will
 14 have gutters and it would puddle to the front yard.
 15 Mr. Darji stated he is satisfied with Mr. Park's
 16 testimony of the drainage and run off and has no
 17 objection to not putting in a drainage system.
 18 **Mr. Kauker** asked about the building siding. Mr.
 19 Park stated it is cement board siding and one story.
 20 Mr. Darji inquired about the garage and needing
 21 a variance for the setbacks. He asked Mr. Park if
 22 he is requesting a variance for garage. Mr. Park
 23 stated yes. Mr. VanBernum asked about the seal on

1 the survey. Mr. Parks stated it is a copy. Mr. Darij
2 requested a sealed copy to be given to the planning
3 board secretary.

4 **Chairwoman Johnson** opened the meeting to the
5 public. Hearing none. Closed. She requested the
6 resolution from Mr. Coleman. The resolution was
7 read. No further discussion.

8 **Chairwoman Johnson** requested for a motion to
9 approved the application. Motion by Mrs.

10 Tumminia. Second by Mr. Aaronson. **Vote Count:**
11 Eight Yes. Three absent. No discussion.

12 **ADOPTION OF RESOLUTIONS:** None

13 **CORRESPONDENCE:** **Chairwoman Johnson**
14 went over the correspondence.

15 **MEETING OPENED TO THE PUBLIC:** **Chairwoman**
16 **Johnson** opened the meeting to the public. Being
17 none heard. Closed

18 **ADJOURNMENT:** Motion by **Mr. Kauker**. Second by
19 **Chairwoman Johnson**. Meeting adjourned at
20 8:39. All in favor.

21

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EDGEWATER PARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

March 20, 2025

MEMBERS OF THE PLANNING BOARD PRESENT

Mr. Malecki
Mr. Aaronson
Mr. Kauker
Mrs. Tumminia
Chairwoman Johnson
Mr. Black
Ms. D'Errico

MEMBERS OF THE PLANNING BOARD ABSENT

Mrs. Cannon-Moye
Mr. Smith
Mr. Nolan
Ms. Bonner

TOWNSHIP BOARD PROFESSIONALS

Environmental Resolutions, Inc. – Ryan McCarthy, Patrick VanBernum
Raymond, Coleman & Heinold, LLP – Chuck Petrone

APPEARANCES

Robert Baranowski, Jr. – Hyland Levin Shapiro, LLP
William C Viola- Licensed Engineer
Max Kline- Representative for Edgewater Park Urban Renewal

MEMBERS OF THE PUBLIC WHO SPOKE

No Public Comments

3/20/2025	Page 2	3/20/2025	Page 3
1 The meeting was called to order by Chairwoman 2 Johnson at 7:00 pm and began the meeting with a 3 FLAG VALUE. STATEMENT OF THE MINUTES . Were read by 4 secretary Cahall. Roll call found the following members 5 absent. Mrs. Cannon-Moye, Mr. Smith, Mr. Nolan, Ms. Bonner 6 APPROVAL OF MINUTES: Chairwoman Johnson requested if 7 there are any corrections to the minutes. Mr. Malecki noted one 8 correction. Chairwoman Johnson requested a motion to 9 approved the minutes as corrected. Motion by Mr. Aaronson 10 Second by Mr. Black . Minutes approved as corrected. 11 COMPLETENESS DETERMINATION: applicant listed under 12 new business. (Edgewater Park Urban Renewal) 13 Old Business: None NEW BUSINESS: Edgewater Park Urban 14 Renewal, LLC. 4355 Route 130 South. Block: 1202.09, Lots: 3&4. 15 Amended Minor Site Plan for the former Pathmark Shopping 16 Center Redevelopment Area. Chairwoman Johnson requested 17 all interested parties to set forward. Mr. Baranowski entered 18 his appearance on behalf of the applicant. He stated the minor 19 site plan was originally granted in 2020. Some of the improve- 20 ments were completed and some were not. There was a state- 21 ment made linking covid to the improvement costs. The design 22 has been scaled down. There was a workshop meeting and 23 received the review letter. They are proposing to address the	1 address the issues. The building is in good shape along 2 with the monument signs. There will be a new tenant 3 with a trampoline park facility and Big Lots will be leaving 4 Mr. Baranowski introduced William Viola, Engineer. Mr. 5 Patrone did the swearing in. Mr. Viola presented his 6 professionals qualifications, experience and education. 7 Mr. Baranowski asked the board to approve his qualifi- 8 cations. There were no objections. Mr. Viola stated 9 Mr. Max Kline was in attendance to represent ownership. 10 Mr. Kline was sworn in by Mr. Patrone. There were two 11 exhibits. A1, A2. A1 arial view. Located on corner of Rt.130 12 and Woodlane Road in the C3 commercial zone with 13 residences north and west. East is apartment complex 14 and commerical properties. Dunkin on southwest corner. 15 There is an abandon gas station for future improvements 16 but not part of the application along with the Dunkin. 17 A2 is the site plan. Big Lots and two rental units. Full 18 access in front of the building and behind. No improve- 19 ments on access points. The asphalt is worn and missing 20 stripeing which will be improved. The detention basin 21 was cleaned up. Mr. Baranonski said there will be restor- 22 ation. Mr. Viola stated no expansion just repairs. Exhibit 23 A3. Previously approved plan from 2020. Ther are not the		
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1 original engineers. That man added new islands and pavement. 2 There were select areas for new asphalt. New plan is less 3 islands but more asphalt. Old plan was less impervious 4 surface. Currently 88.3% impervious would be dropped to 5 86.4%. The new application will do more reduction. The lighting 6 will be the same as the old plan. He went back to exhibit A2. 7 The current islands will be kept with additional landscaping. 8 On additional islands southwest but new landscaping. 9 There will be stripeing along the entrance but the old Getty 10 station. He said the plan tried to channelize that entrance. Mr. 11 Barinoski requested an explanation on channelizing. Mr. Viola 12 said the entrance has no visual indications. He spoke of the 13 Redevelopment Plan and making sure the basin is operational. 14 The site will be updated to ADA compliance and accessible routes 15 to the cross walks. There will be handicap ramps where the 16 cross walk meets the side walk. The lighting will be upgraded 17 with new poles and fixtures to be LED and downward lit. 18 All of the bulk requirements are met except the impervious 19 to 85.9% from the original 88%. Applicant is seeking relief with 20 that and also parking. Requirement is ten feet and the pro- 21 posal is 4.34 feet. The additional parking will be left as it and 22 replaced with additional landscaping. And also relief for the 23 parking lot buffer. The spaces are 9x18. The requirement for	1 loading spaces is twelve. The proposal is seven. 2 There is space for the 15x40 loading doors. Chairwoman 3 Johnson had comments concerning the prior approval 4 where nothing was followed up on. Unauthorized signs 5 were put up. Too long with nothing done. The improv- 6 ments to the parking lot were poor. Mr. Baronowski 7 mentioned covid and getting tenants. Gave renewed 8 commitment on behalf of the applicant. He also 9 mentioned about the Edgewater Park sign to go on their 10 site. Chairwoman Johnson mentioned about the township 11 approving them to be part of the Redevelopment Plan and 12 the perks that go along with it. Mr.Baonowski stated it was 13 part of the phase plan with the hopes of occupants. 14 Mr. Malecki spoke of the Redevelopment Committee and 15 interested parties from Princeton were told is was all 16 leased. Mr. Kline stated that he was involved with the 17 property after 2020. There was a short time when the 18 building was totally leased. There is vacancy now since 19 Big Lots moved out. The tenants have been saying they 20 want the parking lot repaved. Fun City cannot get a CO 21 until the improvements are done. Mr. Kauker inquired 22 why the old plan was not viable. Mr. Kline stated because 23 they are doing a total repaving with no island in the		

1 middle. The island in the middle would mean the
 2 electric would have to be done. The tenants were
 3 not interested in the islands. Only the repaving.
 4 Which will have longer life. Somewhere around
 5 twenty years. **Mr. Kauker** commented the islands
 6 at the end of each parking row because would cut
 7 through and this was a way of slowing that down.
 8 The combination of the two plans will give the 85%
 9 of impervious area. Mr. Kline said it is a cost issue.
 10 **Mr. Kauker** said the boards decision is not based
 11 on cost. Mr. Kline suggested putting in bollards.
 12 **Mr. Kauker** commented that it would not look nice.
 13 Mr. Kline said maybe a smaller curb. The repaving
 14 would make the parking lot look better as opposed
 15 to adding the islands. Mr. Kline stated there are
 16 already some there but they could add a few more.
 17 It would get the Police Department involved with
 18 the trucks parking there thus issuing tickets.
 19 Mr. Baranowski said there will be signs posted for
 20 those violators. Mr. Kline stated they will build
 21 end caps. There may not be so much cutting through
 22 once the parking lot is full. **Mr. Kauker** inquired

1 about the height of the polls. Mr. Viola said he
 2 refers to them as mounting height because of the
 3 footing. Grade elevation to the bottom of the light is
 4 how it is measured. Height is thirty feet. **Mr. Kauker**
 5 inquired about the shields. Mr. Viola stated they
 6 are using downward units to prevent spillage. There
 7 will be a lighting study. **Mr. Kauker** was concerned
 8 about the juniper landscaping collecting trash.
 9 Mr. Viola stated they can be substituted. **Mr. Kauker**
 10 had a suggestion for the current signage. To remove
 11 the plexiglass tenant signage until the work has
 12 been completed since they were put up without the
 13 boards approval. Mr. Kline said a plan was issued
 14 and permit approved by the previous official. Mr.
 15 McCarthy stated not to take down the sign since it
 16 may negatively impact with the current tenant since
 17 there is an issue with trying to occupy the building.
 18 No tenant will be moving in until all provisions of
 19 the application are adhered to. **Mr. Kauker** wants to
 20 insure that there is not another work stop situation.
 21 Mr. McCarthy said there will be a preconstruction
 22 meeting with the construction official. No CO until

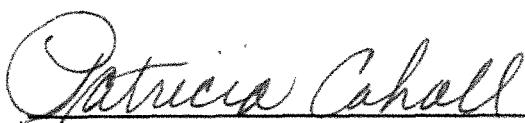
1 completed and the bonds are posted. There were
 2 additional comments from the board about the
 3 frustrations from the prior commitment that were
 4 held up. **Mr. Black** inquired about the time frame.
 5 Mr. Viola commented that it should take about six
 6 months. The islands will take time to complete.
 7 Mr. McCarthy suggested a six month time frame.
 8 **Chairwoman Johnson** stated if it is not done by then
 9 applicant needs to go back to the beginning indi-
 10 cating the plan is not viable. Mr. Patrone com-
 11 mented that they are still subject to the Redevel-
 12 opment Agreement. **Mr. Kauker** asked about the
 13 warranty on the landscaping. Mr. McCarthy stated
 14 two years. Mr. McCarthy mentioned the items in
 15 the review letter. A mid walk crossing is requested
 16 and a side walk along route 130. Mr. Fox discussed
 17 the bus stop drop off. Mr. McCarthy stated the buff-
 18 erring by the basin is required. Vegetation removal of
 19 the basin was in the prior approval. Mr. Kline said
 20 he would provide the hours of operation to the
 21 township professionals. Mr. Baranowski confirmed
 22 adherence to the terms of the completeness review.
 23 He gave the hours of operation and employee count

1 for Urge Fitness. There are two ten yard dumpsters.
 2 with once a week pickup. The gym does not receive
 3 deliveries. **Chairwoman Johnson** inquired about the
 4 employee totals. Mr. Baranowski said the Fun City
 5 hours of operation are Monday through Thursday
 6 2-9pm. Friday, 12-10pm. Saturday and Sunday, 10am
 7 to 9pm. Number of employees is 40. Two ten yard
 8 dumpsters. Trash pickup is Monday and Friday.
 9 **Chairwoman Johnson** asked about food and drink.
 10 Mr. Kline stated there is a party room. Mr. McCarthy
 11 said a trash enclosure is required. Mr. Baranowski
 12 said trash enclosures will be provided. **Mr. Kauker**
 13 inquired if trash enclosures will be provided for the
 14 new tenants. Mr. McCarthy stated that will be added
 15 in as terms for approval and a chain linked fence.
 16 Mr. Baranowski that there will be truck deliveries
 17 twice a month. **Mr. Kauker** inquired if the deliveries
 18 will be in the front or back. Mr. Baranowski said they
 19 would comply with what the board wants. Mr.
 20 McCarthy asked for a continued maintenance agree-
 21 ment for the storm water basin. He also referenced
 22 item twenty-nine of the review with reference to storm
 23 water. Mr. VanBernum stated the enclosures can not

1 impede on the impervious area. **Chairwoman**
 2 **Johnson** inquired why thirty foot polls instead of
 3 twenty-five. Mr. Viola stated lower lights have less
 4 spillage. **Mr. Black** inquired about the back lighting.
 5 Mr. Viola stated that is not part of the existing plan.
 6 **Mr. Kauker** stated they should be down lit so it won't
 7 disrupt the neighbors. **Chairwoman Johnson** stated
 8 the emergency exit should be lit. Mr. Viola stated
 9 they can model some building lights in the back.
 10 **Mr. Back** inquired about the back asphalt. Mr.
 11 Viola stated it is paved. Mr. Vanburnum stated the
 12 Phase I prior plan did not include cart corrals.
 13 Mr. Viola stated there are no corrals being proposed
 14 since Big Lots is moving out. There is already a
 15 bike rack. Mr. VanBernum asked about the ev
 16 parking. Mr. Kline stated there are four spaces.
 17 Mr. VanBernum asked about signage. Mr.
 18 Baronowksi stated there will be sign as requested
 19 in the review letter. Mr. McCarthy inquired about
 20 posting a notice during construction. Mr. Kline
 21 said he does have a rough phasing sketch. Mr.
 22 McCarthy said it can be discussed at the pre con-

1 struction meeting. **Chairwoman Johnson** asked the
 2 board for further questions. None heard.
 3 **Chairwoman Johnson** opened the meeting to the
 4 public. Hearing none. Public comment was closed.
 5 **Chairwoman Johnson** asked Mr. Patrone for a
 6 resolution. Mr. Patrone read the terms of approval.
 7 **Chairwoman Johnson** requested a motion from the
 8 board to approve. Motion made by **Mrs. Tumminia**.
 9 Second by **Mr. Malecki**. No further comments.
 10 Seven approved. Five absent.
 11 **Adoption of Resolution's:** 1. P-5-2025. Edgewater
 12 Park Senior Apts. LLC , 2. P-6-2025. Bandan
 13 Celebrations, 3. P-7-2025. Daniel Park Jr.
 14 **Chairwoman Johnson** requested a consent vote for
 15 all the resolutions. Motion by **Mr. Aaronson**. Second
 16 by **Mrs. Tumminia**. No further discussion.
 17 Seven approved. Five absent.
 18 **Correspondence:** No discussion.
 19 **Chairwoman Johnson** opened the meeting to the
 20 public. Mr. Fox made comments about his years
 21 as the township planner. There were no additional
 22 comments by the public.

1 **Adjournment:** **Chairwoman Johnson** requested a
 2 motion to adjourn. Motion by **Chairwoman**
 3 **Johnson**. Second by **Mr. Black**. Meeting was
 4 adjourned at 8:30 pm. All members in agreement.

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 10 Patricia Cahall
 11 Board Secretary

12 Date Approved: 4/17/2025

13 Corrections None



EDGEPARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

April 17, 2025

MEMBERS OF THE PLANNING BOARD PRESENT

Mr. Malecki
Mr. Smith
Mr. Kauker
Ms. Bonner
Mrs. Tumminia
Chairwoman Johnson
Mr. Black
Ms. D'Errico

MEMBERS OF THE PLANNING BOARD ABSENT

Mr. Aaronson
Mrs. Cannon-Moye

TOWNSHIP BOARD PROFESSIONALS

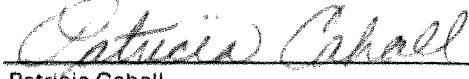
Environmental Resolutions, Inc. – Ryan McCarthy, Mr. Benedetti
Absent- Raymond, Coleman & Heinold, LLP – Chuck Petrone

APPEARANCES

None

MEMBERS OF THE PUBLIC WHO SPOKE

No Public Comments

4/17/2025	Page 2	4/17/2025	Page 3
<p>1 The meeting was called to order by Chairwoman 2 Johnson at 7:00 pm and began the meeting with a 3 FLAG SALUTE. STATEMENT OF THE MINUTES. Were read by 4 secretary Cahall. Roll call found the following members 5 absent. Mrs. Cannon-Moye, Mr. Aaronson</p> <p>6 APPROVAL OF MINUTES: Chairwoman Johnson requested if 7 there are any corrections to the minutes. There were no 8 corrections. Chairwoman Johnson requested a motion to 9 approve the minutes. Motion by Mr. Malecki. Second by Mrs. 10 Tumminia. COMPLETENESS DETERMINATION: 1. Dolgen Corp. 11 LLC. - Dollar General Market, 1147 Cooper Street. Block: 502 12 Lot: 29.02. Site plan review and bulk variance. Site improve- 13 ments to install one (1) new illuminated façade sign and 14 reface existing free standing pylon sign. Chairwoman Johnson 15 deferred to the township engineer and planner for comment. 16 Mr. McCarthy stated the application is complete will be 17 scheduled for the May meeting. It is also a site plan approval. 18 The applicant told the construction office they would retrofit 19 the building but they put in a cart corral which caused the 20 parking variance since they did not have enough spaces to 21 begin with. There are items in the review letter that need to be 22 addressed which includes the dead trees. There were comments 23 from the board about the condition of the property. Mr.</p>	<p>1 McCarthy stated the condition of the parking lot will be 2 brought up at the meeting. There are a few areas that are 3 in need of repaving. Mr. Black inquired about the lighting 4 in the back. Mr. McCarthy stated that the lighting is 5 mentioned in the review letter along with the night light 6 field test. They are in need of landscape islands. 7 There is also a problem with the down spouts. Ther are 8 pictures included with the review. Chairwoman Johnson 9 inquired if a vote is needed. Mr. McCarthy spoke with Mr. 10 Patrone and was advised that the letter was sent to stay 11 within the forty-five days. Mr. Kauker asked about revised 12 drawings. Mr. McCarthy stated probably not. No vote 13 was taken. NEW BUSINESS: Ordinance 2025-04. 14 Amending and supplementing codes 326-14 and 310-13 15 of the land development and zoning township codes for 16 solar energy. Chairwoman Johnson reminded the board 17 that it is an endorsement of the ordinance. 18 Mr. McCarthy explained that the way the ordinance is 19 currently written in the code roof top mounted solar is 20 considered an accessory use and must appear before 21 the board. Now it is ground mounted based on kilowatts 22 and square footage so as the technology gets better you 23 can't due 1500 square feet at 100 kilowatts. It is being</p>		
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<p>1 future proofed. Mr. Kauker inquired about the square footage 2 on the ground mount. Mr. McCarthy stated it is 1500 square 3 feet. Consulted with the construction official and he said 20 4 kilowatts is about the biggest he would be comfortable with 5 without coming before the board. Mr. Kauker asked about the 6 wattage output. Mr. McCarthy confirmed the 1500 square feet 7 and 20 kilowatts. Ms. Bonner asked if she could put the solar in 8 her yard. Mr. McCarthy said yes. Chairwoman Johnson stated 9 this is for commercial. Mr. McCarthy stated it can be ground 10 mounted in a yard but it will take up a lot of space. Mr. Kauker 11 asked if the ground mounted takes away the impervious. Mr. 12 McCarthy commented that the state says they do not count as 13 impervious but the portion mounted to the ground count as 14 impervious. The panels are not. Mr. Benedetti stated he reviewed 15 the ordinance and Master Plan. The ordinance is consistent 16 with the Master Plan. There were no additional comments from 17 the board. Chairwoman Johnson opened the meeting to the 18 public. Hearing None. Public comment was closed. 19 Chairwoman Johnson requested the board for endorsement by 20 way of resolution. P-9-2025. Motion by Mr. Smith and second by 21 Ms. Bonner. There was no further discussion. Eight approved 22 Two absent. ADOPTION OF RESOLUTIONS: P-8-2025 23 Edgewater Park Urban Renewal-Amended Site Plan. Motion</p>	<p>1 by Chairwoman Johnson. Second by Mr. Malecki. Ms. 2 Tumminia had questions. There was a discussion with 3 the board members and township professionals. 4 Six approved. Two abstained. Two absent. 5 Chairwoman Johnson went over the correspondence. 6 Mr. McCarthy had comments. Chairwoman Johnson 7 opened the meeting to the public. Nearing none. Public 8 comment was closed. 9 10 Adjournment: Chairwoman Johnson requested a 11 motion to adjourn. Motion by Chairwoman 12 Johnson. Second by Mr. Black. Meeting was 13 adjourned at 7:20 pm. All members in agreement.</p> <p>14  15 Patricia Cahall 16 Board Secretary 17 18 Date Approved: <u>5/15/2025</u> 19 20 Corrections <u>None</u></p>		



