



EDGEWATER 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, Patrica 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, Patrica 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



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, Patrica 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	



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Minutes

January 9, 2025 at 7:00 PM

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

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

- a. Nomination for Chairperson: Chairwoman Marian Johnson; By: Ms. Bonner
- b. 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.

	1ST MOTION	Ms. Bonner				
	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				

*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.

- a. Nominations for Vice -Chairperson: Vice-Chairperson Kenneth Kauker; By: Chairwoman Johnson
- b. 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.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Minutes

January 9, 2025 at 7:00 PM

	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				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Minutes

January 9, 2025 at 7:00 PM

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.**

	1ST MOTION	Mrs. Cannon-Moye				
	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				
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.**

	1ST MOTION	Mrs. Cannon-Moye				
	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				
Alternate I	Mr. Black	x				
Alternate II	Ms. D'Errico	x				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Minutes

January 9, 2025 at 7:00 PM

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.

	1 ST MOTION	Chairwoman Johnson				
	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				

*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.

	1 ST MOTION	Mr. Smith				
	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				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Minutes

January 9, 2025 at 7:00 PM

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.

	1ST MOTION	Mr. Kauker				
	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				

P-4-2025 Annual report of variance applications

➤Chairwoman Johnson stated that the concern was there were more applications that were 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.

	1ST MOTION	Chairwoman Johnson				
	2ND 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				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Minutes

January 9, 2025 at 7:00 PM

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

- Motion: **Ms. Bonner**
- All in favor: **yes**
- 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

<p>2/20/2025 Page 2</p> <p>1 The meeting was called to order by Chairwoman 2 Johnson at 7:00 pm and began the meeting with a 3 FLAG SALUE. 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. 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: <u>Edgewater Park Senior Apts, LLC</u> 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>2/20/2025 Page 3</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>
<p>2/20/2025 Page 4</p> <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>2/20/2025 Page 5</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

2/20/2025

Page 8

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 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

2/20/2025

Page 9

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.

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

2/20/2025

Page 12

calculations are 11%. He was told by the township zoning officer that the driveway would not be in the impervious coverage calculation. The numbers are lower when that is backed out. The survey was a 11x17 copy which threw off the scale which evasberated the calculations. He referred to the review letter which states it is typical in the R1 zone to have a two acre lot not one acre. He stated that some of the surrounding properties are not in compliance of the ten or twenty percent. He stated it should fit in with the neighborhood. Mr. Coleman requested that Mr. Park to give a description of the property and what is being proposed. Mr. Park provided an over view of the property. There is a proposed addition after the removal. Mr. Darji referred to Mr. VanBernum. He stated did measurements on impervious coverage since it looked over the required 10%. The addition coverage was triggering the build variance relief. It is an undersized lot for the zone. No additional variances required. Mr. Park said the main structure is about twenty-five to thirty feet and the garage is twelve feet. Only variance needed is for the increase in the impervious coverage.

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

2/20/2025

Page 13

Chairwoman asked about the impervious coverage. Mr. Darji stated the zoning officer was wrong in stated that the driveway was not included in the impervious coverage. **Chairwoman Johnson** inquired about the drainage. Mr. VanBernum stated that drainage will increase. **Chairwoman Johnson** asked about the run off to the neighbors. Mr. Darji stated in the review it is asked of the applicant to explain the run off. Mr. Park explained the water drainage from front of the house to the street. He testified that there is not a run off to other properties. Mr. Darji inquired about the run off with the new addition. Mr. Park stated he will have gutters and it would puddle to the front yard. Mr. Darji stated he is satisfied with Mr. Park's testimony of the drainage and run off and has no objection to not putting in a drainage system. **Mr. Kauker** asked about the building siding. Mr. Park stated it is cement board siding and one story. Mr. Darji inquired about the garage and needing a variance for the setbacks. He asked Mr. Park if he is requesting a variance for garage. Mr. Park stated yes. Mr. VanBernum asked about the seal on

1 the survey. Mr. Parks stated it is a copy. Mr. Darji
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 **ADJOURMENT:** Motion by **Mr. Kauker**. Second by
19 **Chairwoman Johnson**. Meeting adjourned at
20 8:39. All in favor.
21
22



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

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

3/20/2025 Page 6

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

3/20/2025 Page 8

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 Redvelop-
12 ment 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 ering 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. Baronowski confirmed
22 adherence to the terms of the completeness review.
23 He gave the hours of operation and employee count

3/20/2025 Page 7

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

3/20/2025 Page 9

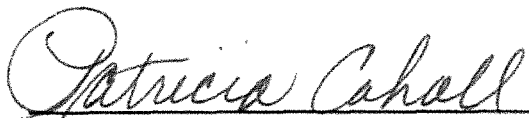
1 for Urge Fitness. There are two ten yard dumpsters.
2 with once a week pickup. The gym does not receive
3 deliveries. **Chairwoman Johnson** inquired about the
4 employee totals. Mr. Baronowski said the Fun City
5 hours of operation are Monday through Thursday
6 2-9pm. Friday, 12-10pm. Saturday and 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. Baronowski
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. Baronowski 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. Baronowski 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 Baronowski 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-

3/20/2025

Page 12

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.

5
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 7 
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9 Patricia Cahall
 10 Board Secretary

11
 12 Date Approved: 4/17/2025
 13
 14 Corrections None
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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.