EDGEWATER PARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

May 15, 2025

MEMBERS OF THE PLANNING BOARD PRESENT

Mrs. Cannon-Moye
Mr. Aaronson
Mr. Smith
Mr. Kauker
Ms. Bonner
Mrs. Tumminia
Chairwoman Johnson
Mr. Black

MEMBERS OF THE PLANNING BOARD ABSENT

Mr. Malecki
Ms. D'Errico
Mr. Williams

TOWNSHIP BOARD PROFESSIONALS

Environmental Resolutions, Inc. – Ryan McCarthy, Patrick Vanbernum,
Raymond, Coleman & Heinold, LLP – Chuck Petrone

Absent- Raymond, Coleman & Heinold, LLP – Thomas Coleman

APPEARANCES

Mary Beth Lonergan/Partner-Clarke Caton Hintz

Isabel Rodriguez- Clarke Caton Hintz

Matthew Klish-Owner-1019 Cooper Street-Edgewater Park

Bruce Easterly-Engineer- Taylor and Wiseman

Samuel Agresta-Planner-Agresta Engineering and Planning

MEMBERS OF THE PUBLIC WHO SPOKE

No Public Comments

5/15/2025	Page 2	5/15/2025	Page 3
<p>1 The meeting was called to order by Chairwoman 2 Johnson at 7:00 pm and began the meeting with a 3 FLAG VALUE. STATEMENT OF THE MINUTES. Were read by 4 secretary Cahall. Roll call found the following members 5 absent. Mr. Malecki, Ms.D'Errico, Mr. Williams. Mr. Black was 6 sworn in as class four member by Mr. Patrone. APPROVAL 7 OF MINUTES: Chairwoman Johnson requested if there were 8 any corrections to the minutes from April 17th. There were no 9 corrections. Chairwoman Johnson requested for a motion 10 to approve the minutes. Motion by Mr. Smith second by Mrs. 11 Tumminia. Roll Call: Six -yes, two-abstained, three-absent.</p> <p>12 COMPLETENESS DETERMINATION: Matthew Klish to be heard 13 under New Business. OLD BUSINESS: None. NEW BUSINESS:</p> <p>14 1. Matthew Klish-1019 Cooper St. Block: 205 Lot: 3.01. Bulk and 15 use variance. Pole Barn application. Use variance is for 16 allowing storage of plumbing business vehicles on his 17 property. Mr. Patrone explained that Mrs. Cannon-Moye will need 18 to recuse herself during the variance use portion. Mrs. Cannon- 19 Moye recused at 7:12 pm. Mr. Klish, Mr. Easterly, Mr. Agresta 20 were sworn in by Mr. Patrone. Mr. Klish introduced himself as 21 owner of the property. He explained how he obtained JFK 22 Plumbing from his father and provided a history of the 23 business. A truck was broken into. Tools were stolen in</p>	<p>1 addition to lost work. He wants to secure the trucks and 2 supplies. There are two employees. Start time is 8am and 3 ends at 4pm. The employee has his own truck so he 4 does not come to the property. He provided testimony 5 that it will not be a detriment to the neighbors. Minimal 6 noise. Mr. Patrone requested to describe the surrounding 7 properties. He explained it is residential with a cemetery 8 behind the property. The lot is .89 acres. Mr. Vanbernum 9 stated it is 38,676 sq.ft. Testimony ended. Mr. Easterly 10 introduced himself and his background qualifications. 11 He commented on Mr.Klish's property and the surround- 12 ing residences. He explained the drainage and pole barn 13 location on the property map along with the driveway 14 and garage. The garage will extend to the back. Forty foot 15 wide by forty-five deep set backs. Fifty feet from the rear 16 property line. There will be be evergreen screening to 17 mitigate any visual effects. Mr. McCarthy commented 18 that as a term of approval any negative impacts to 19 drainage after construction will be addressed to the 20 township engineers satisfaction. Mr. Easterly agreed. 21 Testimony concluded. Mr. Agresta introduced himself. 22 Chairwoman Johnson waived presenting his credentials 23 since he had appeared before the board prior. Mr.,</p>		
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<p>1 Agresta presented testimony on the use variance. Property 2 is located I the R5 zone. Storage is a permitted use. Using the 3 map, he indicated there is adequate light and space for 4 buffering. The property is located on a county road so the 5 applicants vehicles will enter and exit easily. There will be 6 additional plantings which will add to it visually. The arial 7 showed trees. Mr. Agresta said the plan is to use the property 8 to its' maximum potential and referenced Mr. Klish's residency. 9 There is no detriment to the surrounding areas and noted 10 similar pole barns on township streets. There will be no 11 deliveries and large trucks. Just postal. There will not be living 12 or offices in the pole barn. Mr. Agresta referenced the district 13 purpose statement in the R5 single family zone of the Master 14 Plan. The application will not be impair in accordance with the 15 zone purpose or statement. He addressed the request for a rear 16 yard set back with a proposed set back of fifteen feet. This will 17 butt the property to the cemetery. (C2 Variance). The proofs 18 were supported in the use variance. Mr. Patrone inquired about 19 the number of vehicles in the pole barn. Mr. Klish stated there 20 will be four. Mr. Patrone asked about the type of supplies. 21 Mr. Klish stated they would be pipes, fittings, vacuum. He comm- 22 ented on the pvc pipes and how it deteriorates in the sun. Mr. 23 McCarthy inquired about the size of the vehicles. He provided</p>	<p>1 the make and models. There was one van. Mr. Klish 2 verified that they will not be vehicle repair on the site. 3 There not be signage. Mr. Vanbernum inquired about 4 gas or electric in the barn. Mr. Klish stated there will 5 be gas an electric. No sewage. Mr. Klish was requested 6 to present the drainage patterns. He stated there will be 7 puddling in a heavy rain but is drains out quickly. 8 There will be lighting over the garage door directed down. 9 On the side and top by the entrance. The side light will 10 be facing the house. Mr. Vanbernum referenced the com- 11 pleteness letter stating any other owners requesting a 12 use will have to appear before the board for expansions 13 or operations other than what had been approved prior. 14 Mr. Patrone commented on the conditions within the 15 resolution concerning this condition of approval. 16 Chairwoman Johnson inquired about security. Mr. 17 Klish stated all the doors will have locks. Mr.Vanbernum 18 requested that the planting be staggered. Mr. Klish said 19 some trees will be removed to fit the pole barn. Mr. 20 Vanburnum asked about the height of the barn. Mr. 21 Patrone stated it is in compliance. Mr. McCarthy stated a 22 letter of noninterest is required because it is a county 23 road. Chairwoman Johnson inquired about pictures.</p>		

1 Mr. Patrone responded by saying having an idea of
 2 what it looks like goes with their burden of the use
 3 variance and the neighborhood. **Chairwoman**
 4 **Johnson** requested verification on the sixteen foot
 5 height. **Mr. Kauker** questioned if it is a gable roof.
 6 Mr. McCarthy verified that it is. Mr. Klish explained
 7 his reasons for not providing a picture. He did
 8 verify that it is an A frame with two garage doors in
 9 the front. Mr. Klish provided a phone picture similar
 10 to his pole barn. **Mr. Kauker** inquired if it is
 11 corrugate metal. Mr. Klish could not comment on
 12 the type of metal. **Mr. Kauker** asked if there is a
 13 metal roof. Mr. Klish verified it was, with gutters
 14 and downspouts. Permits were submitted for the
 15 solar roofing on the pole barn. Mr. McCarthy made a
 16 recommendation that the down spouts keep with
 17 the existing drainage pattern. Mr. Klish agreed.
 18 **Mr. Kauker** inquired about the delivery of materials.
 19 Mr. Klish stated he goes to the supply house by
 20 truck. There is a rack on the truck for piping.
 21 Mr. Klish stated there is not need to back out onto
 22 the main road. There are no plans to hire more

1 employees when asked by **Mr. Kauker**. There will be
 2 a minimum of two vehicles at all times. **Chairwoman**
 3 **Johnson** asked about the hours of operation. Mr.
 4 Klish said there are emergencies that may require
 5 going out after hours which he usually goes out on.
 6 Mr. Aaronson inquired about the employee picking
 7 up supplies. Mr. Klish said he comes once or twice
 8 a week. Mr. Aaronson asked how many vehicles will
 9 go in and out per day. Mr. Klish stated he doesn't
 10 usually swap out vehicles. Not much going on
 11 during the day. **Chairwoman Johnson** requested
 12 the minutes reflect the board's decision to deem the
 13 application complete. **Chairwoman Johnson** opened
 14 the meeting to the public. Hearing no public
 15 comment, public comment was closed. No further
 16 questions from the board. Mr. Patrone read the
 17 terms of the resolution. **Chairwoman Johnson**
 18 requested a motion for **use** application approval from
 19 the board. Motion was made by **Chairwoman**
 20 **Johnson**. Second by **Ms. Bonner**. No additional
 21 board discussion. Roll Call: Seven yes, one
 22 recused, three absent. **Chairwoman Johnson**

1 requested that Mrs. Cannon-Moye be brought back
 2 to the meeting. Mrs. Cannon-Moye's appearance
 3 was noted at 7:45pm. **Chairwoman Johnson**
 4 requested testimony on the variance and site plan
 5 application. Mr. Patrone requested to identify
 6 the site plan aspects of access circulation.
 7 Mr. Agresta provided testimony on property location
 8 and access to the property. He referenced Mr.
 9 Easterly's testimony on landscaping. There are no
 10 pre-existing conditions with the drainage and no
 11 disturbance to the run off. There will be residential
 12 vehicle trucks and no tractor trailers. Mr. Patrone
 13 questioned if it is below the thresholds by the
 14 NJDEP to be considered a major development for
 15 storm water management.
 16 Mr. Agresta said yes with a comment that it is just
 17 above ten-thousand square feet. The barn is
 18 eighteen-hundred square feet and a fifteen by twenty
 19 stone driveway which is below the thresholds.
 20 **Chairwoman Johnson** provided details of the
 21 previous testimonies to **Mrs. Cannon-Moye**
 22 concerning the number of trucks and buffering.
 23 Mr. Agresta explained how trucks will enter, exit,

1 backout, and explained buffering and landscaping
 2 plans. He also went over hours of operation,
 3 electrical and no plumbing. **Mrs. Cannon-Moye**
 4 asked if there will be work outside the pole barn.
 5 Mr. Agresta answered no and no auto repairing.
 6 **Mr. Kauker** inquired about the stone driveway and a
 7 need for a concrete apron for the pad. Mr. McCarthy
 8 said it is not needed. Plus it is a county road.
 9 **Mrs. Cannon-Moye** requested information on the
 10 truck types. Mr. Patrone explained as referenced in
 11 previous testimony. No additional board questions.
 12 **Chairwoman Johnson** opened the meeting to the
 13 public. Hearing no public comment, public comment
 14 was closed. Mr. Patrone read the terms of the
 15 resolution. **Chairwoman Johnson** requested a
 16 motion for the minor site plan and variance.
 17 Motion made by **Mrs. Tumminia** and second by
 18 **Mr. Kauker**. No additional board discussion.
 19 Roll Call: Eight-Yes, three absent.
 20 **2. MASTER PLAN PUBLIC HEARING: EDGEWATER**
 21 **PARK'S FOURTH ROUND HOUSING ELEMENT AND**
 22 **FAIR SHARE PLAN.**
 23 Mary Beth Lonergan and Isabel Reodriquez were

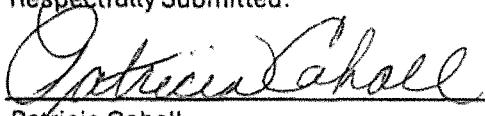
1 sworn in by Mr. Patrone. Ms. Lonergan began
 2 her testimony with purpose of presenting the
 3 Fourth Round Housing Element And Fair Share
 4 Plan and introducing Isabel Rodriguez. Her
 5 last appearance was in 2017 and commented that
 6 the township has done a good job in addressing
 7 their obligations. She updated the board with the
 8 new Affordable Housing Law with set forth deadlines
 9 and changes. The state agency that ran Affordable
 10 Housing requirements was abolished. (COAH)
 11 The new law instituted a new Affordable Housing
 12 dispute resolution program. The adoption of the
 13 Fourth Round Housing Element And Fair Share
 14 is the last part to address. Deadline is June 30th.
 15 All state agencies are required to adopt a series of
 16 regulations. DCA calculates the Fourth Round.
 17 Affordable Housing consists of low to moderate
 18 and very low income. Ms. Lonergan presented the
 19 income requirements. Mr. Patrone assisted in
 20 filing the Declaratory Judgement Action. The
 21 township did meet the February 14th monitoring
 22 deadline. This includes number of units and

1 trust funds. The township is required to upload
 2 the Fourth Plan to the court within forty-eight
 3 hours after board adoption. Ms. Cahall and Mr.
 4 Patrone have those documents ready to adopt.
 5 The Fourth Round starts July 1st of this year.
 6 Ms. Lonergan presented dates on when the
 7 prior plans received court approval. The township
 8 settled with the Fair Share Advocacy in the Third
 9 Round. She mentioned the Walter Group and the
 10 township working with them for Affordable Senior
 11 Housing. The township obtained the state funding.
 12 The township has a good repour with the Fair Share
 13 Housing Center which helps with the affordable
 14 rental credits. Senior obligation takes up about one
 15 quarter to one third of the township's obligation.
 16 Ms. Lonergan presented specifics on the Fourth
 17 Round. In October the DCA (Dept. of Community
 18 Affairs) counted the present need is fifty-nine.
 19 The township's January 31st deadline was met.
 20 On April 8th the court entered an order approving
 21 the township's Fourth Round numbers. The Fourth
 22 Round Plan is accumulative. The obligation is

1 one hundred twenty. Ms. Lonergan explained the
 2 bonus received and the township locations that
 3 have affordable units. Mr. McCarthy explained that
 4 Eagle Chase still has some work to do but they
 5 were granted TCO's. Mr. Kauker asked if they were
 6 applied to round three. Ms. Lonergan said they
 7 were. Oaks Integrated and Salt and Light are part of
 8 those rentals. The township has thirty credits and
 9 thirty bonuses going into the Fourth Round. The
 10 companion element of Eagle Chase on route
 11 130 was approved by the board and is key for the
 12 credit going into the Fourth Round as explained
 13 by Ms. Lonergan. The group homes are single family
 14 and serve the low to very low income. The township
 15 received four credits for those homes. The township
 16 also received fourth round bonuses for contributing
 17 land and funds to the one hundred percent
 18 affordable site. The senior units are capped at
 19 thirteen. The township has excess senior units so
 20 they are banked. Eight of the senior credits will go
 21 towards the fifth round. The Versaci property
 22 tracks towards route 130 will be kept in the plan
 23 with an additional sixteen affordable units. The

1 township will need to do exclusionary zoning on
 2 that. The sixteen from Versaci and eight from
 3 the senior units will go towards the Fifth Round
 4 obligations. The township statutory obligations for
 5 very low income are good which is thirty percent
 6 of the median income for the region. There is over
 7 one million dollars in the trust account and maybe
 8 collecting an additional four hundred thousand.
 9 This money will be committed for the senior site
 10 and future land acquisition for the Fifth Round.
 11 The township has participated in the the Burlington
 12 Homeowner County Rehabilitation Program.
 13 Ms. Lonergan concluded per testimony by stating
 14 she recommends the township Planning Board
 15 adopt the Housing Element and Fair Share Plan.
 16 The plan addresses the constitutional obligation. It
 17 addresses the new law. It addresses the Mount
 18 Laurel doctrine. She recommended the board to
 19 adopt the plan and memorialize the resolution
 20 at the meeting to allow Mr. Patrone to upload the
 21 documents to the court by the deadline.
 22 Mrs. Tumminia asked about the rounds every ten
 23 years. Ms. Lonergan verified that it is ten years.