3/20/2025

Page 13



EDGEWATER PARK 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

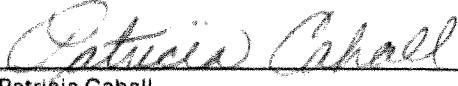
Environmental Resolutions, Inc. – Ryan McCarthy, Mr. Benedetti
Absent- Raymond, Coleman & Heinold, LLP – Chuck Petrone

APPEARANCES

None

MEMBERS OF THE PUBLIC WHO SPOKE

No Public Comments

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

<div data-bbox="129 121 248 149" data-label="Page-Header">5/15/2025</div> <div data-bbox="618 121 696 149" data-label="Page-Header">Page 2</div> <div data-bbox="53 195 805 1024" data-label="Text"> <p>1 The meeting was called to order by Chairwoman Johnson at 7:00 pm and began the meeting with a</p> <p>2 FLAG SALUE. STATEMENT OF THE MINUTES . Were read by</p> <p>3 secretary Cahall. Roll call found the following members</p> <p>4 absent. Mr. Malecki, Ms.D'Errico, Mr. Williams. Mr. Black was</p> <p>5 sworn in as class four member by Mr. Patrone. APPROVAL</p> <p>6 OF MINUTES: Chairwoman Johnson requested if there were</p> <p>7 any corrections to the minutes from April 17th. There were no</p> <p>8 corrections. Chairwoman Johnson requested for a motion</p> <p>9 to approve the minutes. Motion by Mr. Smith second by Mrs.</p> <p>10 Tumminia. Roll Call: Six -yes, two-abstained, three-absent.</p> <p>11 COMPLETENESS DETERMINATION: Matthew Klish to be heard</p> <p>12 under New Business. OLD BUSINESS: None. NEW BUSINESS:</p> <p>13 1. Matthew Klish-1019 Cooper St. Block: 205 Lot: 3.01. Bulk and</p> <p>14 use variance. Pole Barn application. Use variance is for</p> <p>15 allowing storage of plumbing business vehicles on his</p> <p>16 property. Mr. Patrone explained that Mrs. Cannon-Moye will need</p> <p>17 to recuse herself during the variance use portion. Mrs. Cannon-</p> <p>18 Moye recused at 7:12 pm. Mr. Klish, Mr. Easterly, Mr. Agresta</p> <p>19 were sworn in by Mr. Patrone. Mr. Klish introduced himself as</p> <p>20 owner of the property. He explained how he obtained JFK</p> <p>21 Plumbing from his father and provided a history of the</p> <p>22 business. A truck was broken into. Tools were stolen in</p> <p>23</p> </div>	<div data-bbox="922 121 1040 149" data-label="Page-Header">5/15/2025</div> <div data-bbox="1377 121 1455 149" data-label="Page-Header">Page 3</div> <div data-bbox="865 195 1510 1024" data-label="Text"> <p>1 addition to lost work. He wants to secure the trucks and</p> <p>2 supplies. There are two employees. Start time is 8am and</p> <p>3 ends at 4pm. The employee has his own truck so he</p> <p>4 does not come to the property. He provided testimony</p> <p>5 that it will not be a detriment to the neighbors. Minimal</p> <p>6 noise. Mr. Patrone requested to describe the surrounding</p> <p>7 properties. He explained it is residential with a cemetery</p> <p>8 behind the property. The lot is .89 acres. Mr. Vanbernum</p> <p>9 stated it is 38,676 sq.ft. Testimony ended. Mr. Easterly</p> <p>10 introduced himself and his background qualifications.</p> <p>11 He commented on Mr.Klish's property and the surround-</p> <p>12 ing residences. He explained the drainage and pole barn</p> <p>13 location on the property map along with the driveway</p> <p>14 and garage. The garage will extend to the back. Forty foot</p> <p>15 wide by forty-five deep set backs. Fifty feet from the rear</p> <p>16 property line. There will be be evergreen screening to</p> <p>17 mitigate any visual effects. Mr. McCarthy commented</p> <p>18 that as a term of approval any negative impacts to</p> <p>19 drainage after construction will be addressed to the</p> <p>20 township engineers satisfaction. Mr. Easterly agreed.</p> <p>21 Testimony concluded. Mr. Agresta introduced himself.</p> <p>22 Chairwoman Johnson waived presenting his credentials</p> <p>23 since he had appeared before the board prior. Mr.,</p> </div>
<div data-bbox="129 1035 248 1062" data-label="Page-Header">5/15/2025</div> <div data-bbox="618 1035 696 1062" data-label="Page-Header">Page 4</div> <div data-bbox="53 1108 805 1927" data-label="Text"> <p>1 Agresta presented testimony on the use variance. Property</p> <p>2 is located I the R5 zone. Storage is a permitted use. Using the</p> <p>3 map, he indicated there is adequate light and space for</p> <p>4 buffering. The property is located on a county road so the</p> <p>5 applicants vehicles will enter and exit easily. There will be</p> <p>6 additional plantings which will add to it visually. The arial</p> <p>7 showed trees. Mr. Agresta said the plan is to use the property</p> <p>8 to its' maximum potential and referenced Mr. Klish's residency.</p> <p>9 There is no detriment to the surrounding areas and noted</p> <p>10 similar pole barns on township streets. There will be no</p> <p>11 deliveries and large trucks. Just postal. There will not be living</p> <p>12 or offices in the pole barn. Mr. Agresta referenced the district</p> <p>13 purpose statement in the R5 single family zone of the Master</p> <p>14 Plan. The application will not be impair in accordance with the</p> <p>15 zone purpose or statement. He addressed the request for a rear</p> <p>16 yard set back with a proposed set back of fifteen feet. This will</p> <p>17 butt the property to the cemetery. (C2 Variance). The proofs</p> <p>18 were supported in the use variance. Mr. Patrone inquired about</p> <p>19 the number of vehicles in the pole barn. Mr. Klish stated there</p> <p>20 will be four. Mr. Patrone asked about the type of supplies.</p> <p>21 Mr. Klish stated they would be pipes, fittings, vacuum. He comm</p> <p>22 ented on the pvc pipes and how it deteriorates in the sun. Mr.</p> <p>23 McCarthy inquired about the size of the vehicles. He provided</p> </div>	<div data-bbox="922 1035 1040 1062" data-label="Page-Header">5/15/2025</div> <div data-bbox="1377 1035 1455 1062" data-label="Page-Header">Page 5</div> <div data-bbox="865 1108 1510 1927" data-label="Text"> <p>1 the make and models. There was one van. Mr. Klish</p> <p>2 verified that they will not be vehicle repair on the site.</p> <p>3 There not be signage. Mr. Vanbernum inquired about</p> <p>4 gas or electric in the barn. Mr. Klish stated there will</p> <p>5 be gas an electric. No sewage. Mr. Klish was requested</p> <p>6 to present the drainage patterns. He stated there will be</p> <p>7 puddling in a heavy rain but is drains out quickly.</p> <p>8 There will be lighting over the garage door directed down.</p> <p>9 On the side and top by the entrance. The side light will</p> <p>10 be facing the house. Mr. Vanbernum referenced the com-</p> <p>11 pleteness letter stating any other owners requesting a</p> <p>12 use will have to appear before the board for expansions</p> <p>13 or operations other than what had been approved prior.</p> <p>14 Mr. Patrone commented on the conditions within the</p> <p>15 resolution concerning this condition of approval.</p> <p>16 Chairwoman Johnson inquired about security. Mr.</p> <p>17 Klish stated all the doors will have locks. Mr.Vanbernum</p> <p>18 requested that the planting be staggered. Mr. Klish said</p> <p>19 some trees will be removed to fit the pole barn. Mr.</p> <p>20 Vanburnum asked about the height of the barn. Mr.</p> <p>21 Patrone stated it is in compliance. Mr. McCarthy stated a</p> <p>22 letter of noninterest is required because it is a county</p> <p>23 road. Chairwoman Johnson inquired about pictures.</p> </div>