1 **Chairwoman Johnson** stated that it would rely on
 2 rehab and maintenance. **Mr. Kauker** inquired about
 3 event of a fire and the round the rehab would go
 4 into. **Ms. Lonergan** explained that the unit would
 5 have to be for low to moderate income guidelines.
 6 The County does provide an unforgivable loan.
 7 Rental rehab credit, the landlord will have to agree
 8 to restrict the rent on the units being worked on.
 9 **Ms. Lonergan** mentioned that there is trust fund
 10 money set aside to encourage a landlord to help
 11 subsidize. There is a rental rehabilitation program
 12 called Community Grants Housing Planning.
 13 **Mr. McCarthy** made comment on the Versaci
 14 property and other locations that have not been
 15 developed. **Chairwoman Johnson** commented on
 16 the township committee and their selection of a
 17 property to make sure it fits in with what is being
 18 proposed. There were no additional board
 19 questions.
 20 **Chairwoman Johnson** opened the meeting to the
 21 public. Hearing none. Public comment was
 22 closed. **Mr. Patrone** presented resolution P-10-2025

1 for board approval and memorialization.
 2 **Chairwoman Johnson** requested a motion to
 3 approve the resolution for the Fourth Round
 4 Housing Element and Fair Share Plan. Motion by
 5 **Mr. Kauker** and second by **Ms. Bonner**. No
 6 board discussion. Roll Call: Eight yes, Three absent.
 7 **Chairwoman Johnson** opened the meeting to the
 8 public. Hearing none, public comment was closed.
 9 There being no further business to come before the
 10 meeting, **Chairwoman Johnson** requested for a
 11 motion to adjourn. Motion by **Mr. Black**. Second
 12 **Mrs. Tumminia**. All in favor.
 13 Meeting was adjourned at 8:23pm.
 14 Respectfully Submitted:
 15 
 16 Patricia Cahall
 17 Board Secretary
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 19 Date Approved: 6/19/2025
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 21 Corrections None
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EDGEMAR PARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

June 19, 2025

MEMBERS OF THE PLANNING BOARD PRESENT

Mr. Malecki
Mrs. Cannon-Moye
Mr. Aaronson
Mr. Smith
Mr. Kauker
Ms. Bonner
Mrs. Tumminia
Chairwoman Johnson
Mr. Black
Ms. D'Errico
Mr. Williams

MEMBERS OF THE PLANNING BOARD ABSENT

None

TOWNSHIP BOARD PROFESSIONALS

Environmental Resolutions, Inc. – Ryan McCarthy, Patrick Vanbernum,
Raymond, Coleman & Heinold, LLP – Chuck Petrone

Absent-

Environmental Resolutions, Inc. – Ryan McCarthy, Patrick Vanbernum,
Raymond, Coleman & Heinold, LLP – Thomas Coleman, Chuck Petrone

APPEARANCES

None

MEMBERS OF THE PUBLIC WHO SPOKE

No Public Comments

1	The meeting was called to order by Chairwoman Johnson at 7:00 pm and began the meeting with a	1	Chairwoman Johnson stated that questions can be asked upon returning to the meeting so she is informed as to what is being voted on. Mrs. Cannon-Moye noted the comment. ADJOURNMENT: There being no further business, Chairwoman Johnson requested for a motion to adjourn. Motion by Mrs. Tumminia . Second by Mr. Kauker . All members in agreement. Chairwoman Johnson adjourned the meeting at 7:07 pm.	Page 3
2	FLAG VALUE. STATEMENT OF THE MINUTES . Were read by secretary Cahall. Roll call found all members present.	2		
3	Mr. Williams was previously sworn in by the Municipal Clerk.	3		
4	Chairwoman Johnson requested he join the meeting.	4		
5	STATEMENT OF MINUTES: Chairwoman Johnson requested for any corrections to the minutes from May. There were no	5		
6	corrections. Chairwoman Johnson requested for a motion to approve the minutes. Motion by Mrs. Tumminia second by	6		
7	Ms. Bonner . Roll Call: Seven -yes, Four-abstained.	7	Respectfully Submitted:	
8	COMPLETENESS DETERMINATION: EPS Holdings. 801 Bridgeboro	8	<i>Patricia Cahall</i>	
9	Site Plan. Incomplete. OLD BUSINESS: None. NEW BUSINESS:	9	Patricia Cahall	
10	None. ADOPTION OF RESOLUTIONS: P-11-2025. Matthew	10	Board Secretary	
11	Klish. 1019 Cooper Street. Use variance and site plan.	11		
12	Chairwoman Johnson requested for a motion to approve the	12		
13	resolution. Motion by Mr. Kauker . Second by Mr. Smith . Roll	13		
14	Call: Seven -yes, Four-abstained. CORRESPONDENCE:	14		
15	Chairwoman Johnson reviewed the correspondence with the	15		
16	board members. Chairwoman Johnson opened the meeting to	16	Date Approved: <u>9/18/2025</u>	
17	the public . Hearing none. Public comment was closed.	17	Corrections <u>None</u>	
18	Chairwoman Johnson commened on Mrs. Cannon-Moye	18		
19	when there are matters that she must recuse herself.	19		
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	6/19/2025	Page 4	6/19/2025	Page 5
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EDGEMARSH PARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

September 18, 2025

MEMBERS OF THE PLANNING BOARD PRESENT

Mr. Malecki
Mrs. Cannon-Moye
Mr. Aaronson
Mr. Smith
Mr. Kauker
Ms. Bonner
Mrs. Tumminia
Mr. Black
Ms. D'Errico

MEMBERS OF THE PLANNING BOARD ABSENT

Chairwoman Johnson
Mr. Williams

TOWNSHIP BOARD PROFESSIONALS

Environmental Resolutions, Inc. – Patrick Vanbernum,
Raymond, Coleman & Heinold, LLP – Thomas Coleman

Absent-

Environmental Resolutions, Inc. – Ryan McCarthy
Raymond, Coleman & Heinold, LLP – Chuck Petrone

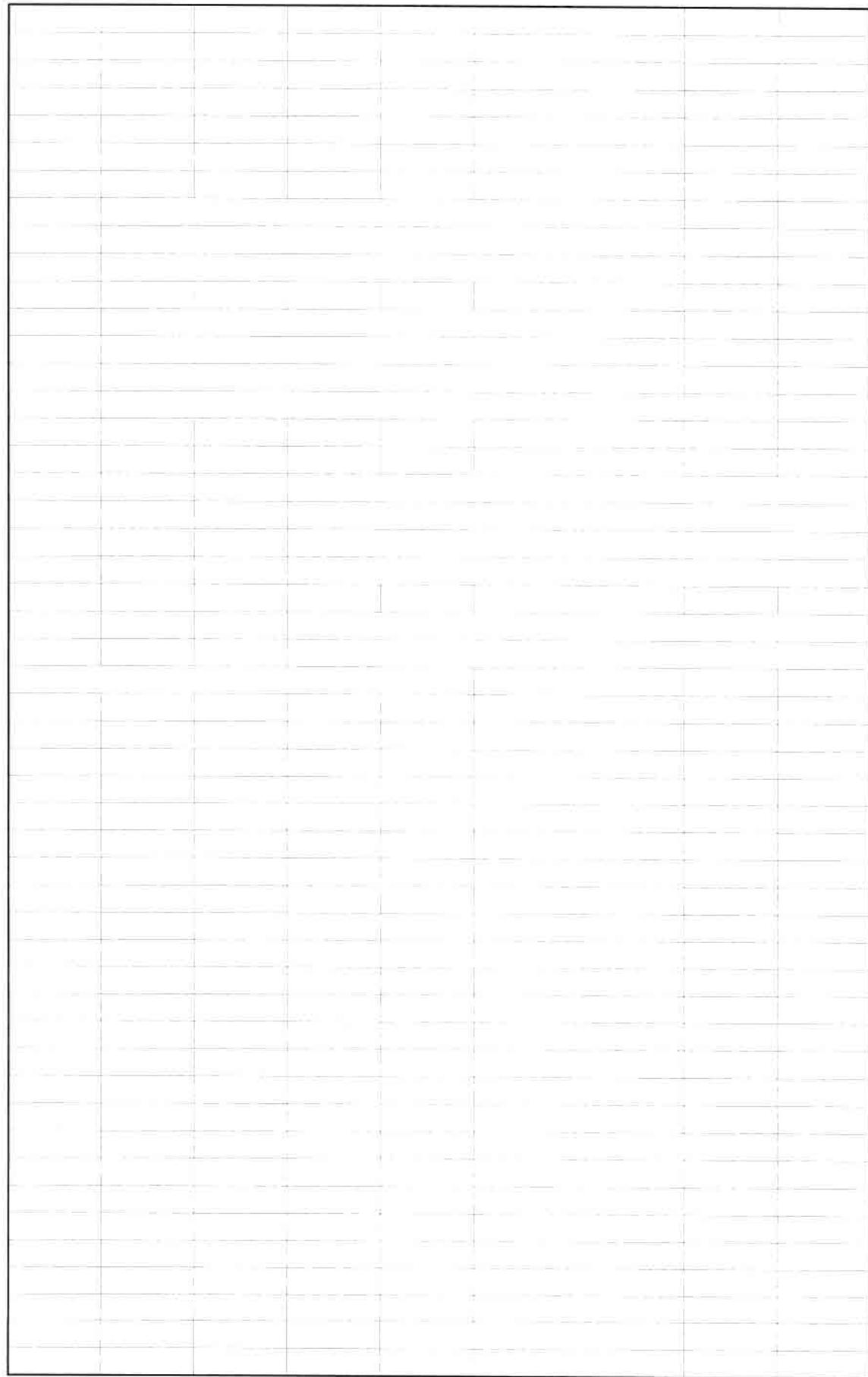
APPEARANCES

None

MEMBERS OF THE PUBLIC WHO SPOKE

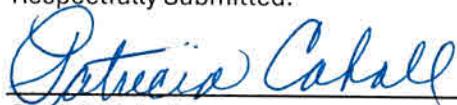
No Public Comments

9/18/2025	Page 2	9/18/2025	Page 3
<p>1 The meeting was called to order by Vice -Chairman 2 Kauker at 7:00 pm and began the meeting with a FLAG 3 SALUE. STATEMENT OF THE MINUTES . Were read by 4 secretary Cahall. Roll call found the following members 5 absent: Chairwoman Johnson, Mr. Williams. READING 6 OF THE MINUTES: Vice Chairman Kauker requested for 7 any collections to the minutes from June 19, 2025. There 8 were no corrections. Vice Chairman Kauker requested 9 for a motion to approve the minutes. Motion by Mr. Black 10 and second by Mrs. Tumminia. Roll call : 9 approved two 11 absent. COMPLETENESS DETERMINATION: Sergio Braga 12 4213 South Route 130. Major site plan with variances. 13 Vice Chairman Kauker stated the completeness review 14 dated August 7, 2025 deemed the application Incomplete. 15 OLD BUSINESS: None. NEW BUSINESS: Baris Uslu. 26 16 Washington Ave. Application for bulk variance for front 17 porch with setbacks, replace walkway and front steps. 18 Mr. Coleman did the swearing in. Mr. Coleman requested 19 Mr. Uslu to explain why he is coming before the board and 20 the relief he was seeking in addition to asking if the 21 porch had been built. Mr. Uslu responded with it is 22 half way built but there is a reason why. Mr. Coleman 23 requested an explanation. Mr. Uslu testified to the</p>	<p>1 following. Mr. Uslu spoke with a contractor one year ago . 2 (pause) last summer. A quote was given, agreement, 3 and a contract was drawn up. The contractor never 4 showed up. He contacted the contractor several times 5 and asked if they were still coming. The contractor was 6 busy. Mr. Uslu informed the contractor that he would look 7 for someone else. The contractor requested to give him one 8 month. Last May he was to send someone. Mr. Uslu 9 had contacted two other companies for quotes. The 10 original contractor showed up in May and verified that he 11 could do the job. Mr. Uslu stated the job was not just the 12 porch. Washington Avenue is front of the McGowen 13 elementary school where the parking is horrible. He only 14 has parking space. The contractor indicated that 15 concrete was easy and shouldn't be a problem. Mr. Uslu 16 inquired if permits were needed. The contractor stated 17 that permits were not need for concrete. Mr. Uslu said 18 Yakup works for the township and that is his friend. 19 He asked Yakup about the permits and was told he should 20 get a permit. Mr. Uslu returned home to find the parking 21 lot had already been started. He asked the contractor to 22 obtain the permits. The contractor agreed. That was done 23 in July. The walkway was broken was being worked on by</p>		
9/18/2025	Page 4	9/18/2025	Page 5
<p>1 the contractor. The walkway had been broken prior to the 2 start of repairing it. Vice Chairman Kauker inquired 3 if that was the walkway in front of the house. Mr. Uslu 4 verified that it was. He also stated it was broken when he 5 purchased the property in 2019. He was informed that 6 approval for work needed approval by the planning board. 7 The contractor had already broken the concrete. He asked 8 the contractor what he was going to do. The contractor 9 stated it can be fixed and can continue on what needs to 10 be done. Mr. Uslu asked if it was going to hurt us. The 11 contractor informed him it shouldn't if he does everything 12 the right way and provide an explanation to the board. 13 The contractor also stated the board should be ok with it. 14 That is why I am here. It's not all done yet. (hesitated) 15 I mean most of it is done. Mr. Coleman inquired as to 16 what portion of the porch is finished? Mr. Uslu stated 17 just the sidewalk. Vice Chairman Kauker asked if there is 18 another house that has a front porch? Mr. Uslu stated 19 Nicholson and Franklin have porches. Mr. Uslu stated 20 the reason why he did the porch is because the house 21 on Nicholson has the same porch. Mr. Colenman asked 22 Mr. Uslu explain to the board what he is building, why,</p>	<p>1 and where it is being built. Mr. Coleman also asked him 2 if he read the letter dated August 12th letter from Mr. Van 3 Bernum ? He replied yes. Mr. Coleman explained that the 4 letter identifies the variances. Mr. Coleman asked Mr. 5 Uslu confirmation that he is before the board to verify the 6 project and to orient the board with his property. Mr. 7 Coleman asked for an explanation as to why he should 8 deviate from the zoning board and approve the variance. 9 Mr. Uslu stated the walkway was never changed it is the 10 same distance. The porch steps to the door are wide now 11 and it is extended out. He stated it was his house for life. 12 His children are attending McGowen and Ridgeway 13 schools. The oldest is graduated. Mrs. Cannon-Moye 14 asked if the work was not completed. She drove by house. 15 He stated the porch was done. Mrs. Cannon-Moye stated 16 the porch is very close to the sidewalk. Mr. Uslu 17 commented that it is not. It is the same place where it 18 originally was. Where the steps started as before it is 19 literally almost the same. It is not closer to the sidewalk, 20 it is at the same starting point. Mrs. Cannon-Moye 21 asked about the wall. He stated it is a retaining wall. 22 Mr. Coleman explained that the zoning code n the R-4</p>		



9/18/2025	Page 6	9/18/2025	Page 7
<p>1 district has to have a thirty foot front yard setback. 2 The existing condition was 24.3. feet. Mr. Coleman 3 asked Mr. Uslu to explain to the board why he 4 should deviate from the thirty feet and if there is 5 something unique and special about his property. 6 Mr. Uslu stated it is front of a school and has a 7 good view. All the neighbors thanked him for 8 making the improvements. It was a rental before 9 and trash was everywhere. He has gotten 10 compliments from the teachers are the school. 11 He now does not have to park in the front so there 12 is more parking for the teachers. Vice Chairman 13 Kauker asked if there would be a roof over the 14 porch. Mr. Uslu replied no. Vice Chairman Kauker 15 stated since it is a raised porch what are the front 16 and side walls going to be ? Mr. Uslu replied did not 17 answer. Vice Chairman Kauker stated he wanted to 18 know about the building materials. Mr. Uslu said 19 the sidewalk is concrete and the front of the porch 20 is stone. Vice Chairman Kauker asked about the 21 porch railing. Mr. Uslu responded black. Vice 22 Chairman Kauker inquired if the railing is already </p>	<p>1 up. He replied yes. Vice Chairman Kauker requested 2 verification that there is a black railing with a stone 3 wall in the front. Mr. Uslu verified that those facts. 4 Ms. Bonner requested confirmation that the roof over 5 the porch is not covered. That information was 6 verified. Mr. Smith inquired about the grass area in 7 front of the house. It was noted that the area has 8 already been worked on. Mr. Coleman inquired about 9 the survey and the area that states proposed. Mr. 10 Uslu stated it will be landscaped. Mr. Coleman 11 addressed the board noting that the proposed area 12 on the survey is landscaping. Vice Chairman Kauker 13 inquired about the two shed on the survey whereas 14 the township only permits one. He asked if he planned 15 on keeping both of them. Mr. Uslu responded if the 16 board said no he would get rid of the small one. 17 Mr. Coleman asked for an explanation why two sheds 18 are needed. His response was because. Mr. 19 Coleman responded tell the board why. Mr. Uslu 20 said landscaping equipment and family stuff. Vice- 21 Chairman Kauker asked about the garage. Mr. Uslu 22 stated that the garage was turned into a laundry </p>		
9/18/2025	Page 8	9/18/2025	Page 9
<p>1 room. Mr. Coleman confirming for the board Mr. 2 Uslu's reason for two sheds was that it would help 3 the property especially by keeping lawn equipment 4 and family items being stored inside. Vice Chairman 5 Kauker asked if the board had any more questions. 6 None were noted. 7 Mr. VanBernum began with explaining the completeness letter dated August 12, 2025. There was an 8 error on page 2. It is not an R2 zone it is an R4. 9 IT is a setback variance. With inclusion of the patio 10 it is decreasing front yard setback to the property 11 line. This is the only new variance. There are two 12 property sheds. Mr. VanBernum asked if there were 13 two sheds when the property was purchased in 14 2019. Mr. Uslu said there were one and he had one 15 built. Mr. VanBernum said another variance is 16 needed. Off-street parking was the purpose according to testimony that was given. Comment number 17 seven from the letter was mentioned since it 18 referenced how it is sits adjacent to 28 Washington 19 Ave. Lot seven of the same block. The area 20 designated as proposed parking extends up the 21 side of the house and is labeled as five feet on the </p>	<p>1 survey. Mr. VanBernum asked if there will be cars 2 parked there since the area is only five feet wide and 3 the vehicles will be hanging off the side. Most parking 4 spaces are nine feet wide minimum. Therefore 5 relief will be required for that. Mr. Uslu stated there 6 is an existing sidewalk on the side of the house. 7 Mr. Coleman asked if the concrete work is finished and 8 how wide is it ? Mr. Uslu stated it is nine feet and then 9 mentioned about parking his Nissan Ultima there. 10 It is not on the grass. Mr. VanBernum stated an updated 11 survey is necessary to determine whatever 12 variance may be required. Mr. Coleman stated the 13 new survey needs to show where the new driveway is 14 in relation to 28 Washington. The survey does not 15 show the new concrete work in relation to the 16 property line. Mr. VanBernum said comment number 17 eight is asking for a height on the sheds. The 18 maximum is ten feet. Mr. Uslu stated that they are 19 not ten feet. Mr. VanBernum asked if the two 20 entrances at the porch and driveway will remain 21 the same. Mr. Uslu stated yes. Mr. VanBernum spoke 22 on comment number eleven stating that there is a 23 difference in grade from the driveway location and </p>		

9/18/2025	Page 10	9/18/2025	Page 11
<p>1 where the old stairs were. There was no grading 2 plan with the review but it will create a valley 3 cutting through so testimony is required how it 4 got up to the grade of the front yard was. Mr.Uslu 5 said it was extending off the driveway and up the 6 stairs. Mr. VanBernum said a condition of approval 7 will include submitting a grading plan. Also, the 8 survey was not signed and sealed by the applicants 9 surveyor. That will be a condition of approval.</p> <p>10 Mr. VanBernum requested testimony on drainage. 11 Mr. Uslu stated it drained towards the front of the 12 house. Mr. VanBernum requested Mr. Coleman to 13 review the variances needed. Mr. Coleman inquired 14 about the name on the survey under the name of 15 Joseph & Joyce Zahorsky and if that was a typo. 16 Mr.Uslu stated it was. Mr. Uslu was informed that 17 an updated survey was needed. Mr. Coleman 18 reviewed the variances that were needed. Front 19 yard setback, 30 is needed the exisiting improve- 20 ment is 24.3. Variance for the second smaller shed. 21 Variance for side yard setback which cannot be 22 identified since the survey does not show where</p>	<p>1 the concrete was poured. Mr. Coleman inquired into 2 the width of the driveway. Mr. Uslu stated it is about 3 ten feet. Vice Chairman Kauker stated according 4 to the survey it would be about a 7 1/2 foot driveway. 5 Since it is 12 1/2 feet out to the property line then back. 6 It puts the driveway including the existing sidewalk 7 at about 7 1/2 feet. Mr. VanBernum agreed to the 8 variance being a 4 1/2 foot setback. Mr. Coleman 9 noted that to Vice Chairman Kauker. Mr. Coleman 10 proposed to error on the side of caution and make 11 the change to four feet. Mr. VanBernum agreed. 12 Mr. Coleman stated this will enable the updated 13 survey to coincide with Mr. Uslu's testimony. Con- 14 ditions of approval will be contingent on the items 15 noted on the August 12th letter and Mr. VanBernum's 16 request for an updated survey showing imrpove- 17 ments and submission of a grading plan. Vice 18 Chairman Kauker questioned if any inspections have 19 for the current work. Mr.Uslu responded no. He then 20 asked if the construction official was there for the 21 retaining wall. Mr.Uslu responded no. Mr.Coleman 22 asked if the contractor was finished. Mr.Uslu</p>		
9/18/2025	Page 12	9/18/2025	Page 13
<p>1 responded no. Mr.Uslu understood that an inspec- 2 tion is needed by the township official when asked 3 by Mr. Coleman. Vice Chairman Kauker asked that 4 the resolution includes the inspection to be done 5 before the resolution is approved. Mr.Coleman 6 stated there is no real time line when the con- 7 tractors will complete the project. He then asked 8 Mr.Uslu for a time line. He is not sure since the 9 contractor has not gotten back to him in one week. 10 Mr. Coleman did not want to put that condition in 11 the resolution because the contractor may not 12 return. However, if upon approval the terms of the 13 resolution are not met, Mr. Uslu will need to come 14 back before the board. Vice Chairman Kauker 15 stated we need to be sure that the work that has 16 already been done is done properly. MR.Coleman 17 stated that if the construction official finds an issue 18 the contractor will have to come back. Mr.Coleman 19 concluded his review of the resolution and 20 variances. Vice Chairman Kauker opned the meet- 21 ing to the public. Hearing none that portion of the 22 meeting was closed. Vice Chairman Kauker asked 23 for any additional disucssion from the board.</p>	<p>1 None were heard. Mrs. Cannon-Moye asked Mr. 2 Uslu if the work was done already. Board members 3 stated the work is almostt all done. Mrs. Cannon- 4 Moye inquired about the boards decision weather 5 it be approved or not approved. Vice Chairman 6 Kauker stated that if it is a no vote it will go back to 7 the original condition. He added that is the danger 8 of getting work done prior to permits and applicaton. 9 Mr. Coleman stated if the board approves the 10 application the construction continues and one of 11 the conditions is that the applicant submits an as 12 built survey that areflects the conditions that the 13 front yard setback will not be any less than 16.3 ft. 14 Ther improved driveway on the side won't be any 15 closer than four feet to 28 Washington. There will 16 not be a third shed. There must be a grading plan 17 with the survey. Vice Chairman Kauker said the 18 applicant did a head start on what the board would 19 be asking for. Vice Chairman Kauker requested for 20 a motion to approve the application. Mr.Coleman 21 reviewed the resolution and Mr.VanBernum reviewed 22 the variances being sought for relief. Reviewes were 23 concluded. No additional discussion from the board.</p>		

9/18/2025	Page 14	9/18/2025	Page 15
<p>1 Vice Chairman Kauker requested a motion to 2 approve the application. Motion made by Mr. 3 Smith and second by Ms. Bonner. No discussion. 4 Roll Call: Eight yes, one abstained, two absent. 5 Mr.Coleman explained to Mr.Uslu about 6 memorialization of the resolution at the October 7 meeting. Mr.Coleman asked if he has all the 8 permits or does the contract have them. Mr. Uslu 9 said he did. Mr.Coleman said issueing of the 10 permits needs to be addressed. Also, stated that 11 someone can come in and challenge the approval. 12 Work can not start until the memorializatin of the 13 resolution. Mr. Coleman addressed the board 14 concerning an adjournment request for EPS, LLC. 15 The applicants attorney stated there are plan re- 16 visions that need to be made and they will not be 17 completed by the September meeting. He requested 18 the board approve the adjournment until the 19 October meeting. Vice Chairman Kauker requested 20 a motion from the board for the adjournment. 21 There was a board dicussion as to the application. 22 Mr. VanBernum explained it is for making im-</p>	<p>1 provevements to the existing building and installing 2 an outdoor exterior self storage area. The new 3 structure is outdoor lockers. There was a lot of back 4 and forth in terms of completeness. There was also 5 some contamination issue that needed to be looked 6 into . The outstanding items were received so the 7 review was done. It is a lengthly review with engin- 8 eering issues. He engineering issues could not be 9 addressed prior to the meeting. Mr. Coleman stated 10 the current plans would not include the engineering 11 issues. Plus they changed engineering companies. 12 Mrs. Cannon-Moye inquired about the location of 13 the building. Mr.VanBernum exlained the location. 14 Motion by Mrs.Tumminia and second by Mr. 15 Smith. No board discussion. Nine yes. Two 16 absent. Mr. Coleman addressed the public stating 17 there will be no new notice for the application. 18 CORRESPONDENCE: Vice Chairman Kauker 19 reviewed the correspondence and notices. 20 MEETING OPENED TO THE PUBLIC 21 Vice Chairman Kauker opened the meeting to the 22 public. Hearing none that portion of the meeting</p>		
9/18/2025	Page 16	9/18/2025	Page 17
<p>1 was closed. There was a matter concerning a food 2 truck parked in the old Big Lots lot. Mr.VanBernum 3 stated there was a dissussion with Mr. McCarthy 4 concerning the improvements with the lot but not 5 concerning a food truck. But the issue will be 6 discussed with him. Mr.Coleman said there are 7 temporary permits for food trucks but the applica- 8 tion needs to be completed with all the information 9 including location. There is an ordinace and it 10 needs to go through the zoning officer. Mayor 11 Delosio enteted his name into the minutes. The 12 Maor stated that he did not have a permit. A town- 13 ship committee member Belgard addressed the 14 person and informed them that a permit was needed 15 for the truck. Secretary Cahall stated someone did 16 come into the township building about a food truck 17 and he was also informed that a food handlers 18 permit was needed. There being no further matters 19 to come before the meeting, Vice Chairman Kauker 20 requested for a motion of adjournment. Motion 21 by Mr. Black and second by Mr. Malecki. All 22 in favor. The meeting was adjourned at 7:54 pm. 23</p>	<p>1 Respectfully Submitted: 2  3 Patricia Cahall 4 Planning Board Secretary 5 6 Corrections: 7 <u>None</u> 8 9 10 11 12 13 Minutes Approved: 14 15 <u>10/16/2025</u> 16 17 18 19 20 21 22 23</p>		



EDGEMARSH PARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

September 18, 2025

MEMBERS OF THE PLANNING BOARD PRESENT

Mr. Malecki
Mrs. Cannon-Moye
Mr. Aaronson
Mr. Smith
Mr. Kauker
Ms. Bonner
Mrs. Tumminia
Mr. Black
Ms. D'Errico

MEMBERS OF THE PLANNING BOARD ABSENT

Chairwoman Johnson
Mr. Williams

TOWNSHIP BOARD PROFESSIONALS

Environmental Resolutions, Inc. – Patrick Vanbernum,
Raymond, Coleman & Heinold, LLP – Thomas Coleman

Absent-

Environmental Resolutions, Inc. – Ryan McCarthy
Raymond, Coleman & Heinold, LLP – Chuck Petrone

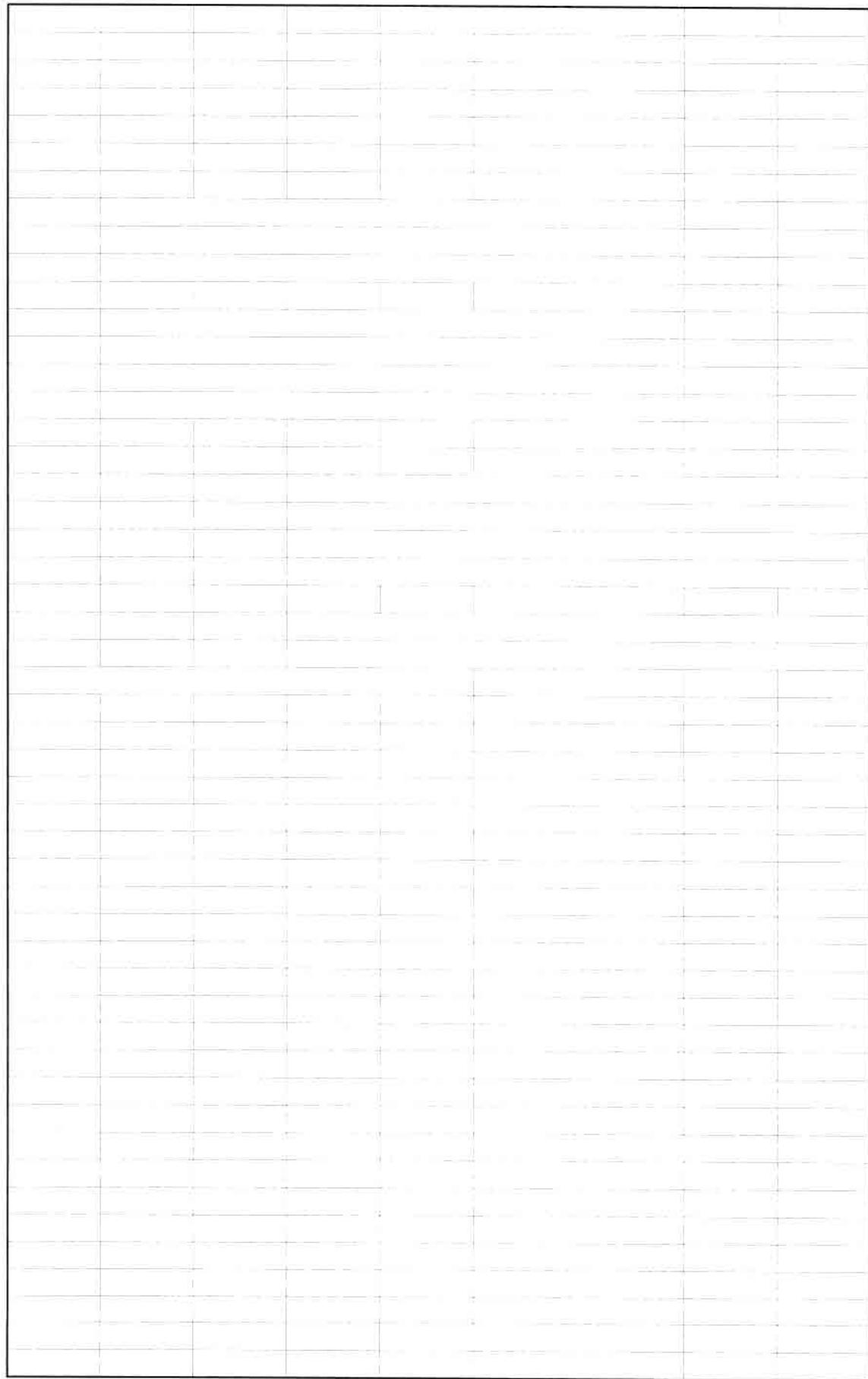
APPEARANCES

None

MEMBERS OF THE PUBLIC WHO SPOKE

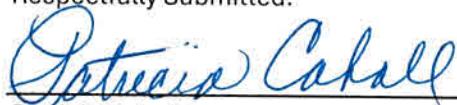
No Public Comments

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<p>1 The meeting was called to order by Vice -Chairman 2 Kauker at 7:00 pm and began the meeting with a FLAG 3 SALUE. STATEMENT OF THE MINUTES . Were read by 4 secretary Cahall. Roll call found the following members 5 absent: Chairwoman Johnson, Mr. Williams. READING 6 OF THE MINUTES: Vice Chairman Kauker requested for 7 any collections to the minutes from June 19, 2025. There 8 were no corrections. Vice Chairman Kauker requested 9 for a motion to approve the minutes. Motion by Mr. Black 10 and second by Mrs. Tumminia. Roll call : 9 approved two 11 absent. COMPLETENESS DETERMINATION: Sergio Braga 12 4213 South Route 130. Major site plan with variances. 13 Vice Chairman Kauker stated the completeness review 14 dated August 7, 2025 deemed the application Incomplete. 15 OLD BUSINESS: None. NEW BUSINESS: Baris Uslu. 26 16 Washington Ave. Application for bulk variance for front 17 porch with setbacks, replace walkway and front steps. 18 Mr. Coleman did the swearing in. Mr. Coleman requested 19 Mr. Uslu to explain why he is coming before the board and 20 the relief he was seeking in addition to asking if the 21 porch had been built. Mr. Uslu responded with it is 22 half way built but there is a reason why. Mr. Coleman 23 requested an explanation. Mr. Uslu testified to the</p>	<p>1 following. Mr. Uslu spoke with a contractor one year ago . 2 (pause) last summer. A quote was given, agreement, 3 and a contract was drawn up. The contractor never 4 showed up. He contacted the contractor several times 5 and asked if they were still coming. The contractor was 6 busy. Mr. Uslu informed the contractor that he would look 7 for someone else. The contractor requested to give him one 8 month. Last May he was to send someone. Mr. Uslu 9 had contacted two other companies for quotes. The 10 original contractor showed up in May and verified that he 11 could do the job. Mr. Uslu stated the job was not just the 12 porch. Washington Avenue is front of the McGowen 13 elementary school where the parking is horrible. He only 14 has parking space. The contractor indicated that 15 concrete was easy and shouldn't be a problem. Mr. Uslu 16 inquired if permits were needed. The contractor stated 17 that permits were not need for concrete. Mr. Uslu said 18 Yakup works for the township and that is his friend. 19 He asked Yakup about the permits and was told he should 20 get a permit. Mr. Uslu returned home to find the parking 21 lot had already been started. He asked the contractor to 22 obtain the permits. The contractor agreed. That was done 23 in July. The walkway was broken was being worked on by</p>		
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<p>1 the contractor. The walkway had been broken prior to the 2 start of repairing it. Vice Chairman Kauker inquired 3 if that was the walkway in front of the house. Mr. Uslu 4 verified that it was. He also stated it was broken when he 5 purchased the property in 2019. He was informed that 6 approval for work needed approval by the planning board. 7 The contractor had already broken the concrete. He asked 8 the contractor what he was going to do. The contractor 9 stated it can be fixed and can continue on what needs to 10 be done. Mr. Uslu asked if it was going to hurt us. The 11 contractor informed him it shouldn't if he does everything 12 the right way and provide an explanation to the board. 13 The contractor also stated the board should be ok with it. 14 That is why I am here. It's not all done yet. (hesitated) 15 I mean most of it is done. Mr. Coleman inquired as to 16 what portion of the porch is finished? Mr. Uslu stated 17 just the sidewalk. Vice Chairman Kauker asked if there is 18 another house that has a front porch? Mr. Uslu stated 19 Nicholson and Franklin have porches. Mr. Uslu stated 20 the reason why he did the porch is because the house 21 on Nicholson has the same porch. Mr. Colenman asked 22 Mr. Uslu explain to the board what he is building, why,</p>	<p>1 and where it is being built. Mr. Coleman also asked him 2 if he read the letter dated August 12th letter from Mr. Van 3 Bernum ? He replied yes. Mr. Coleman explained that the 4 letter identifies the variances. Mr. Coleman asked Mr. 5 Uslu confirmation that he is before the board to verify the 6 project and to orient the board with his property. Mr. 7 Coleman asked for an explanation as to why he should 8 deviate from the zoning board and approve the variance. 9 Mr. Uslu stated the walkway was never changed it is the 10 same distance. The porch steps to the door are wide now 11 and it is extended out. He stated it was his house for life. 12 His children are attending McGowen and Ridgeway 13 schools. The oldest is graduated. Mrs. Cannon-Moye 14 asked if the work was not completed. She drove by house. 15 He stated the porch was done. Mrs. Cannon-Moye stated 16 the porch is very close to the sidewalk. Mr. Uslu 17 commented that it is not. It is the same place where it 18 originally was. Where the steps started as before it is 19 literally almost the same. It is not closer to the sidewalk, 20 it is at the same starting point. Mrs. Cannon-Moye 21 asked about the wall. He stated it is a retaining wall. 22 Mr. Coleman explained that the zoning code n the R-4</p>		



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<p>1 district has to have a thirty foot front yard setback. 2 The existing condition was 24.3. feet. Mr. Coleman 3 asked Mr. Uslu to explain to the board why he 4 should deviate from the thirty feet and if there is 5 something unique and special about his property. 6 Mr. Uslu stated it is front of a school and has a 7 good view. All the neighbors thanked him for 8 making the improvements. It was a rental before 9 and trash was everywhere. He has gotten 10 compliments from the teachers are the school. 11 He now does not have to park in the front so there 12 is more parking for the teachers. Vice Chairman 13 Kauker asked if there would be a roof over the 14 porch. Mr. Uslu replied no. Vice Chairman Kauker 15 stated since it is a raised porch what are the front 16 and side walls going to be ? Mr. Uslu replied did not 17 answer. Vice Chairman Kauker stated he wanted to 18 know about the building materials. Mr. Uslu said 19 the sidewalk is concrete and the front of the porch 20 is stone. Vice Chairman Kauker asked about the 21 porch railing. Mr. Uslu responded black. Vice 22 Chairman Kauker inquired if the railing is already </p>	<p>1 up. He replied yes. Vice Chairman Kauker requested 2 verification that there is a black railing with a stone 3 wall in the front. Mr. Uslu verified that those facts. 4 Ms. Bonner requested confirmation that the roof over 5 the porch is not covered. That information was 6 verified. Mr. Smith inquired about the grass area in 7 front of the house. It was noted that the area has 8 already been worked on. Mr. Coleman inquired about 9 the survey and the area that states proposed. Mr. 10 Uslu stated it will be landscaped. Mr. Coleman 11 addressed the board noting that the proposed area 12 on the survey is landscaping. Vice Chairman Kauker 13 inquired about the two shed on the survey whereas 14 the township only permits one. He asked if he planned 15 on keeping both of them. Mr. Uslu responded if the 16 board said no he would get rid of the small one. 17 Mr. Coleman asked for an explanation why two sheds 18 are needed. His response was because. Mr. 19 Coleman responded tell the board why. Mr. Uslu 20 said landscaping equipment and family stuff. Vice- 21 Chairman Kauker asked about the garage. Mr. Uslu 22 stated that the garage was turned into a laundry </p>		
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<p>1 room. Mr. Coleman confirming for the board Mr. 2 Uslu's reason for two sheds was that it would help 3 the property especially by keeping lawn equipment 4 and family items being stored inside. Vice Chairman 5 Kauker asked if the board had any more questions. 6 None were noted. 7 Mr. VanBernum began with explaining the completeness letter dated August 12, 2025. There was an 8 error on page 2. It is not an R2 zone it is an R4. 9 IT is a setback variance. With inclusion of the patio 10 it is decreasing front yard setback to the property 11 line. This is the only new variance. There are two 12 property sheds. Mr. VanBernum asked if there were 13 two sheds when the property was purchased in 14 2019. Mr. Uslu said there were one and he had one 15 built. Mr. VanBernum said another variance is 16 needed. Off-street parking was the purpose according to testimony that was given. Comment number 17 seven from the letter was mentioned since it 18 referenced how it is sits adjacent to 28 Washington 19 Ave. Lot seven of the same block. The area 20 designated as proposed parking extends up the 21 side of the house and is labeled as five feet on the </p>	<p>1 survey. Mr. VanBernum asked if there will be cars 2 parked there since the area is only five feet wide and 3 the vehicles will be hanging off the side. Most parking 4 spaces are nine feet wide minimum. Therefore 5 relief will be required for that. Mr. Uslu stated there 6 is an existing sidewalk on the side of the house. 7 Mr. Coleman asked if the concrete work is finished and 8 how wide is it ? Mr. Uslu stated it is nine feet and then 9 mentioned about parking his Nissan Ultima there. 10 It is not on the grass. Mr. VanBernum stated an updated 11 survey is necessary to determine whatever 12 variance may be required. Mr. Coleman stated the 13 new survey needs to show where the new driveway is 14 in relation to 28 Washington. The survey does not 15 show the new concrete work in relation to the 16 property line. Mr. VanBernum said comment number 17 eight is asking for a height on the sheds. The 18 maximum is ten feet. Mr. Uslu stated that they are 19 not ten feet. Mr. VanBernum asked if the two 20 entrances at the porch and driveway will remain 21 the same. Mr. Uslu stated yes. Mr. VanBernum spoke 22 on comment number eleven stating that there is a 23 difference in grade from the driveway location and </p>		