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 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 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 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 Rodriquez. 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 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 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 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

18 Date Approved: 6/19/2025

19 Corrections None



EDGEWATER 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

6/19/2025		Page 2		6/19/2025		Page 3	
1	The meeting was called to order by Chairwoman			1	Chairwoman Johnson stated that questions can be		
2	Johnson at 7:00 pm and began the meeting with a			2	asked upon returning to the meeting so she is informed		
3	FLAG SALUE. STATEMENT OF THE MINUTES . Were read by			3	as to what is being voted on. Mrs. Cannon-Moye noted		
4	secretary Cahall. Roll call found all members present.			4	the comment. ADJOURNMENT: There being no further		
5	Mr. Williams was previously sworn in by the Muncipal Clerk.			5	business, Chairwoman Johnson requested for a motion		
6	Chariwoman Johnson requested he join the meeting.			6	to adjourn. Motion by Mrs. Tumminia . Second by Mr.		
7	STATEMENT OF MINUTES: Chairwoman Johnson requested for			7	Kauker . All members in agreement. Chairwoman		
8	any corrections to the minutes from May. There were no			8	Johnson adjourned the meeting at 7:07 pm.		
9	corrections. Chairwoman Johnson requested for a motion			9			
10	to approve the minutes. Motion by Mrs. Tumminia second by			10	Respectfully Submitted:		
11	Ms. Bonner . Roll Call: Seven -yes, Four-abstained.			11			
12	COMPLETENESS DETERMINATION: EPS Holdings. 801 Bridgeboro			12	Patricia Cahall		
13	Site Plan. Incomplete. OLD BUSINESS: None. NEW BUSINESS:			13	Board Secretary		
14	None. ADOPTION OF RESOLUTIONS: P-11-2025. Matthew			14			
15	Klish. 1019 Cooper Street. Use variance and site plan.			15			
16	Chairwoman Johnson requested for a motion to approve the			16	Date Approved: <u>9/18/2025</u>		
17	resolution. Motion by Mr. Kauker . Second by Mr. Smith . Roll			17			
18	Call: Seven -yes, Four-abstained. CORRESPONDENCE:			18	Corrections <u>None</u>		
19	Chairwoman Johnson reviewed the correspondence with the			19			
20	board members. Chairwoman Johnson opened the meeting to			20			
21	the public . Hearing none. Public comment was closed.			21			
22	Chairwoman Johnson commened on Mrs. Cannon-Moye			22			
23	when there are matters that she must recuse herself.			23			
6/19/2025		Page 4		6/19/2025		Page 5	
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EDGEWATER 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