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<p>1 where the old stairs were. There was no grading 2 plan with the review but it will create a valley 3 cutting through so testimony is required how it 4 got up to the grade of the front yard was. Mr.Uslu 5 said it was extending off the driveway and up the 6 stairs. Mr. VanBernum said a condition of approval 7 will include submitting a grading plan. Also, the 8 survey was not signed and sealed by the applicants 9 surveyor. That will be a condition of approval.</p> <p>10 Mr. VanBernum requested testimony on drainage. 11 Mr. Uslu stated it drained towards the front of the 12 house. Mr. VanBernum requested Mr. Coleman to 13 review the variances needed. Mr. Coleman inquired 14 about the name on the survey under the name of 15 Joseph & Joyce Zahorsky and if that was a typo. 16 Mr.Uslu stated it was. Mr. Uslu was informed that 17 an updated survey was needed. Mr. Coleman 18 reviewed the variances that were needed. Front 19 yard setback, 30 is needed the exisiting improve- 20 ment is 24.3. Variance for the second smaller shed. 21 Variance for side yard setback which cannot be 22 identified since the survey does not show where</p>	<p>1 the concrete was poured. Mr. Coleman inquired into 2 the width of the driveway. Mr. Uslu stated it is about 3 ten feet. Vice Chairman Kauker stated according 4 to the survey it would be about a 7 1/2 foot driveway. 5 Since it is 12 1/2 feet out to the property line then back. 6 It puts the driveway including the existing sidewalk 7 at about 7 1/2 feet. Mr. VanBernum agreed to the 8 variance being a 4 1/2 foot setback. Mr. Coleman 9 noted that to Vice Chairman Kauker. Mr. Coleman 10 proposed to error on the side of caution and make 11 the change to four feet. Mr. VanBernum agreed. 12 Mr. Coleman stated this will enable the updated 13 survey to coincide with Mr. Uslu's testimony. Con- 14 ditions of approval will be contingent on the items 15 noted on the August 12th letter and Mr. VanBernum's 16 request for an updated survey showing imrpove- 17 ments and submission of a grading plan. Vice 18 Chairman Kauker questioned if any inspections have 19 for the current work. Mr.Uslu responded no. He then 20 asked if the construction official was there for the 21 retaining wall. Mr.Uslu responded no. Mr.Coleman 22 asked if the contractor was finished. Mr.Uslu</p>		
9/18/2025	Page 12	9/18/2025	Page 13
<p>1 responded no. Mr.Uslu understood that an inspec- 2 tion is needed by the township official when asked 3 by Mr. Coleman. Vice Chairman Kauker asked that 4 the resolution includes the inspection to be done 5 before the resolution is approved. Mr.Coleman 6 stated there is no real time line when the con- 7 tractors will complete the project. He then asked 8 Mr.Uslu for a time line. He is not sure since the 9 contractor has not gotten back to him in one week. 10 Mr. Coleman did not want to put that condition in 11 the resolution because the contractor may not 12 return. However, if upon approval the terms of the 13 resolution are not met, Mr. Uslu will need to come 14 back before the board. Vice Chairman Kauker 15 stated we need to be sure that the work that has 16 already been done is done properly. MR.Coleman 17 stated that if the construction official finds an issue 18 the contractor will have to come back. Mr.Coleman 19 concluded his review of the resolution and 20 variances. Vice Chairman Kauker opned the meet- 21 ing to the public. Hearing none that portion of the 22 meeting was closed. Vice Chairman Kauker asked 23 for any additional disucssion from the board.</p>	<p>1 None were heard. Mrs. Cannon-Moye asked Mr. 2 Uslu if the work was done already. Board members 3 stated the work is almostt all done. Mrs. Cannon- 4 Moye inquired about the boards decision weather 5 it be approved or not approved. Vice Chairman 6 Kauker stated that if it is a no vote it will go back to 7 the original condition. He added that is the danger 8 of getting work done prior to permits and applicaton. 9 Mr. Coleman stated if the board approves the 10 application the construction continues and one of 11 the conditions is that the applicant submits an as 12 built survey that areflects the conditions that the 13 front yard setback will not be any less than 16.3 ft. 14 Ther improved driveway on the side won't be any 15 closer than four feet to 28 Washington. There will 16 not be a third shed. There must be a grading plan 17 with the survey. Vice Chairman Kauker said the 18 applicant did a head start on what the board would 19 be asking for. Vice Chairman Kauker requested for 20 a motion to approve the application. Mr.Coleman 21 reviewed the resolution and Mr.VanBernum reviewed 22 the variances being sought for relief. Reviewes were 23 concluded. No additional discussion from the board.</p>		

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<p>1 Vice Chairman Kauker requested a motion to 2 approve the application. Motion made by Mr. 3 Smith and second by Ms. Bonner. No discussion. 4 Roll Call: Eight yes, one abstained, two absent. 5 Mr.Coleman explained to Mr.Uslu about 6 memorialization of the resolution at the October 7 meeting. Mr.Coleman asked if he has all the 8 permits or does the contract have them. Mr. Uslu 9 said he did. Mr.Coleman said issueing of the 10 permits needs to be addressed. Also, stated that 11 someone can come in and challenge the approval. 12 Work can not start until the memorializatin of the 13 resolution. Mr. Coleman addressed the board 14 concerning an adjournment request for EPS, LLC. 15 The applicants attorney stated there are plan re- 16 visions that need to be made and they will not be 17 completed by the September meeting. He requested 18 the board approve the adjournment until the 19 October meeting. Vice Chairman Kauker requested 20 a motion from the board for the adjournment. 21 There was a board dicussion as to the application. 22 Mr. VanBernum explained it is for making im-</p>	<p>1 provevements to the existing building and installing 2 an outdoor exterior self storage area. The new 3 structure is outdoor lockers. There was a lot of back 4 and forth in terms of completeness. There was also 5 some contamination issue that needed to be looked 6 into . The outstanding items were received so the 7 review was done. It is a lengthly review with engin- 8 eering issues. He engineering issues could not be 9 addressed prior to the meeting. Mr. Coleman stated 10 the current plans would not include the engineering 11 issues. Plus they changed engineering companies. 12 Mrs. Cannon-Moye inquired about the location of 13 the building. Mr.VanBernum exlained the location. 14 Motion by Mrs.Tumminia and second by Mr. 15 Smith. No board discussion. Nine yes. Two 16 absent. Mr. Coleman addressed the public stating 17 there will be no new notice for the application. 18 CORRESPONDENCE: Vice Chairman Kauker 19 reviewed the correspondence and notices. 20 MEETING OPENED TO THE PUBLIC 21 Vice Chairman Kauker opened the meeting to the 22 public. Hearing none that portion of the meeting</p>		
9/18/2025	Page 16	9/18/2025	Page 17
<p>1 was closed. There was a matter concerning a food 2 truck parked in the old Big Lots lot. Mr.VanBernum 3 stated there was a dissussion with Mr. McCarthy 4 concerning the improvements with the lot but not 5 concerning a food truck. But the issue will be 6 discussed with him. Mr.Coleman said there are 7 temporary permits for food trucks but the applica- 8 tion needs to be completed with all the information 9 including location. There is an ordinace and it 10 needs to go through the zoning officer. Mayor 11 Delosio enteted his name into the minutes. The 12 Maor stated that he did not have a permit. A town- 13 ship committee member Belgard addressed the 14 person and informed them that a permit was needed 15 for the truck. Secretary Cahall stated someone did 16 come into the township building about a food truck 17 and he was also informed that a food handlers 18 permit was needed. There being no further matters 19 to come before the meeting, Vice Chairman Kauker 20 requested for a motion of adjournment. Motion 21 by Mr. Black and second by Mr. Malecki. All 22 in favor. The meeting was adjourned at 7:54 pm. 23</p>	<p>1 Respectfully Submitted: 2  3 Patricia Cahall 4 Planning Board Secretary 5 6 Corrections: 7 <u>None</u> 8 9 10 11 12 13 Minutes Approved: 14 15 <u>10/16/2025</u> 16 17 18 19 20 21 22 23</p>		



EDGEMEATER PARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

October 16, 2025

MEMBERS OF THE PLANNING BOARD PRESENT

Mr. Malecki
Mrs. Cannon-Moye
Mr. Kauker
Ms. Bonner
Mrs. Tumminia
Mr. Black
Ms. D'Errico

MEMBERS OF THE PLANNING BOARD ABSENT

Chairwoman Johnson
Mr. Aaronson
Mr. Smith
Mr. Williams

TOWNSHIP BOARD PROFESSIONALS

Environmental Resolutions, Inc. – Patrick VanBernum
Environmental Resolutions, Inc. – Ryan McCarthy
Raymond, Coleman & Heinold, LLP – Thomas Coleman

Absent-

Raymond, Coleman & Heinold, LLP – Chuck Petrone

APPEARANCES

Mr. Roy – Attorney
Donald Haas-Engineer
Greg Bogia-Engineer
Mr. DeHart-Facility Mgr.

MEMBERS OF THE PUBLIC WHO SPOKE

Jon Campbell-267 Warren Street

10/16/2025	Page 2	10/16/2025	Page 3
<p>1 The meeting was called to order by Vice -Chairman Kauker at 7:00 pm and began the meeting with a FLAG SALUTE. STATEMENT OF THE MINUTES. Were read by secretary Cahall. Roll call found the following members absent: Chairwoman Johnson, Mr. Williams, Mr. Smith, Mr. Aaronson. READING OF THE MINUTES. Vice -Chairman Kauker asked if there are any corrections from the September 18, 2025 minutes. No corrections.</p> <p>9 Vice-Chairman Kauker requested for a motion to approve.</p> <p>10 Motion by Ms. Bonner. Second by Mr. Black. No discussion. Seven yes. Four absent. COMPLETENESS DETERMINATION. Mr. McCarthy verified completeness applications for AION Woodlane Cross, LLC and Jonathan and Caitlin McLaughlin. Mr. Coleman asked Mr. Carthy to verify application EPS Holdings, LLC was deemed complete. Verification was noted. OLD BUSINESS None. NEW BUSINESS.EPS Holdings, LLC. 801 Bridgeboro Road. Block: 204 Lot:2. Preliminary and final site plan with bulk variance. Vice-Chairman Kauker asked interested parties to step forward. Mr. Roy introduced himself as the applicants attorney. He introduced Mr. George De Hart who is the facilities manager. He explained the application being sought and a history of the existing</p>		<p>1 building. The plans include self storage units with a reduction in impervious coverage. He explained the variances being sought for the scale of the building and signage. There are three signs with one directional. The professionals to testify and the manager were sworn in by Mr. Coleman. Mr. DeHart started his testimony with his background as it relates to the property. He explained the improvements that have already been done to the building with regards to removing trash and painting. He testified that the owner is aware of the self storage units going in and renovations. There is storage in other parts of the building. There will be a black aluminum fence around the self storage area. There will be additional landscaping. Mr. McCarthy mentioned items in the letter that need clarifying such as number of employees, hours of operation, trash trucks. Mr. Haas presented his credentials and licensing as a landscape architect. His credentials were accepted by Vice-Chairman Kauker. Mr. Haas presented before and after photos. (Exhibit A-1 and A-2). He explained the signage on A-1. The replacement sign will be 165.2 square feet. He explained the entrances and access to the units. There will be an access panel to enter their code or swipe card. The panel is on the left side.</p>	
10/16/2025	Page 4	10/16/2025	Page 5
<p>1 The renter contracts states they will have to wait for someone to enter if someone is exiting. It is low intensity.</p> <p>3 The interior has car spaces and loading. Hours are 9-5.</p> <p>4 Weekend access up to ten or eleven at night. Usually one employee except during training. They take care of the maintenance including landscaping. He said the trash is from the office staff. The existing units are placed on the existing asphalt. The units are pre built and dropped off. Exhibits A-3, A-4, A-5. Proposed exterior units.</p> <p>5 They are light weight and bolted together and removable.</p> <p>7 They are different sizes but the average is 10x10. There is only one proposed place for them on the plans. Mr.</p> <p>9 McCarthy refenced the completeness letter and the concern for the existing asphalt. Not sure of the code and if they need to be mounted to the ground. The asphalt will get marred up if the units are pushed around. The concrete will make sure the area is limited as indicated on the plan. If it is not delineated the township will not know. Previous knowledge says they should be on a concrete pad. Vice-Chairman Kauker agrees about the designation of the location with the concrete. Mr. Haas stated maybe a concrete pad or some other method</p>		<p>1 to lineate the area. He proposed to landscape the outside to designate the area. Concrete is expensive from a cost perspective. Mr. Coleman asked the board for the thoughts on the concrete as opposed to the asphalt. Vice-Chairman Kauker likes the concrete pad with anchors. He also stated the landscaping may be a problem with a fork lift. Mr. Haas stated they may have to bring in a larger fork lift.</p> <p>3 The landscaping was enhanced in accordance with the review. Cube Smart being the owners of the units does like attractive landscaping. Upon questioning from Mr. Roy</p> <p>5 Mr. Haas believes it will be an improvement to the site and the impervious will be decreased by 2%. It will allow more storage for homes will small attics and basements. The businesses can use it for records retention. The signage will be a logo at the top and the cube smart words on a smaller sign by the office. The fence will be replace with black aluminum not chain linked. No fencing along the frontage. Mr. Malecki inquired about the irrigation system.</p> <p>7 Mr. Haas stated it is located by the frontage of the building.</p> <p>9 There will be new irrigation lines. Any new plantings that die off will be replaced within two years. Vice-Chairman Kauker asked about the larges truck on the facility.</p>	

1 Mr. Haas stated the largest is a box truck. **Vice-**
 2 **Chairman Kauker** asked about the parking on the
 3 side. Mr. Haas said it is an ADA space for office.
 4 **Vice-Chairman Kauker** inquired about the trash left
 5 by the unit renters. Mr. Haas stated their contracts
 6 say all trash must be removed from the unit. There
 7 is no bin for them to accumulate trash. There is a
 8 charge if trash is left behind. It will be hauled away
 9 to a dumpster. Mr. McCarthy wanted to put on record
 10 that the architectural plans show it is just the first
 11 floor of the building. That was verified and noted.
 12 There may be expansion down the road to the other
 13 floors. **Vice-Chairman Kauker** inquired about the
 14 signage space should someone else use the floors.
 15 Mr. McCarthy stated they would need to come before
 16 the board. Mr. VanBernum inquired about the trash
 17 enclosure. Mr. Haas stated it is enclosed on the car
 18 port. **Mr. Black** asked about the drivers of the fork
 19 lifts. They will be experienced fork lift drivers and not
 20 office staff. **Mrs. Tumminia** inquired about the fork
 21 lift pictures. Mr. Haas confirmed the size of the fork
 22 lifts. Mr. McCarthy asked about the contents inside

1 the units. Mr. Haas said their contracts states no
 2 hazardous or flammable materials. There are cameras
 3 on site. It can not be used as a business area or studio
 4 to sell items. There may be some businesses such as
 5 a plumber to store tools. **Ms. Bonner** asked about
 6 storage of fireworks. Mr. Haas said it would be pro-
 7 habited due to the possibility of them to cause a fire.
 8 Mr. McCarthy said to leave that up to the legislature.
 9 Mr. Coleman stated if it licensed to a particular owner
 10 that should be left to the police and legislature.
 11 Mr. Haas indicated that it has full sprinkler system.
 12 Mr. VanBernum asked about the exterior lighting as
 13 indicated in the review letter. Mr. Haas stated there is
 14 low lighting as not to interfere with the surrounding
 15 neighbors or the roadway. The lighting time is set for
 16 11:00 pm which is when the facility shuts down.
 17 In response to Mr. VanBernum question concerning
 18 lighting spillage and around the back. Mr. Haas stated
 19 no lighting is proposed in that location. That is
 20 managed and maintained by AT&T as their generator
 21 for the cell pole is on the water tower. That is a AT&T
 22 leased area. Mr. Coleman asked if the lighting stops

1 at 11:00 pm what lighting is eliminated ? All the exterior
 2 lighting with the exception of the security light by two
 3 doors. Mr. Coleman asked is that works with the
 4 other tenants and their licenses. Mr. Haas explained
 5 their area will be separate from the other tenants.
 6 **Vice-Chairman Kauker** inquired about the lighting for
 7 the outside storage area. Mr. Haas stated that there
 8 will be lighting mounted on the units. There is some
 9 lighting at the entrance which is angled so it is not
 10 spilling out onto Mount Holly Road. Mr. McCarthy
 11 asked about comment thirty-eight on the review
 12 concerning the historical aerial imagery and a de-
 13 pressed loading dock which is lower than ground
 14 elevation. Mr. Haas explained that area has been
 15 filled in and paved over. **Ms. Bonner** asked about
 16 the drainage. Mr. Haas verified that the drainage will
 17 not change due to the existing inlets and the current
 18 detention basin. Mr. McCarthy stated the inlets may
 19 not have the current compliant standards of the DEP.
 20 If they are not, as a condition of approval, they be
 21 swapped out. **Vice-Chairman Kauker** asked how can
 22 they be kept level if there are slopes ? Mr. Haas
 23 explained that the area is pretty flat but there will be

1 a little slope. Mr. McCarthy inquired details of the
 2 current site conditions to include the pavement in the
 3 rear area and grading changes. Mr. Haas stated there
 4 will be evening out as it drains towards the road. There
 5 will be concrete on the pavement to the rear. There
 6 will be "taco" on top of the concrete.
 7 There were no additional questions from the board.
 8 Mr. Haas concluded his testimony.
 9 Greg Bogia entered his appearance as a professional
 10 engineer and provided his credentials.
 11 Mr. Bogia verified that he had prepared the site plan.
 12 Mr. Coleman stated Mr. Bogia's professional
 13 credentials are noted. Mr. Roy inquired if Mr. Haas
 14 testimony is accurate concerning lighting, drainage,
 15 signage and landscaping. Mr. Bogia replied, "yes".
 16 Mr. Roy stated he will let the board ask any questions
 17 concerning engineering and variances. He then pro-
 18 ceded to ask if the variance for signage is accurate.
 19 Mr. Bogia stated he reviewed the previous signage and
 20 it has been reduced to something that is more user
 21 friendly and uses one panel where there previously
 22 were three. Mr. Roy questioned Mr. Bogia about the
 23 impervious coverage. Mr. Bogia commented that