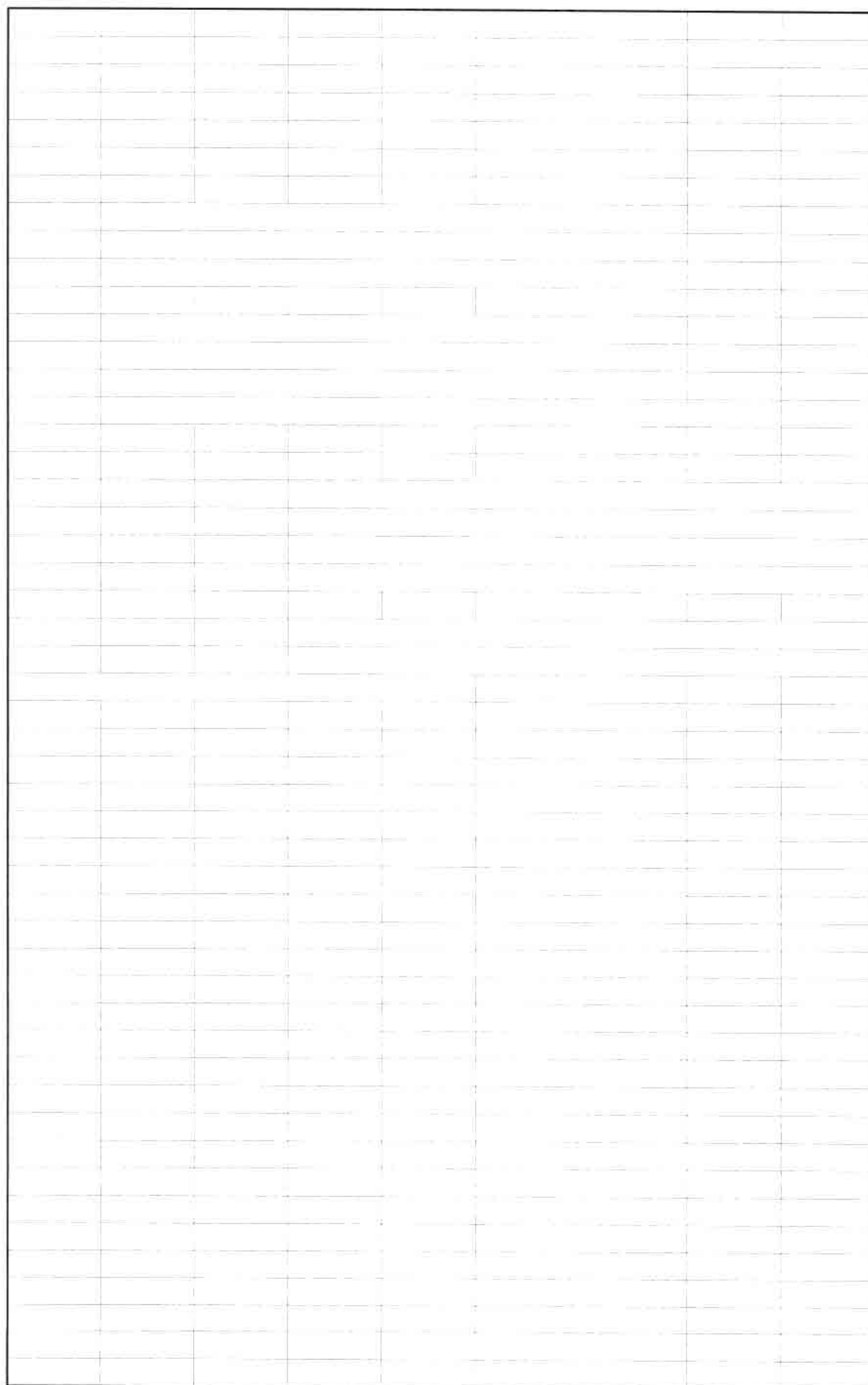
APPEARANCES

None

MEMBERS OF THE PUBLIC WHO SPOKE

No Public Comments

<div>9/18/2025</div> <div>Page 2</div> <div> <p>1 The meeting was called to order by Vice -Chairman</p> <p>2 Kauker at 7:00 pm and began the meeting with a FLAG</p> <p>3 SALUE. STATEMENT OF THE MINUTES . Were read by</p> <p>4 secretary Cahall. Roll call found the following members</p> <p>5 absent: Chairwoman Johnson, Mr. Williams. READING</p> <p>6 OF THE MINUTES: Vice Chairman Kauker requested for</p> <p>7 any collections to the minutes from June 19, 2025. There</p> <p>8 were no corrections. Vice Chairman Kauker requested</p> <p>9 for a motion to approve the minutes. Motion by Mr. Black</p> <p>10 and second by Mrs. Tumminia. Roll call : 9 approved two</p> <p>11 absent. COMPLETENESS DETERMINATION: Sergio Braga</p> <p>12 4213 South Route 130. Major site plan with variances.</p> <p>13 Vice Chairman Kauker stated the completeness review</p> <p>14 dated August 7, 2025 deemed the application Incomplete.</p> <p>15 OLD BUSINESS: None. NEW BUSINESS: Baris Uslu. 26</p> <p>16 Washington Ave. Application for bulk variance for front</p> <p>17 porch with setbacks, replace walkway and front steps.</p> <p>18 Mr. Coleman did the swearing in. Mr. Coleman requested</p> <p>19 Mr. Uslu to explain why he is coming before the board and</p> <p>20 the relief he was seeking in addition to asking if the</p> <p>21 porch had been built. Mr. Uslu responded with it is</p> <p>22 half way built but there is a reason why. Mr. Coleman</p> <p>23 requested an explanation. Mr. Uslu testified to the</p> </div>	<div>9/18/2025</div> <div>Page 3</div> <div> <p>1 following. Mr. Uslu spoke with a contractor one year ago .</p> <p>2 (pause) last summer. A quote was given, agreement,</p> <p>3 and a contract was drawn up. The contractor never</p> <p>4 showed up. He contacted the contractor several times</p> <p>5 and asked if they were still coming. The contractor was</p> <p>6 busy. Mr. Uslu informed the contractor that he would look</p> <p>7 for someone else. The contractor requested to give him one</p> <p>8 month. Last May he was to send someone. Mr. Uslu</p> <p>9 had contacted two other companies for quotes. The</p> <p>10 original contractor showed up in May and verified that he</p> <p>11 could do the job. Mr. Uslu stated the job was not just the</p> <p>12 porch. Washington Avenue is front of the McGowen</p> <p>13 elementary school where the parking is horrible. He only</p> <p>14 has parking space. The contractor indicated that</p> <p>15 concrete was easy and shouldn't be a problem. Mr. Uslu</p> <p>16 inquired if permits were needed. The contractor stated</p> <p>17 that permits were not need for concrete. Mr. Uslu said</p> <p>18 Yakup works for the township and that is his friend.</p> <p>19 He asked Yakup about the permits and was told he should</p> <p>20 get a permit. Mr. Uslu returned home to find the parking</p> <p>21 lot had already been started. He asked the contractor to</p> <p>22 obtain the permits. The contractor agreed. That was done</p> <p>23 in July. The walkway was broken was being worked on by</p> </div>
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<div data-bbox="97 31 227 63" data-label="Page-Header">9/18/2025</div> <div data-bbox="643 31 727 63" data-label="Page-Header">Page 6</div> <div data-bbox="48 115 706 993" data-label="Text"> <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 at 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> </div>	<div data-bbox="841 31 971 63" data-label="Page-Header">9/18/2025</div> <div data-bbox="1386 31 1471 63" data-label="Page-Header">Page 7</div> <div data-bbox="784 115 1471 993" data-label="Text"> <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> </div>
<div data-bbox="97 1003 227 1035" data-label="Page-Header">9/18/2025</div> <div data-bbox="643 1003 727 1035" data-label="Page-Header">Page 8</div> <div data-bbox="48 1087 706 1999" data-label="Text"> <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 complete- 8 ness letter dated August 12, 2025. There was an 9 error on page 2. It is not an R2 zone it is an R4. 10 IT is a setback variance. With inclusion of the patio 11 it is decreasing front yard setback to the property 12 line. This is the only new variance. There are two 13 property sheds. Mr. VanBernum asked if there were 14 two sheds when the property was purchased in 15 2019. Mr. Uslu said there were one and he had one 16 built. Mr. VanBernum said another variance is 17 needed. Off-street parking was the purpose accord- 18 ing to testimony that was given. Comment number 19 seven from the letter was mentioned since it 20 referenced how it is sits adjacent to 28 Washington 21 Ave. Lot seven of the same block. The area 22 designated as proposed parking extends up the 23 side of the house and is labeled as five feet on the</p> </div>	<div data-bbox="841 1003 971 1035" data-label="Page-Header">9/18/2025</div> <div data-bbox="1386 1003 1471 1035" data-label="Page-Header">Page 9</div> <div data-bbox="784 1087 1471 1999" data-label="Text"> <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 park- 4 ing 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 up- 11 dated 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> </div>

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

9/18/2025 Page 14

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 adjounment 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-

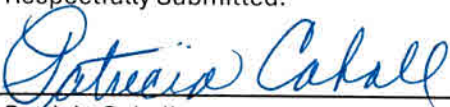


9/18/2025 Page 16

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

9/18/2025 Page 15

1 provements 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 lengthy 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

9/18/2025 Page 17

1 Respectfully Submitted:
2 
3 Patricia Cahall
4 Planning Board Secretary
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6
7 Ccorrections:
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13 Minutes Approved:
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23