1 there was a existing non-conformity at 75.2% and it
 2 is planned to bring it back to 75% and the review in-
 3 dicated that a variance was needed. Mr. Roy
 4 requested Mr. Bogia to explain the accessory use.
 5 Mr. Bogia stated that there are five stores to the
 6 building and it rounds the need for self storage at the
 7 location with the way the application was put
 8 together. Mr. Roy asked if this project is an improve-
 9 ment. Mr. Bogia stated it is and it will beautify the
 10 community. There is not detriment to the township.
 11 He also stated that self storage is the least traffic.
 12 Mr. Bogia did review the completeness letter and
 13 does not have any disagreement with the concrete
 14 or any other matters stated by the township pro-
 15 fessionals. Mr. McCarthy stated the use requires
 16 the approval of the sewage authority which needs to
 17 be done. Willingboro is in charge of the treatment so
 18 they also need to sign off on it. EDU means there is
 19 one household of waste coming out. It also needs
 20 the county approval since they are seeking a storm
 21 water easement on the property. There are all con-
 22 ditions of approval. **Vice-Chairman Kauker** asked

1 about the signage timer. It will extinguish by 11:00
 2 pm. The lights are internally illuminated which need
 3 to also be extinguished also. **Mr. Bonner** asked about
 4 employee parking. Mr. Bogia commented that there
 5 are sixteen parking spaces. One for the handicap.
 6 Mr. VanBernum asked about a designated parking for
 7 the employee. Mr. Bogia stated that has not been
 8 decided as of yet. Mr. VanBernum requested clarifica-
 9 tion on items in the environmental comments section
 10 of the review and Phase I. He commented that it re-
 11 quires further investigation. He asked if Phase II been
 12 prepared for this? Mr. Bogia commented that Phase
 13 II has not been prepared it was considered that every-
 14 thing was considered to be clean. Mr. Coleman in-
 15 quired as to who made the determination that the
 16 property was clean? Mr. Haas stated that it was the
 17 DEP. Mr. Roy stated the facility manager indicated
 18 that the DEP had visited the site, completed an
 19 inspection and passed. Mr. Coleman requested a
 20 report from the DEP as a condition of approval.
 21 Ms. Bonner inquired about the asphalt in front. Mr.
 22 Bogia stated it would be smoothed out so the

1 drainage can continue to flow. It would be milled out
 2 first. Mr. McCarthy said they would ground off the top.
 3 It usually does not break up anything underneath.
 4 **Ms. Bonner** was concerned that it may disturb any-
 5 thing that the DEP had not recognized as hazardous.
 6 Mr. McCarthy said the ESA report did recognize certain
 7 substances and recommended a follow-up. He read
 8 the substances from the letter and two diesel tanks
 9 had been previously removed. It was recommended
 10 that the report be a condition of approval and a
 11 possible phase II if the report does not address the
 12 issues on the ESA report. Residents will be accessing
 13 the site and it cannot be contaminated. That is where
 14 the Phase II comes in. Mr. McCarthy went back to the
 15 concrete pads for the units. Mr. Bogia made several
 16 suggestions about landmarks for the units. **Vice-**
Chairman Kauker stated would prefer the concrete
 18 also if their fire official comes it keeps the units
 19 located where they are suppose to be as a designated
 20 area. Mr. Haas suggested amosified asphalt around
 21 the entire perimeter. Mr. Coleman suggested getting
 22 the boards voice on the concrete instead of asphalt.
 23 The following members prefer the concrete at the

1 suggestion of Mr. McCarthy. **Mr. Malecki, Mrs.**
 2 **Tumminia, Ms. Bonner, Vice-President Kauker, Mr.**
 3 **Black, Mrs. Cannon-Moye, Ms. D'Errico.** All members
 4 in agreement that it would be for the perimiter of the
 5 outside units. Mr. McCarthy said that the concrete
 6 is for the 2,214 square feet as condition of approval.
 7 Not for the isle themselves. Mr. Roy received a text
 8 from his client indicating that the perimeter under
 9 the units would be concrete. Mr. VanBernum classified
 10 the the five variances being sought. Mixed uses,im-
 11 pervious coverage, assessor structure, four wall signs,
 12 maximum wall sign area. It is a C-2 variance.
 13 The testimonies states that it a improvement to the
 14 overall facade of the building and the variance can be
 15 allowed since it is not a detriment to the neighbor-
 16 hood. The land use law says to guide development
 17 as the application does that. The deviations will out-
 18 way detriments. As condition of approval, if there is
 19 an increase in the assessed value, contributions to
 20 the townships affordable housing may be required.
 21 No additional comments from the board. **Vice-**
Chairman Kauker OPENED THE MEETING TO THE
PUBLIC. **Mr. Black** said it looked great.

1 Mr. Coleman reviewed the six conditions of approval
 2 and resolution in accordance with the Environmental
 3 Resolutions completeness review letter.
 4 **Vice Chairman Kauker** requested a motion to approve
 5 the application. Motion by **Mrs. Cannon-Moye** and
 6 second by **Mr. Black**. There was no additional board
 7 discussion. Seven yes. Four absent.

8 **ADOPTION OF RESOLUTIONS: P-12-2025**. Mr.
 9 Uslu. 26 Washington Street. Bulk variance for porch
 10 and walkway. **Vice Chairman Kauker** addressed the
 11 board concerning several email with regards to the
 12 conditions of approval which Mr. Uslu has not met.
 13 It is under the advisement of Mr. Coleman to approve
 14 the application. Mr. Coleman addressed the board
 15 by stating it is not an ideal situation but holding the
 16 approval is not recommended since there are several
 17 other people in the township that will have jurisdiction
 18 over the permits and survey as conditions of
 19 approval. There is too much down side not adopting
 20 the resolution which includes the applicant obtaining
 21 a lawyer and other costs to the township. The public
 22 has forty-five days to challenge the decision of the

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Page 16

1 schedule for the December meeting. They did request
 2 an extension which was granted.

3 **MEETING OPENED TO THE PUBLIC: Vice-Chairman
 4 Kauker** opened the meeting to the public.

5 Mr. Jon Campbell stepped forward. He inquired about
 6 the tax funds from EPS Holdings, LLC going toward
 7 affordable housing. Mr. Coleman verified. He also
 8 inquired about a fire truck ladder. Mr. McCarthy ex-
 9 plained that is a township committee meeting matter.
 10 He explained it concerned the housing project on
 11 route 130 that was approved and it having four floors.
 12 Mr. McCarthy did recall that during the application
 13 hearing. Mr. Coleman stated before the approval, one
 14 of the conditions was to have our fire code official
 15 make sure that the structure can be accessed by our
 16 fire trucks. Mr. VanBernum explained the affordable
 17 housing laws to Mr. Campbell.

18
 19 **ADJOURNMENT: Vice-Chairman Kauker** requested for
 20 a motion to adjourn. Motion by **Mr. Black**. Second by
 21 **Mr. Malecki**. All in favor.

22 **Vice-Chairman Kauker** adjourned the meeting at
 23 8:46 PM

1 planning board. **Mrs. Tumminia** inquired about the
 2 next step for the township official. Mr. Coleman
 3 had read Mr. Uslu's email concerning obtaining the
 4 permits. But, does not want the township to let it drag
 5 on. He can be sighted again. **Vice-Chairman Kauker**
 6 stated by approving it, the conditions of approval
 7 can be enforced quicker. Mr. VanBernum spoke on
 8 the conditions of approval and the relief that was
 9 granted. If the survey show a different set back than
 10 what was granted the applicant would have to come
 11 before the board for approval. Mr. McCarthy said
 12 he is locked in to what was approved. He will stay on
 13 top of it with Harry.

14 **Vice-Chairman Kauker** requested for a motion to
 15 approval the resolution. Motion by **Mrs. Tumminia**.
 16 Second by **Ms. Bonner**. No additional board
 17 discussion. Six yes. One abstained. Four absent.

18 **CORRESPONDENCE: Vice-Chairman Kauker**
 19 reviewed correspondence.
 20 Mr. McCarthy commented on his email concerning
 21 the open applications. He also commented on
 22 Dollar General submitting a new plan and they will

10/16/2025

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10/16/2025

Page 17

1 Respectfully Submitted:

2
 3 *Patricia Cahall*
 4 Patricia Cahall
 5 Planning Board Secretary

6 Corrections:

7
 8 *Spelling correction on pages*
 9
 10 *11, 15*

11
 12 Minutes Approved:

13
 14 *11/20/2025*
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 16
 17
 18
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 20
 21
 22
 23



EDGEWATER PARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

October 16, 2025

MEMBERS OF THE PLANNING BOARD PRESENT

Mr. Malecki
Mrs. Cannon-Moye
Mr. Kauker
Ms. Bonner
Mrs. Tumminia
Mr. Black
Ms. D'Errico

MEMBERS OF THE PLANNING BOARD ABSENT

Chairwoman Johnson
Mr. Aaronson
Mr. Smith
Mr. Williams

TOWNSHIP BOARD PROFESSIONALS

Environmental Resolutions, Inc. – Patrick VanBernum
Environmental Resolutions, Inc. – Ryan McCarthy
Raymond, Coleman & Heinold, LLP – Thomas Coleman

Absent-

Raymond, Coleman & Heinold, LLP – Chuck Petrone

APPEARANCES

Mr. Roy – Attorney
Donald Haas-Engineer
Greg Bogia-Engineer
Mr. DeHart-Facility Mgr.

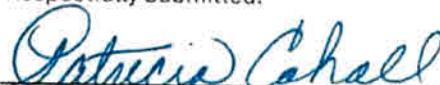
MEMBERS OF THE PUBLIC WHO SPOKE

Jon Campbell-267 Warren Street

10/16/2025	Page 2	10/16/2025	Page 3
1 The meeting was called to order by Vice -Chairman 2 Kauker at 7:00 pm and began the meeting with a FLAG 3 SALUE. STATEMENT OF THE MINUTES . Were read by 4 secretary Cahall. Roll call found the following members 5 absent: Chairwoman Johnson, Mr. Williams, Mr. Smith, 6 Mr. Aaronson. READING OF THE MINUTES . Vice - 7 Chairman Kauker asked if there are any corrections 8 from the September 18, 2025 minutes. No corrections. 9 Vice-Chairman Kauker requested for a motion to approve. 10 Motion by Ms. Bonner . Second by Mr. Black . No 11 discussion. Seven yes. Four absent. COMPLETENESS 12 DETERMINATION . Mr. McCarthy verified completeness 13 applications for AION Woodlane Cross, LLC and 14 Jonathan and Caitlin McLaughlin. Mr. Coleman asked 15 Mr. Carthy to verify application EPS Holdings, LLC was 16 deemed complete. Verification was noted. OLD BUSINESS 17 None. NEW BUSINESS .EPS Holdings, LLC. 801 Bridgeboro 18 Road. Block: 204 Lot:2. Preliminary and final site plan 19 with bulk variance. Vice-Chairman Kauker asked interested 20 parties to step forward. Mr. Roy introduced himself 21 as the applicants attorney. He introduced Mr. George De 22 Hart who is the facilities manager. He explained the 23 application being sought and a history of the existing	1 building. The plans include self storage units with a reduction in impervious coverage. He explained the variances being sought for the scale of the building and signage. There are three signs with one directional. The professionals to testify and the manager were sworn in by Mr. Coleman. Mr. DeHart started his testimony with his background as it relates to the property. He explained the improvements that have already been done to the building with regards to removing trash and painting. 10 He testified that the owner is aware of the self storage units going in and renovations. There is storage in other parts of the building. There will be a black aluminum fence around the self storage area. There will be additional landscaping. 14 Mr. McCarthy mentioned items in the letter that need clarifying such as number of employees, hours of operation, trash trucks. Mr. Haas presented his credentials and licensing as a landscape architect. His credentials were accepted by Vice-Chairman Kauker . Mr. Haas presented before and after photos. (Exhibit A-1 and A-2). 20 He explained the signage on A-1. The replacement sign will be 165.2 square feet. He explained the entrances and access to the units. There will be an access panel to enter their code or swipe card. The panel is on the left side.		
10/16/2025	Page 4	10/16/2025	Page 5
1 The renter contracts states they will have to wait for 2 someone to enter if someone is exiting. It is low intensity. 3 The interior has car spaces and loading. Hours are 9-5. 4 Weekend access up to ten or eleven at night. Usually one 5 employee except during training. They take care of the 6 maintenance including landscaping. He said the trash 7 is from the office staff. The existing units are placed on 8 the existing asphalt. The units are pre built and dropped 9 off. Exhibits A-3, A-4, A-5. Proposed exterior units. 10 They are light weight and bolted together and removable. 11 They are different sizes but the average is 10x10. There is 12 only one proposed place for them on the plans. Mr. 13 McCarthy refenced the completeness letter and the concern 14 for the existing asphalt. Not sure of the code and if 15 they need to be mounted to the ground. The asphalt will 16 get marred up if the units are pushed around. The 17 concrete will make sure the area is limited as indicated 18 on the plan. If it is not delineated the township will not 19 know. Previous knowledge says they should be on a 20 concrete pad. Vice-Chairman Kauker agrees about the 21 designation of the location with the concrete. Mr. Haas 22 stated maybe a concrete pad or some other method	1 to lineate the area. He proposed to landscape the outside 2 to designate the area. Concrete is expensive from a cost 3 perspective. Mr. Coleman asked the board for the thoughts 4 on the concrete as opposed to the asphalt. Vice-Chairman 5 Kauker likes the concrete pad with anchors. He also stated 6 the landscaping may be a problem with a fork lift. Mr. 7 Haas stated they may have to bring in a larger fork lift. 8 The landscaping was enhanced in accordance with the 9 review. Cube Smart being the owners of the units does like 10 attractive landscaping. Upon questioning from Mr. Roy 11 Mr. Haas believes it will be an improvement to the site and 12 the impervious will be decreased by 2%. It will allow more 13 storage for homes will small attics and basements. The 14 businesses can use it for records retention. The signage 15 will be a logo at the top and the cube smart words on a 16 smaller sign by the office. The fence will be replace with 17 black aluminum not chain linked. No fencing along the 18 frontage. Mr. Malecki inquired about the irrigation system. 19 Mr. Haas stated it is located by the frontage of the building. 20 There will be new irrigation lines. Any new plantings that 21 die off will be replaced within two years. Vice-Chairman 22 Kauker asked about the larges truck on the facility.		

10/16/2025	Page 6	10/16/2025	Page 7
<p>1 Mr. Haas stated the largest is a box truck. Vice-Chairman Kauker asked about the parking on the side. Mr. Haas said it is an ADA space for office.</p> <p>2 Vice-Chairman Kauker inquired about the trash left by the unit renters. Mr. Haas stated their contracts</p> <p>3 say all trash must be removed from the unit. There</p> <p>4 is no bin for them to accumulate trash. There is a</p> <p>5 charge if trash is left behind. It will be hauled away</p> <p>6 to a dumpster. Mr. McCarthy wanted to put on record</p> <p>7 that the architectural plans show it is just the first</p> <p>8 floor of the building. That was verified and noted.</p> <p>9 There may be expansion down the road to the other</p> <p>10 floors. Vice-Chairman Kauker inquired about the</p> <p>11 signage space should someone else use the floors.</p> <p>12 Mr. McCarthy stated they would need to come before</p> <p>13 the board. Mr. VanBernum inquired about the trash</p> <p>14 enclosure. Mr. Haas stated it is enclosed on the car</p> <p>15 port. Mr. Black asked about the drivers of the fork</p> <p>16 lifts. They will be experienced fork lift drivers and not</p> <p>17 office staff. Mrs. Tumminia inquired about the fork</p> <p>18 lift pictures. Mr. Haas confirmed the size of the fork</p> <p>19 lifts. Mr. McCarthy asked about the contents inside</p> <p>20</p>	<p>1 the units. Mr. Haas said their contracts states no</p> <p>2 hazardous or flammable materials. There are cameras</p> <p>3 on site. It can not be used as a business area or studio</p> <p>4 to sell items. There may be some businesses such as</p> <p>5 a plumber to store tools. Ms. Bonner asked about</p> <p>6 storage of fireworks. Mr. Haas said it would be pro-</p> <p>7 habited due to the possibility of them to cause a fire.</p> <p>8 Mr. McCarthy said to leave that up to the legislature.</p> <p>9 Mr. Coleman stated if it licensed to a particular owner</p> <p>10 that should be left to the police and legislature.</p> <p>11 Mr. Haas indicated that it has full sprinkler system.</p> <p>12 Mr. VanBernum asked about the exterior lighting as</p> <p>13 indicated in the review letter. Mr. Haas stated there is</p> <p>14 low lighting as not to interfere with the surrounding</p> <p>15 neighbors or the roadway. The lighting time is set for</p> <p>16 11:00 pm which is when the facility shuts down.</p> <p>17 In response to Mr. VanBernum question concerning</p> <p>18 lighting spillage and around the back. Mr. Haas stated</p> <p>19 no lighting is proposed in that location. That is</p> <p>20 managed and maintained by AT&T as their generator</p> <p>21 for the cell pole is on the water tower. That is a AT&T</p> <p>22 leased area. Mr. Coleman asked if the lighting stops</p>		
10/16/2025	Page 8	10/16/2025	Page 9
<p>1 at 11:00 pm what lighting is eliminated? All the exterior</p> <p>2 lighting with the exception of the security light by two</p> <p>3 doors. Mr. Coleman asked if that works with the</p> <p>4 other tenants and their licenses. Mr. Haas explained</p> <p>5 their area will be separate from the other tenants.</p> <p>6 Vice-Chairman Kauker inquired about the lighting for</p> <p>7 the outside storage area. Mr. Haas stated that there</p> <p>8 will be lighting mounted on the units. There is some</p> <p>9 lighting at the entrance which is angled so it is not</p> <p>10 spilling out onto Mount Holly Road. Mr. McCarthy</p> <p>11 asked about comment thirty-eight on the review</p> <p>12 concerning the historical aerial imagery and a de-</p> <p>13 pressed loading dock which is lower than ground</p> <p>14 elevation. Mr. Haas explained that area has been</p> <p>15 filled in and paved over. Ms. Bonner asked about</p> <p>16 the drainage. Mr. Haas verified that the drainage will</p> <p>17 not change due to the existing inlets and the current</p> <p>18 detention basin. Mr. McCarthy stated the inlets may</p> <p>19 not have the current compliant standards of the DEP.</p> <p>20 If they are not, as a condition of approval, they be</p> <p>21 swapped out. Vice-Chairman Kauker asked how can</p> <p>22 they be kept level if there are slopes? Mr. Haas</p> <p>23 explained that the area is pretty flat but there will be</p>	<p>1 a little slope. Mr. McCarthy inquired details of the</p> <p>2 current site conditions to include the pavement in the</p> <p>3 rear area and grading changes. Mr. Haas stated there</p> <p>4 will be evening out as it drains towards the road. There</p> <p>5 will be concrete on the pavement to the rear. There</p> <p>6 will be "taco" on top of the concrete.</p> <p>7 There were no additional questions from the board.</p> <p>8 Mr. Haas concluded his testimony.</p> <p>9 Greg Bogia entered his appearance as a professional</p> <p>10 engineer and provided his credentials.</p> <p>11 Mr. Bogia verified that he had prepared the site plan.</p> <p>12 Mr. Coleman stated Mr. Bogia's professional</p> <p>13 credentials are noted. Mr. Roy inquired if Mr. Haas</p> <p>14 testimony is accurate concerning lighting, drainage,</p> <p>15 signage and landscaping. Mr. Bogia replied, "yes".</p> <p>16 Mr. Roy stated he will let the board ask any questions</p> <p>17 concerning engineering and variances. He then pro-</p> <p>18 ceeded to ask if the variance for signage is accurate.</p> <p>19 Mr. Bogia stated he reviewed the previous signage and</p> <p>20 it has been reduced to something that is more user</p> <p>21 friendly and uses one panel where there previously</p> <p>22 were three. Mr. Roy questioned Mr. Bogia about the</p> <p>23 impervious coverage. Mr. Bogia commented that</p>		

10/16/2025	Page 10	10/16/2025	Page 11
<p>1 there was a existing non-conformity at 75.2% and it 2 is planned to bring it back to 75% and the review in- 3 dicated that a variance was needed. Mr. Roy 4 requested Mr. Bogia to explain the accessory use. 5 Mr. Bogia stated that there are five stores to the 6 building and it rounds the need for self storage at the 7 location with the way the application was put 8 together. Mr. Roy asked if this project is an improve- 9 ment. Mr. Bogia stated it is and it will beautify the 10 community. There is not detriment to the township. 11 He also stated that self storage is the least traffic. 12 Mr. Bogia did review the completeness letter and 13 does not have any disagreement with the concrete 14 or any other matters stated by the township pro- 15 fessionals. Mr. McCarthy stated the use requires 16 the approval of the sewage authority which needs to 17 be done. Willingboro is in charge of the treatment so 18 they also need to sign off on it. EDU means there is 19 one household of waste coming out. It also needs 20 the county approval since they are seeking a storm 21 water easement on the property. There are all con- 22 ditions of approval. Vice-Chairman Kauker asked</p>		<p>1 about the signage timer. It will extinguish by 11:00 2 pm. The lights are internally illuminated which need 3 to also be extinguished also. Ms. Bonner asked about 4 employee parking. Mr. Bogia commented that there 5 are sixteen parking spaces. One for the handicap. 6 Mr. VanBernum asked about a designated parking for 7 the employee. Mr. Bogia stated that has not been 8 decided as of yet. Mr. VanBernum requested clarifica- 9 tion on items in the environmental comments section 10 of the review and Phase I. He commented that it re- 11 quires further investigation. He asked if Phase II been 12 prepared for this? Mr. Bogia commented that Phase 13 II has not been prepared it was considered that every- 14 thing was considered to be clean. Mr. Coleman in- 15 quired as to who made the determination that the 16 property was clean? Mr. Haas stated that it was the 17 DEP. Mr. Roy stated the facility manager indicated 18 that the DEP had visited the site, completed an 19 inspection and passed. Mr. Coleman requested a 20 report from the DEP as a condition of approval. 21 Ms. Bonner inquired about the asphalt in front. Mr. 22 Bogia stated it would be smoothed out so the</p>	
10/16/2025	Page 12	10/16/2025	Page 13
<p>1 drainage can continue to flow. It would be milled out 2 first. Mr. McCarthy said they would ground off the top. 3 It usually does not break up anything underneath. 4 Ms. Bonner was concerned that it may disturb any- 5 thing that the DEP had not recognized as hazardous. 6 Mr. McCarthy said the ESA report did recognize certain 7 substances and recommended a follow-up. He read 8 the substances from the letter and two diesel tanks 9 had been previously removed. It was recommended 10 that the report be a condition of approval and a 11 possible phase II if the report does not address the 12 issues on the ESA report. Residents will be accessing 13 the site and it cannot be contaminated. That is where 14 the Phase II comes in. Mr. McCarthy went back to the 15 concrete pads for the units. Mr. Bogia made several 16 suggestions about landmarks for the units. Vice- 17 Chairman Kauker stated would prefer the concrete 18 also if their fire official comes it keeps the units 19 located where they are suppose to be as a designated 20 area. Mr. Haas suggested amosified asphalt around 21 the entire perimeter. Mr. Coleman suggested getting 22 the boards voice on the concrete instead of asphalt. 23 The following members prefer the concrete at the</p>		<p>1 suggestion of Mr. McCarthy. Mr. Malecki, Mrs. 2 Tumminia, Ms. Bonner, Vice-President Kauker, Mr. 3 Black, Mrs. Cannon-Moye, Ms. D'Errico. All members 4 in agreement that it would be for the perimeter of the 5 outside units. Mr. McCarthy said that the concrete 6 is for the 2,214 square feet as condition of approval. 7 Not for the isle themselves. Mr. Roy received a text 8 from his client indicating that the perimeter under 9 the units would be concrete. Mr. VanBernum classified 10 the the five variances being sought. Mixed uses,im- 11 pervious coverage, assessor structure, four wall signs, 12 maximum wall sign area. It is a C-2 variance. 13 The testimonies states that it a improvement to the 14 overall facade of the building and the variance can be 15 allowed since it is not a detriment to the neighbor- 16 hood. The land use law says to guide development 17 as the application does that. The deviations will out- 18 way detriments. As condition of approval, if there is 19 an increase in the assessed value, contributions to 20 the townships affordable housing may be required. 21 No additional comments from the board. Vice- 22 Chairman Kauker OPENED THE MEETING TO THE 23 PUBLIC. Mr. Black said it looked great.</p>	

10/16/2025	Page 14	10/16/2025	Page 15
<p>1 Mr. Coleman reviewed the six conditions of approval and resolution in accordance with the Environmental Resolutions completeness review letter.</p> <p>2 Vice Chairman Kauker requested a motion to approve the application. Motion by Mrs. Cannon-Moye and second by Mr. Black. There was no additional board discussion. Seven yes. Four absent.</p> <p>3 ADOPTION OF RESOLUTIONS: P-12-2025. Mr. Uslu, 26 Washington Street. Bulk variance for porch and walkway. Vice Chairman Kauker addressed the board concerning several email with regards to the conditions of approval which Mr. Uslu has not met. It is under the advisement of Mr. Coleman to approve the application. Mr. Coleman addressed the board by stating it is not an ideal situation but holding the approval is not recommended since there are several other people in the township that will have jurisdiction over the permits and survey as conditions of approval. There is too much down side not adopting the resolution which includes the applicant obtaining a lawyer and other costs to the township. The public has forty-five days to challenge the decision of the</p>		<p>1 planning board. Mrs. Tumminia inquired about the next step for the township official. Mr. Coleman had read Mr. Uslu's email concerning obtaining the permits. But, does not want the township to let it drag on. He can be <u>sighted</u> again. Vice-Chairman Kauker stated by approving it, the conditions of approval can be enforced quicker. Mr. VanBernum spoke on the conditions of approval and the relief that was granted. If the survey show a different set back than what was granted the applicant would have to come before the board for approval. Mr. McCarthy said he is locked in to what was approved. He will stay on top of it with Harry.</p> <p>2 Vice-Chairman Kauker requested for a motion to approval the resolution. Motion by Mrs. Tumminia. Second by Ms. Bonner. No additional board discussion. Six yes. One abstained. Four absent.</p> <p>3 CORRESPONDENCE: Vice-Chairman Kauker reviewed correspondence. Mr. McCarthy commented on his email concerning the open applications. He also commented on Dollar General submitting a new plan and they will</p>	
10/16/2025	Page 16	10/16/2025	Page 17
<p>1 schedule for the December meeting. They did request an extension which was granted.</p> <p>2 MEETING OPENED TO THE PUBLIC: Vice-Chairman Kauker opened the meeting to the public.</p> <p>3 Mr. Jon Campbell stepped forward. He inquired about the tax funds from EPS Holdings, LLC going toward affordable housing. Mr. Coleman verified. He also inquired about a fire truck ladder. Mr. McCarthy explained that is a township committee meeting matter.</p> <p>4 He explained it concerned the housing project on route 130 that was approved and it having four floors.</p> <p>5 Mr. McCarthy did recall that during the application hearing, Mr. Coleman stated before the approval, one of the conditions was to have our fire code official make sure that the structure can be accessed by our fire trucks. Mr. VanBernum explained the affordable housing laws to Mr. Campbell.</p> <p>6</p> <p>7 ADJOURNMENT: Vice-Chairman Kauker requested for a motion to adjourn. Motion by Mr. Black. Second by Mr. Malecki. All in favor.</p> <p>8 Vice-Chairman Kauker adjourned the meeting at 8:46 PM</p>		<p>1 Respectfully Submitted:</p> <p>2  Patricia Cahall</p> <p>3 Planning Board Secretary</p> <p>4</p> <p>5 Corrections:</p> <p>6 <u>Spelling corrections on pages</u></p> <p>7 <u>11, 15</u></p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13 Minutes Approved:</p> <p>14  11/20/2025</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p>	



EDGEMARSH PARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

November 20, 2025

MEMBERS OF THE PLANNING BOARD PRESENT

Mr. Malecki	Ms. D'Errico
Mrs. Cannon-Moye	Chairwoman Johnson
Mr. Kauker	Mr. Aaronson
Ms. Bonner	Mr. Smith
Mrs. Tumminia	Mr. Williams
Mr. Black	

MEMBERS OF THE PLANNING BOARD ABSENT

No Members Absent

TOWNSHIP BOARD PROFESSIONALS

Environmental Resolutions, Inc. – Patrick VanBernum
Environmental Resolutions, Inc. – Ryan McCarthy
Raymond, Coleman & Heinold, LLP – Thomas Coleman

Absent-

Raymond, Coleman & Heinold, LLP – Chuck Petrone

APPEARANCES

Ms. Victoria Cascio-Attorney
Mr. Agresta – Planner
Ms. Angelique Koutsavlis-Attorney
Mr. John Anderson-Engineer

MEMBERS OF THE PUBLIC WHO SPOKE

Brian Schuck-325 Cliff Ave.
Jennifer Schuck-325 Cliff Ave.
Gerard Lachance-302 E. Warren St.
Janice Schank-321 Cliff Ave.

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<p>1 The meeting was called to order by Chairwoman Johnson at 7:00 pm and began the meeting with a FLAG SALUTE.</p> <p>2 STATEMENT OF THE MINUTES . Were read by secretary</p> <p>3 Cahall. Roll call found all members present. READING</p> <p>4 OF THE MINUTES by secretary Cahall. Chairwoman</p> <p>5 Johnson asked if there were any corrections.</p> <p>6 Mrs. Tumminia noted grammatical corrections on pages</p> <p>7 eleven and fifteen. Chairwoman Johnson requested for a</p> <p>8 motion to approve with the corrections. Motion by Ms.</p> <p>9 Bonner. Second by Mr. Kauker. Seven yes. Four abstained.</p> <p>10 COMPLETENESS DETERMINATION. None. OLD BUSINESS</p> <p>11 None. NEW BUSINESS. Edgewater Park Township.</p> <p>12 Ordinance No. 2025-11. Proposed amendment to #1</p> <p>13 Edgewater Park Township Redevelopment Plan.</p> <p>14 Chairwoman Johnson stated the matter was sent to the</p> <p>15 board from the township committee for endorsement.</p> <p>16 Patrick VanBernum township planner opened the matter</p> <p>17 stating this matter concerns the old Pathmark site on</p> <p>18 route 130. He referenced page two concerning the preamble</p> <p>19 and expanding permitted uses. The former gas station is</p> <p>20 being considered for a possible car wash. The previous</p> <p>21 redevelopment plan was prepared by someone else in</p> <p>22 2019. Most of the plan remain the same. The big amend-</p>	<p>1 ments do not start until page ten. Subsection I which</p> <p>2 focuses on bulk and dimensional standards and designs</p> <p>3 for car washes. He mentions the uses and setbacks</p> <p>4 on the route 130 corridor. Appendix A states no hand</p> <p>5 drying of cars. Did not review every appendix. Subsection</p> <p>6 I includes the flow of traffic and a bail out lane.</p> <p>7 Chairwoman Johnson inquired about the utilizations of the</p> <p>8 property as opposed in the past. Mr. VanBernum stated the</p> <p>9 structure is small. There is more area for the que. No</p> <p>10 exact measurements. The building is almost 4,600 square</p> <p>11 feet. It would function as its own property when</p> <p>12 subdivided as a separate use and phase which may</p> <p>13 deviate which will require approval. The concept is not</p> <p>14 exact. The board needs to determine if the amendments</p> <p>15 are consistent with the master plan. Mr. Aaronson inquired</p> <p>16 if the bulk requirements will remain the same or change.</p> <p>17 Mr. VanBernum said it would stay. Mr. Kauker asked about</p> <p>18 the parking design of ten ft. wide by twenty ft. deep but are</p> <p>19 typically nine by eighteen. Mr. McCarthy said it is because</p> <p>20 of the vacuums for more wiggle room. Mr. VanBernum</p> <p>21 stated the 2019 plan focused on the building. Mr. Kauker</p> <p>22 commented on the plans architect. Mr. McCarthy said it</p> <p>23</p>		
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<p>1 is open ended for any matters that may need to come</p> <p>2 before the board. Mr. Kauker inquired about signage</p> <p>3 and one sign and additional signage for a tower.</p> <p>4 He asked if the additional signage is in addition to the</p> <p>5 one hundred twenty square feet. Mr. VanBernum stated</p> <p>6 they would have their own dimensional standards. The</p> <p>7 subsection states the tower element will have seventy- five</p> <p>8 square feet. The attached singed is the one hundred</p> <p>9 twenty square feet. Mr. Kauker stated it is part of the</p> <p>10 building so why is it not part of that. Mr. McCarthy's</p> <p>11 comment was that the tower is a separate free standing</p> <p>12 sign. Mr. VanBernum made his comment about the</p> <p>13 height and thirty-five feet. If it is attached to the building,</p> <p>14 it would not exceed the building height. Mr. Kauker</p> <p>15 commented about the eight and a half feet. Mr. McCarthy</p> <p>16 read the subdivision provision stating that the attached</p> <p>17 sign does not exceed thirty percent of the wall to which it is</p> <p>18 attached. Mr. McCarthy stated that the board can submit</p> <p>19 any changes. Mr. Kauker stated it allows for more</p> <p>20 signage on the tower. Chairwoman Johnson asked if the</p> <p>21 board has to grant everything that is in the ordinance.</p> <p>22 Mr. Coleman stated the board is to determine that the</p>	<p>1 amendments and ordinance are consistent with the</p> <p>2 master plan. The board can also recommend</p> <p>3 amendments. Mr. McCarthy commented that if it gets</p> <p>4 adopted as is, it becomes the new standard. Mr. Kauker</p> <p>5 stated they come before the board as a variance. Mr.</p> <p>6 Coleman said that it would lead the applicants attorney</p> <p>7 to believe that it is the standard. Any concerns should</p> <p>8 be expressed to the township committee. Chairwoman</p> <p>9 Johnson said weather it is endorsed or not, those concerns</p> <p>10 should be stated. Mr. Coleman said the minutes will go</p> <p>11 back to the township committee and what the boards</p> <p>12 concerns are. Mr. Kauker inquired about the access</p> <p>13 lanes on page twenty-three. Mr. VanBernum stated that</p> <p>14 section was held over prior to the 2019 redevelopment</p> <p>15 plan. Mr. McCarthy stated the accesses off route 130</p> <p>16 needs to go away. He also stated back then it was a</p> <p>17 phased project. Mr. VanBernum stated that those items</p> <p>18 were addressed on page twelve under section I subsection</p> <p>19 two where the curb cuts will be removed. Mr. Malecki</p> <p>20 inquired about sanitation. Mr. McCarthy stated since it is</p> <p>21 a separate property they would have to have their run a</p> <p>22 force main to that pump station or their own pump</p>		

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<p>1 station out to Woodlane Road. Mr. Malecki asked 2 about verification of work until parking lot has been 3 repaired. Mr. McCarthy stated if it is subdivided it 4 would be a separate property and the owner is not 5 tied to that property anymore. Chairwoman Johnson 6 explained that the agreement for repair does not 7 apply since it is separate. No final board discussion.</p> <p>8 Chairwoman Johnson opened the meeting to the 9 public. Hearing none it was closed. Mr. Coleman 10 reviewed resolution P-14-2025 and asked Mr. Kauker 11 for any further comments concerning signage.</p> <p>12 Mr. Kauker stated that the signage commented on the 13 additional seventy-five square foot on two sides of the 14 tower element. And clarification on height of the 15 main signage across the building. Mr. Coleman 16 said there are three township committee and the 17 mayor in attendance and the message will get back 18 to the committee. He asked secretary Cahall to relay 19 this back to the municipal clerk. Motion by Mr. 20 Kauker. Second by Mrs. Tumminia. No more 21 comments from the board. Nine yes. No additional 22 votes were required. Chairwoman Johnson asked</p>		<p>1 all interested parties in the application for Jonathan 2 and Caitlin McLaughlin to step forward. Mr. Coleman 3 stated Mr. Kauker and Mr. Aaronson need to recuse 4 themselves since they reside within two-hundred-feet. 5 They could not vote but since they are residents but they 6 can make public comments. Both board members 7 recused themselves and left the meeting. Ms. Victoria 8 Cascio introduced herself as attorney for the applicant. 9 Ms. Cascio went over the application. The fence needed 10 to be replaced. It is a six foot vinyl fence. The owners 11 were assured that the contractor would obtain the 12 permit so the work was done only to receive a zoning 13 violation. The first variance is for a six inch encroachment 14 into the Woodlane road right of way. To allow the 15 front yard setback. The fence is six feet in height 16 which is front of the building line. There were 17 exhibits A-1, aerial view, A-2-A Front photo of property, 18 A-2-B Photo of new fence, A-2-C Photo of old fence, 19 A-2-D Photo of new fence along Warren Street, A-2-E 20 Photo of new fence along Warren Street, A-3 Property 21 survey. Mr. McLaughlin was sworn in by Mr. Coleman. 22 Ms. Cascio started the testimony by questioning. He</p>	
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<p>1 began with purchasing the property. He explained 2 that the fence needed replacing. The contractor 3 replaced it with vinyl fencing. Same height. The fence 4 was also needed because of the pool. Chairwoman 5 Johnson inquired about the fence being close to 6 Warren street. Snow could damage the fence with 7 a snow plow. It is in the right of way. Mr. McLaughlin 8 stated there is a tree by either corner of the fence. 9 Ms. Cascio commented if the shrubs would help 10 to buffer the fence. Chairwoman Johnson explained 11 that the right of way was established to protect the 12 homeowner. Mr. Coleman stated if the board did 13 grant the approval would they protect the right of way. 14 That was agreed. Mr. McCarthy commented that he 15 did speak with the superintendent of public works 16 about the plowing and he also visited the property. 17 He had the same concerns. Mr. McCarthy should 18 be included for the approval. Mr. McLaughlin asked 19 if the township or county maintains the roads. Mr. 20 McCarthy explained that Warren is a county road. 21 Ms. Cascio introduced the planner Mr. Agresta. He 22 was sworn in by Mr. Coleman. Mr. Coleman gave note 23 to his credentials having appeared before the board</p>		<p>1 before. There are several existing non-conformities. 2 Mr. Agresta spoke on the location and odd shape of 3 the lot. The front and back yards are on the side of the 4 house that explains the location of the fence. They are 5 seeking a C1 (hardship) or C2 variance. The C1 is 6 supported. The C2 passes the positive and negative 7 by twenty-three reason why. He addressed two of them. 8 Morales and general welfare. The fence keeps the dog 9 from the pedestrians and also safety from the pool. 10 The county road is usually well traveled. It will create 11 a pleasant visual environment. There is no detriment 12 to the public good as provided through testimony. 13 The fence will not impede on the drainage. Mr. 14 VanBernum inquired about the triple front lot and there 15 is a small part of the fence that is within the Cliff Ave. 16 frontage. Mr. Agresta added that to his request for 17 relief. There were no additional comments by the 18 board. Chairwoman Johnson opened the meeting to 19 the public. The following neighbors provided testimony. 20 Brian Schuck-325 Cliff Ave. Jennifer Schuck-325 Cliff 21 Ave. Gerard LaChance -302 E. Warren St. Janice Schank- 22 321 Cliff Ave. All neighbors were in favor of the fence 23 with no objections. Chairwoman Johnson closed the</p>	