EDGEWATER 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

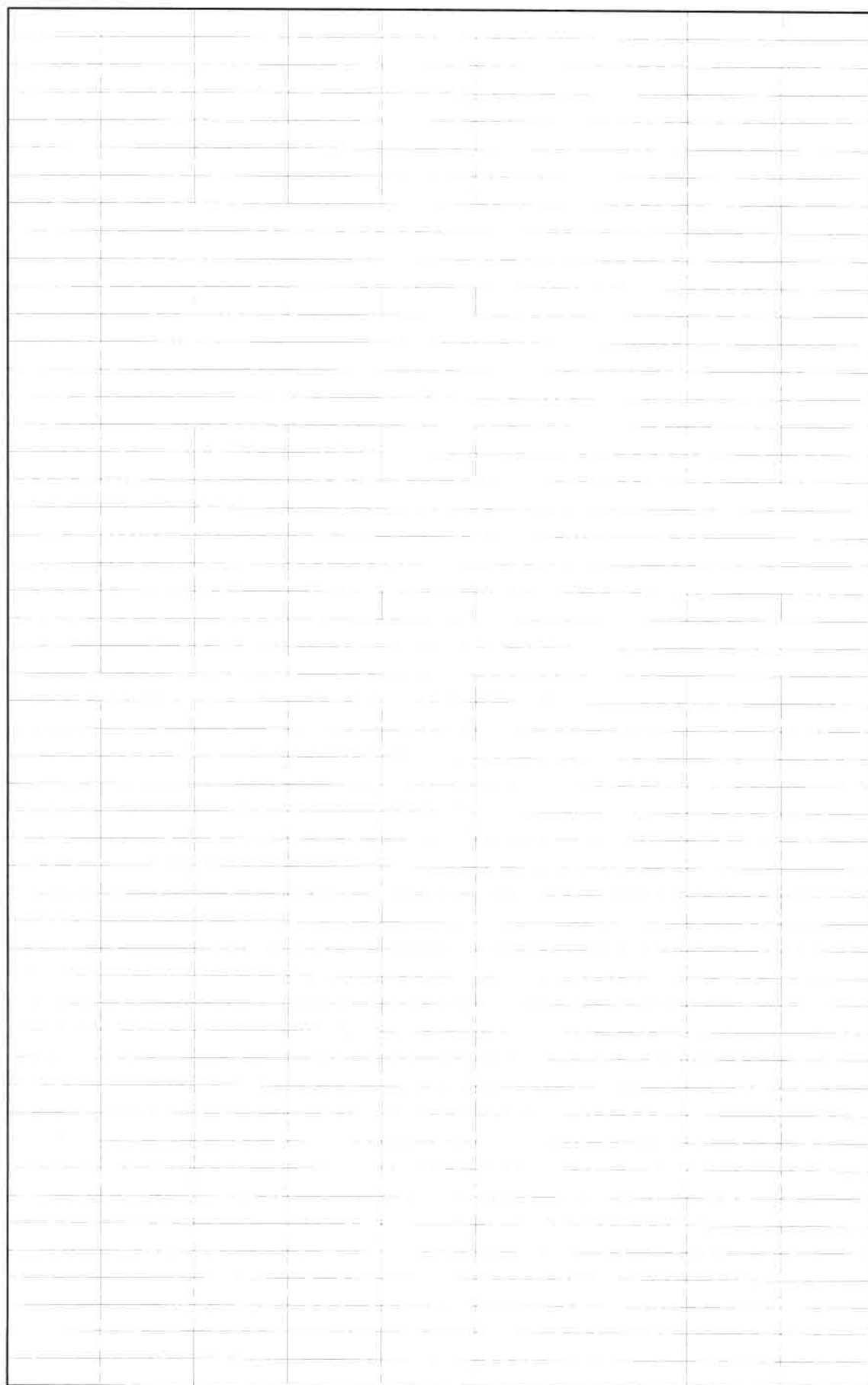
APPEARANCES

None

MEMBERS OF THE PUBLIC WHO SPOKE

No Public Comments

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Mr. Uslu stated</p> <p>20 the reason why he did the porch is because the house</p> <p>21 on Nicholson has the same porch. Mr. Coleman asked</p> <p>22 Mr. Uslu explain to the board what he is building, why,</p> </div> </div>	<div data-bbox="781 126 1520 1035"> <div>9/18/2025</div> <div>Page 3</div> <div> <p>1 following. Mr. Uslu spoke with a contractor one year ago .</p> <p>2 (pause) last summer. A quote was given, agreement,</p> <p>3 and a contract was drawn up. The contractor never</p> <p>4 showed up. He contacted the contractor several times</p> <p>5 and asked if they were still coming. The contractor was</p> <p>6 busy. Mr. Uslu informed the contractor that he would look</p> <p>7 for someone else. The contractor requested to give him one</p> <p>8 month. Last May he was to send someone. Mr. Uslu</p> <p>9 had contacted two other companies for quotes. The</p> <p>10 original contractor showed up in May and verified that he</p> <p>11 could do the job. Mr. Uslu stated the job was not just the</p> <p>12 porch. Washington Avenue is front of the McGowen</p> <p>13 elementary school where the parking is horrible. He only</p> <p>14 has parking space. The contractor indicated that</p> <p>15 concrete was easy and shouldn't be a problem. Mr. Uslu</p> <p>16 inquired if permits were needed. The contractor stated</p> <p>17 that permits were not need for concrete. Mr. Uslu said</p> <p>18 Yakup works for the township and that is his friend.</p> <p>19 He asked Yakup about the permits and was told he should</p> <p>20 get a permit. Mr. Uslu returned home to find the parking</p> <p>21 lot had already been started. He asked the contractor to</p> <p>22 obtain the permits. The contractor agreed. That was done</p> <p>23 in July. The walkway was broken was being worked on by</p> </div> </div> <div data-bbox="781 1035 1520 1927"> <div>9/18/2025</div> <div>Page 5</div> <div> <p>1 and where it is being built. Mr. Coleman also asked him</p> <p>2 if he read the letter dated August 12th letter from Mr. Van</p> <p>3 Bernum ? He replied yes. Mr. Coleman explained that the</p> <p>4 letter identifies the variances. Mr. Coleman asked Mr.</p> <p>5 Uslu confirmation that he is before the board to verify the</p> <p>6 project and to orient the board with his property. Mr.</p> <p>7 Coleman asked for an explanation as to why he should</p> <p>8 deviate from the zoning board and approve the variance.</p> <p>9 Mr. Uslu stated the walkway was never changed it is the</p> <p>10 same distance. The porch steps to the door are wide now</p> <p>11 and it is extended out. He stated it was his house for life.</p> <p>12 His children are attending McGowen and Ridgeway</p> <p>13 schools. The oldest is graduated. Mrs. Cannon-Moye</p> <p>14 asked if the work was not completed. She drove by house.</p> <p>15 He stated the porch was done. Mrs. Cannon-Moye stated</p> <p>16 the porch is very close to the sidewalk. Mr. Uslu</p> <p>17 commented that it is not. It is the same place where it</p> <p>18 originally was. Where the steps started as before it is</p> <p>19 literally almost the same. It is not closer to the sidewalk,</p> <p>20 it is at the same starting point. Mrs. Cannon-Moye</p> <p>21 asked about the wall. He stated it is a retaining wall.</p> <p>22 Mr. Coleman explained that the zoning code n the R-4</p> </div> </div>
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<div data-bbox="97 31 227 63" data-label="Page-Header">9/18/2025</div> <div data-bbox="643 31 727 63" data-label="Page-Header">Page 6</div> <div data-bbox="48 115 706 993" data-label="Text"> <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 at 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> </div>	<div data-bbox="841 31 971 63" data-label="Page-Header">9/18/2025</div> <div data-bbox="1386 31 1471 63" data-label="Page-Header">Page 7</div> <div data-bbox="784 115 1471 993" data-label="Text"> <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> </div>
<div data-bbox="97 1003 227 1035" data-label="Page-Header">9/18/2025</div> <div data-bbox="643 1003 727 1035" data-label="Page-Header">Page 8</div> <div data-bbox="48 1087 706 1999" data-label="Text"> <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 complete- 8 ness letter dated August 12, 2025. There was an 9 error on page 2. It is not an R2 zone it is an R4. 10 IT is a setback variance. With inclusion of the patio 11 it is decreasing front yard setback to the property 12 line. This is the only new variance. There are two 13 property sheds. Mr. VanBernum asked if there were 14 two sheds when the property was purchased in 15 2019. Mr. Uslu said there were one and he had one 16 built. Mr. VanBernum said another variance is 17 needed. Off-street parking was the purpose accord- 18 ing to testimony that was given. Comment number 19 seven from the letter was mentioned since it 20 referenced how it is sits adjacent to 28 Washington 21 Ave. Lot seven of the same block. The area 22 designated as proposed parking extends up the 23 side of the house and is labeled as five feet on the</p> </div>	<div data-bbox="841 1003 971 1035" data-label="Page-Header">9/18/2025</div> <div data-bbox="1386 1003 1471 1035" data-label="Page-Header">Page 9</div> <div data-bbox="784 1087 1471 1999" data-label="Text"> <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 park- 4 ing 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 up- 11 dated 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> </div>

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

9/18/2025 Page 14

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 adjounment 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-

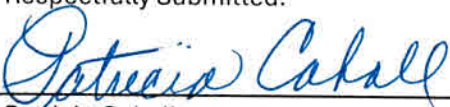


9/18/2025 Page 16

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

9/18/2025 Page 15

1 provements 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 lengthy 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 explained 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

9/18/2025 Page 17

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

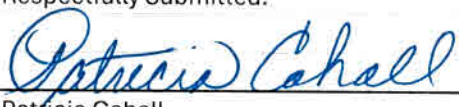
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<div>10/16/2025</div> <div>Page 12</div> <div> <p>1 drainage can continue to flow. It would be milled out</p> <p>2 first. Mr. McCarthy said they would ground off the top.</p> <p>3 It usually does not break up anything underneath.</p> <p>4 Ms. Bonner was concerned that it may disturb any-</p> <p>5 thing that the DEP had not recognized as hazardous.</p> <p>6 Mr. McCarthy said the ESA report did recognize certain</p> <p>7 substances and recommended a follow-up. He read</p> <p>8 the substances from the letter and two diesel tanks</p> <p>9 had been previously removed. It was recommended</p> <p>10 that the report be a condition of approval and a</p> <p>11 possible phase II if the report does not address the</p> <p>12 issues on the ESA report. Residents will be accessing</p> <p>13 the site and it cannot be contaminated. That is where</p> <p>14 the Phase II comes in. Mr. McCarthy went back to the</p> <p>15 concrete pads for the units. Mr. Bogia made several</p> <p>16 suggestions about landmarks for the units. Vice-</p> <p>17 Chairman Kauker stated would prefer the concrete</p> <p>18 also if their fire official comes it keeps the units</p> <p>19 located where they are suppose to be as a designated</p> <p>20 area. Mr. Haas suggested amosified asphalt around</p> <p>21 the entire perimeter. Mr. Coleman suggested getting</p> <p>22 the boards voice on the concrete instead of asphalt.</p> <p>23 The following members prefer the concrete at the</p> </div>	<div>10/16/2025</div> <div>Page 13</div> <div> <p>1 suggestion of Mr. McCarthy. Mr. Malecki, Mrs.</p> <p>2 Tumminia, Ms. Bonner, Vice-President Kauker, Mr.</p> <p>3 Black, Mrs. Cannon-Moye, Ms. D'Errico. All members</p> <p>4 in agreement that it would be for the perimeter of the</p> <p>5 outside units. Mr. McCarthy said that the concrete</p> <p>6 is for the 2,214 square feet as condition of approval.</p> <p>7 Not for the isle themselves. Mr. Roy received a text</p> <p>8 from his client indicating that the perimeter under</p> <p>9 the units would be concrete. Mr. VanBernum classified</p> <p>10 the the five variances being sought. Mixed uses, im-</p> <p>11 pervious coverage, assessorry structure, four wall signs,</p> <p>12 maximum wall sign area. It is a C-2 variance.</p> <p>13 The testimonies states that it a improvement to the</p> <p>14 overall facade of the building and the variance can be</p> <p>15 allowed since it is not a detriment to the neighbor-</p> <p>16 hood. The land use law says to guide development</p> <p>17 as the application does that. The deviations will out-</p> <p>18 way detriments. As condition of approval, if there is</p> <p>19 an increase in the assessed value, contributions to</p> <p>20 the townships affordable housing may be required.</p> <p>21 No additional comments from the board. Vice-</p> <p>22 Chairman Kauker OPENED THE MEETING TO THE</p> <p>23 PUBLIC. Mr. Black said it looked great.</p> </div>