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1 meeting to the public. No additional board 2 discussion. Mr. VanBernum reviewed the variance 3 being sought. The testimony did support the request 4 with no detriment for the purpose of the C2 variance. 5 Mr. McCarthy noted the condition of approval. Mr. 6 Coleman reviewed the terms of the resolution. 7 Chairwoman Johnson requested a motion to approve 8 the application. Motion by Mr. Smith . Second 9 Chairwoman Johnson . Nine yes. Two recused. 10 Mr. Kauker and Mrs. Aaronson joined the meeting. 11 Chairwoman Johnson asked all interested parties in 12 the application for AION Woodlane Crossing to step 13 forward. Angelique Koutsavlis entered her 14 appearance as attorney for the applicant. She 15 explained the nature of the application for a variance 16 relief and minor site plan for a pavilion. The 17 impervious coverage is 56.3%. The number of 18 accessory structures is two. She introduced the 19 engineer, Mr. John Anderson. He was sworn in by Mr. 20 Coleman. Mr. Anderson provided his professional 21 background. Mr. Coleman asked that the board to 22 recognize his credentials. He testified that he	1 prepared the plan. Ms. Koutsavlis requested that he 2 explain the proposal and variances. There are two 3 sheets in the plan. The colored sections reflect the 4 improvements and the pavilion which is twenty by 5 thirty. The concrete pad is thirty by forty. There will 6 be a connected side walk in front of the pavilion. 7 The site is almost nineteen acres. It will be for grilling 8 and events. It is a garden apartment with two stories. 9 Mr. Anderson explained the layout of the apartment 10 complex. It is for safer grilling. Not in the pool area 11 due to food and glass. The pool house does have 12 restroom facilities. The variance relief is less than 13 a half percent of impervious coverage. The site is 14 within the multi family district with a maximum im- 15 pervious coverage of twenty percent for this use. Most 16 are sixty-five to seventy percent. Most apartment 17 complex's in the township are in excess of 56.1%. 18 There is no detriment to the township or surrounding 19 residences. The are storm inlets for storm water and 20 grass area for any run off. It is an accessory which 21 makes two. The first being the pool house. Mr. 22 McCarthy asked if it would ADA accessible. Mr.		
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1 Anderson said it would. Mr. McCarthy inquired by 2 utilities. Mr. Anderson stated there would be electric. 3 They are still deciding if a gas hookup would be 4 beneficial instead of propane tanks. Mr. McCarthy 5 requested that it be reflected on the plan. He also 6 asked about the architect. Mr. Anderson said it had 7 not yet been decided. The developer does want to 8 mimic the colors of the development. Those details 9 will be available when the permit is submitted. Mr. 10 VanBernum asked if there will be exterior lighting. Mr. 11 Anderson said it would. There will be security lighting 12 between two buildings on the pool side up inside the 13 canopy or roof structure. Mr. VanBernum inquired 14 about the hours. Mr. Anderson said it would be at 15 dusk unless there is a special event all year round. 16 Chairwoman Johnson asked if the restroom facilities 17 will be open year round. He was not sure but he will 18 look into it. Mr. VanBernum asked about the drainage 19 pattern. Mr. Anderson said it is fairly flat and there 20 are two inlets that drain out so there is no run off. 21 There will be a one percent pitch on the patio to 22 elevate for drainage. Mr. Kauker asked about 23 camphor proofing for the grills. Mr. Anderson did not	1 know but it will be included as a condition of 2 approval. Testimony concluded. Chairwoman 3 Johnson opened the meeting to the public. Hearing 4 none. It was closed. Mr. Coleman reviewed the terms 5 of the resolution. Chairwoman Johnson requested a 6 motion to approve. Motion by Ms. Bonner . Second 7 by Mr. Black . No additional discussions. Nine yes. 8 No additional votes required. ADOPTION OF 9 RESOLUTIONS . P-13-2025. EPS Holdings, LLC. 801 10 Bridgeboro Road. Preliminary and final site plan with 11 variances. Mrs. Cannon-Moye inquired about the 12 changes on page three, five and eight. Mr. Coleman 13 provided the explanation. Chairwoman Johnson 14 requested for a motion to approve the resolution. 15 Motion by Mr. Kauker . Second by Mrs. Tumminia . 16 No additional discussion. Seven yes. Four abstained. 17 Chairwoman Johnson opened the meeting to the 18 public. Hearing none it was closed. Chairwoman 19 Johnson requested the board for good of the cause. 20 Mr. Kauker inquired about the matching exterior lights 21 for Hyundai City. Mr. McCarthy stated he would review 22 the resolution but they just got their final CO. Mr. 23 Kauker stated the Hoover is parking their trucks along		

1 route 130 and they did have a parking variance. Mr.
2 McCarthy stated they are not allowed to park in the
3 passenger vehicle spots. He will passs it on to code
4 enforcement. **Mrs. Tumminia** inquired about the trees
5 by Eagle Chase. Mr. McCarthy stated to give it time.
6 He knows the trees died. They are bonded so they will
7 need to remove and replace. They will have to post a
8 separate bond for maintenance so that will
9 guarantee the landscaping for two years. There was a
10 discussion about the training classes. **Chairwoman**
11 **Johnson** requested or a motion to adjourn. Motion
12 by **Mr. Black**. Second by **Mr. Kauker**. All in favor.
13 **Chairwoman Johnson** adjourned the meeting at 8:37

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2 Corrections:
3 *None*
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Minutes Approved:

12/18/2025

15 Respectfully Submitted:
16 *Patricia Cahall*
17 Patricia Cahall
18 Planning Board Secretary

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EDGEMERE PARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

December 18, 2025

MEMBERS OF THE PLANNING BOARD PRESENT

Mr. Malecki	Ms. D'Errico
Mrs. Cannon-Moye	Chairwoman Johnson
Mr. Kauker	
Ms. Bonner	
Mr. Williams	
Mr. Black	

MEMBERS OF THE PLANNING BOARD ABSENT

Mrs. Tumminia
Mr. Aaronson
Mr. Smith

TOWNSHIP BOARD PROFESSIONALS

Environmental Resolutions, Inc. – Patrick VanBernum
Environmental Resolutions, Inc. – Ryan McCarthy
Raymond, Coleman & Heinold, LLP – Thomas Coleman

Absent- None

APPEARANCES

Mr. Steve Slaven-Attorney for Applicant (Prime & Tuvel)
Ms. Tiffany Morrisey – Planner
Ms. Olivia Kononik-Engineer

MEMBERS OF THE PUBLIC WHO SPOKE

None

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<p>1 The meeting was called to order by Chairwoman Johnson at 7:00 pm and began the meeting with a FLAG SALUTE.</p> <p>2 STATEMENT OF THE MINUTES . Were read by secretary</p> <p>3 Cahall. Roll call found the following members absent.</p> <p>4 Mr. Aaronson, Mrs. Tumminia, Mr. Smith. READING OF</p> <p>5 THE MINUTES by secretary Cahall. Chairwoman Johnson</p> <p>6 asked if there were any corrections to the minutes. None</p> <p>7 Chairwoman Johnson requested for a motion to approve.</p> <p>8 Motion by Ms. Bonner second by Mr. Black. Eight Yes.</p> <p>9 Three absent. COMPLETENESS DETERMINATION.</p> <p>10 Dolgen Corp. LLC was deemed complete. Application to</p> <p>11 be heard under new business. Nilesh Darji deemed in-</p> <p>12 complete. OLD BUSINESS. None. NEW BUSINESS:</p> <p>13 Dolgen Corp. LLC 1147 Cooper Street. Block: 701, Lot:23.</p> <p>14 Application for site plan and bulk variance. Signage and</p> <p>15 refacing existing sign and design area on site for loading.</p> <p>16 Chairwoman Johnson requested all interested parties to</p> <p>17 step forward. Mr. Slaven presented the application</p> <p>18 specifics and property location. A request for a loading</p> <p>19 area, cart coral, trash enclosure and signage. Presented</p> <p>20 the names of the professionals testifying. Olivia Kononik-</p> <p>21 Engineer, Tiffany Morrisey-Planner. Ms. Kononik was</p> <p>22 sworn in by Mr. Coleman. She reviewed her professional</p>	<p>1 background and experience to the board. Mr. Coleman</p> <p>2 asked the board to take notice of her credentials. She</p> <p>3 shared her experience with planning for Dollar General</p> <p>4 stores. Mr. Slaven asked her to present the current</p> <p>5 condition of the site. She introduced exhibit A-1. Ariel</p> <p>6 view of the site and A-2. Outline of the C2 commercial use.</p> <p>7 She explained the easements, entrances off Cooper and</p> <p>8 Elm streets. It is a single use retail store. The property is</p> <p>9 rented. The existing drive up window will not be in use.</p> <p>10 The existing concrete pad will remain. No changes to the</p> <p>11 building exterior. A signed survey will be presented as</p> <p>12 condition of approval. The easement information will be</p> <p>13 corrected. It is currently on a temporary TCO. There are</p> <p>14 fifty-one parking spaces. Additions to be a card corral for</p> <p>15 the ADA spaces. The cart corral will be secured to the</p> <p>16 ground. The building foot print is 12,143 square feet.</p> <p>17 Code says sixty-one spaces are required. It will be reduced</p> <p>18 by one. Hours of operation are 8am - 10pm. There will be</p> <p>19 small box trucks. Once a week is a tractor trailer. Loading</p> <p>20 area is south of the building. There will be a ramp on the</p> <p>21 loading area. Trash is once or twice a week. All boxes and</p> <p>22 creates will be broken down. The pavement will be</p> <p>23 repaired along with the asphalt.</p>		
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<p>1 The loading ramp will be ADA compliant. The landscaping</p> <p>2 will be improved. Buffer along Cooper will be trees</p> <p>3 and scrubs. The island in the parking area will be</p> <p>4 removed. Mulching will be added. The rear area will be</p> <p>5 cleaned and scrubs added. Ten total employees. Two</p> <p>6 to three employees in store at all times. A night light study</p> <p>7 was done. Some lights were not operating. There is a new</p> <p>8 lighting plan. Three area lights with fixtures. There will be</p> <p>9 another light study done once completed. There are two</p> <p>10 signs. A pylon sign which is internally illuminated. No</p> <p>11 changes to that sign. There is no wall sign. There is a</p> <p>12 proposal for one. One hundred twenty-two square feet.</p> <p>13 Sign is five inches off the building where a minimum of six</p> <p>14 inches is required. There is also a variance for the height</p> <p>15 which is 5.3 feet. The site will be cleaned up along with the</p> <p>16 trash enclosure. The fence is in good condition. Ms.</p> <p>17 Kononik concluded her testimony. Mr. Kauker asked about</p> <p>18 the new trees and landscaping along Cooper Street.</p> <p>19 Ms. Kononik was not aware of existing trees. Mr.</p> <p>20 McCarthy said they died. There was a discussion about the</p> <p>21 plans. Mr. Kauker said additional landscaping is needed</p> <p>22 needed between the Dollar General and strip center.</p>	<p>1 Not too sure it can be done depending on the property line.</p> <p>2 Will check with board professionals. There was a</p> <p>3 discussion about cars riding over that piece of land from</p> <p>4 the strip center. They could possibly put up a barrier.</p> <p>5 Mr. McCarthy suggested concrete curb or fencing.</p> <p>6 Will be a condition of approval. Mr. Kauker inquired about</p> <p>7 the ramp. Ms. Kononik stated it is not compliant. The</p> <p>8 width is fine but landing and ramp are not. Mr. Black</p> <p>9 inquired room needed for the trash truck. Ms. Kononik</p> <p>10 verified that the trash patterns on the plans will work.</p> <p>11 Chairwoman Johnson requested verification that the</p> <p>12 easement area will be cleaned up. Cleanup was</p> <p>13 verified. Mr. Black requested more clarification on the</p> <p>14 trash trucks. Mr. McCarthy referenced the last sheet</p> <p>15 of the plan. The trash trucks coming off Cooper Street</p> <p>16 and around the bank. Mr. Black inquired about the pole</p> <p>17 light by the trash enclosure being raised. That is not part</p> <p>18 of the plan. Mr. Black asked about the lighting on B-4.</p> <p>19 It was explained that there is already an existing light</p> <p>20 and the others old or not working will be changed. There</p> <p>21 was a continued discussion about the lighting on the</p> <p>22 plan. Mr. McCarthy explained the lighting values on the</p>		

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<p>1 plan is how it will be. You need to be careful on how 2 many lights there will be due to the township 3 requirement. A night light field test will be done. 4 Mr. Black had a questions about the step in the back, 5 Ms. Kononik stated it is not being used. Mr. Black 6 expressed his concerns about the condition and 7 there is a door there. She was unsure of the use. 8 Chairwoman Johnson addressed the issue with the 9 step to Mr. McCarthy. He stated it depends on how 10 the lease is written as to who's responsibility it 11 belongs to. It will be added as a condition of 12 approval for the construction department to look at. 13 Chairwoman Johnson requested clarification on the 14 sign. Mr. VanBernum stated that variances are 15 needed for the sign. It was agreed that the steps will 16 be made to a safe condition. Mr. Black had a 17 question about the loading of containers on the 18 side of the building. It was clarified that they will be 19 stored indoors until pickup. Mr. Kauker asked about 20 the hours of delivery. Ms. Kononik stated deliveries 21 are on off peak hours for about forty-five minutes. 22 Mr. Kauker questioned about that inference of</p>	<p>1 traffic on Elm Street. It was stated that it may be 2 blocked for a little while. Mr. VanBernum inquired 3 about the drive through lane in the back. It will remain 4 and the glass is sealed up. Testimony concluded. 5 No additional questions from the board. Mr. Coleman 6 swore in Tiffany Morrisey - Planner. Mr. Coleman 7 stated she had testified before the board on a number 8 of occasions and the board take notice of her 9 credentials. Ms. Morrisey explained the variances that 10 are being sought are the sign and parking spaces less 11 one space. The non-conforming conditions will 12 remain. The landscape buffer in the rear is at eight 13 feet not ten. Not changing. It will be cleaned up. 14 The site coverage is at ninety percent where sixty-five 15 percent is permitted. No change. The variance is for 16 the wall sign is proposed at one hundred twenty two 17 square feet where thirty feet is allowed or ten percent 18 of the building area. The sign height is five feet four 19 inches, allowed is two feet or ten percent. She 20 explained the sign feet away form the wall. The height 21 of the sign and size of the letters is a concern. It will 22 be in the same place as the Rite-Aid sign. It will take up</p>		
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<p>1 less than half of the side of the building. The 2 building is long. The part of the building that the sign 3 is substantially larger then the sign. It needs to be 4 read from the street. The building is set back one 5 hundred and twenty feet from that. Letter height is 5.4 6 feet. The reduction of parking space will allow more 7 use of the property and shopping carts. There is not 8 an impairment of ordinance and master plan. Ms. 9 Morrisey explained the purposes. Mr. Black inquired 10 about the sign weight. It is channel letter but the BP 11 is in a box. Mr. VanBernum asked if the sign height is 12 consistent as before. Ms. Morrisey stated it is not a 13 noticeable difference. Mr. VanBernum requested 14 information concerning comment fifteen of the 15 review letter concerning the rear of the site and the 16 parking extending over the property boundary into a 17 storm water easement. Ms. Morrisey stated it will be 18 looked into. Mr. McCarthy inquired about the asphalt 19 and concrete area addressed in the review letter. 20 Ms. Morrisey stated they will be repaired. Mrs. 21 Cannon-Moye asked if the parking spot being 22 removed is handicap and it was confirmed that it is 23 not. Mrs. Morrisey concluded her testimony.</p>	<p>1 There were no additional questions by the board or 2 township professionals. Chairwoman Johnson opened 3 the meeting to the public. Hearing none that portion 4 of the meeting was closed. Mr. Coleman read the terms 5 of the resolution. Chairwoman Johnson requested for 6 a motion to approve the application. Motion by Mr. 7 Kauker. Second by Mr. Black. No additional questions. 8 Vote: Eight yes. Three absent. 9 ADOPTION OF RESOLUTIONS: P-15-2025. Jonathan 10 and Caitlin McLaughlin. 303 Warren Street. Block: 1702 11 Lot: 2. Bulk Variance. 12 Chairwoman Johnson requested for a motion to 13 approve. Motion by: Mr. Black. Second by: Ms. 14 Bonner. Vote: Seven yes. One abstained. Three absent. 15 P-16-2025. AION Woodlane Crossing LLC. 1020 16 Woodlane Road. Block: 1801, Lot: 2. Minor site plan and 17 bulk variance. Motion by: Mr. Malecki. Second by: Mr. 18 Black. Vote: Eight yes. Three absent. Chairwoman 19 Johnson reviewed the correspondence Chairwoman 20 Johnson opened the meeting to the public. Hearing 21 none that portion of the meeting was closed. 22 Chairwoman Johnson stated the date of the 23 reorganization meeting will be on January 8th at 7:00pm</p>		

1 Mr. Coleman brought a matter to the board concerning
 2 a discrepancy in the township code on the amount of
 3 chickens and fowl that a homeowner may have. There
 4 are some concerns with the prior zoning officer and
 5 permits that may or may not have been issued. Mr.
 6 Coleman has been requested by the township admin-
 7 istrator to review the discrepancy and township code.
 8 Mr. Coleman has been asked to refresh the code for
 9 the new zoning officer. A working version of the code
 10 was sent to the township administrator that will be
 11 reviewed by township committee. There will be an
 12 ordinance introduced before the planning board to
 13 eliminate any discrepancies. Land area and fowl will
 14 be included and that it is consistent with the master
 15 plan. **Chairwoman Johnson** requested for a motion
 16 to adjourn. Motion by **Ms. Bonner**. Second by **Mr.**
 17 **Black**. All members in agreement. Meeting was
 18 adjourned at 8:15 pm.

1 Respectfully Submitted:

2 *Patricia Cahall*

3 Patricia Cahall

4 Planning Board Secretary

5 Corrections:

6 *None*

7 Minutes Approved:

8 *1/15/2026*

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