10/16/2025	Page 14
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	

10/16/2025	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	

10/16/2025	Page 15
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	Page 17
1 Respectfully Submitted:	
2 	
3 Patricia Cahall	
4 Planning Board Secretary	
5	
6	
7 Corrections:	
8 <i>Spelling corrections on pages</i>	
9 <i>11, 15</i>	
10	
11	
12	
13 Minutes Approved:	
14 <i>11/20/2025</i>	
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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

<p>10/16/2025 Page 2</p> <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, 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 inter- 20 ested 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</p>	<p>10/16/2025 Page 3</p> <p>1 building. The plans include self storage units with a re- 2 duction in impervious coverage. He explained the 3 variances being sought for the scale of the building 4 and signage. There are three signs with one directional. 5 The professionals to testify and the manager were sworn 6 in by Mr. Coleman. Mr. DeHart started his testimony with 7 his background as it relates to the property. He explained 8 the improvements that have already been done to the 9 building with regards to removing trash and painting. 10 He testified that the owner is aware of the self storage units 11 gong in and renovations. There is storage in other parts of 12 the building. There will be a black aluminum fence around 13 the self storage area. There will be additional landscaping. 14 Mr. McCarthy mentioned items in the letter that need 15 clarifying such as number of employees, hours of 16 operation, trash trucks. Mr. Haas presented his credentials 17 and licensing as a landscape architect. His credentials 18 were accepted by Vice-Chairman Kauker. Mr. Haas pre- 19 sented before and after photos. (Exhibit A-1 and A-2). 20 He explained the signage on A-1. The replacement sign 21 will be 165.2 square feet. He explained the entrances and 22 access to the units. There will be an access panel to enter 23 their code or swipe card. The panel is on the left side.</p>
<p>10/16/2025 Page 4</p> <p>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 con- 14 cern 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</p>	<p>10/16/2025 Page 5</p> <p>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.</p>

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<p>10/16/2025 Page 8</p> <p>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</p>	<p>10/16/2025 Page 9</p> <p>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 ceeded 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</p>

<p>10/16/2025 Page 10</p> <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>10/16/2025 Page 11</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>
<p>10/16/2025 Page 12</p> <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>10/16/2025 Page 13</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 permiter 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, assessorly 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>

Mr. Coleman reviewed the six conditions of approval and resolution in accordance with the Environmental Resolutions completeness review letter.

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.

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

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 sighted 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.

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.

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

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

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

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. He explained it concerned the housing project on route 130 that was approved and it having four floors. 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.

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

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

Respectfully Submitted:

Patricia Cahall

Patricia Cahall

Planning Board Secretary

Corrections:

Spelling correction on pages 14, 15

Minutes Approved:

11/20/2025



EDGEWATER 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.

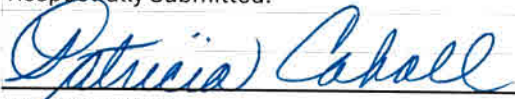
11/20/2025		Page 2		11/20/2025		Page 3	
1	The meeting was called to order by Chairwoman Johnson			1	ments do not start until page ten. Subsection I which		
2	at 7:00 pm and began the meeting with a FLAG SALUTE.			2	focuses on bulk and dimensional standards and designs		
3	STATEMENT OF THE MINUTES . Were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

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

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

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

15 Respectfully Submitted:

16 

18 Patricia Cahall

19 Planning Board Secretary

1
2 Corrections:

3 *None*

8 Minutes Approved:

9 *12/18/2025*



EDGEWATER 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 Morrissey – Planner
Ms. Olivia Kononik-Engineer

MEMBERS OF THE PUBLIC WHO SPOKE

None

12/18/2025			Page 2			12/18/2025			Page 3		
1	The meeting was called to order by Chairwoman Johnson					1	background and experience to the board. Mr. Coleman				
2	at 7:00 pm and began the meeting with a FLAG SALUTE.					2	asked the board to take notice of her credentials. She				
3	STATEMENT OF THE MINUTES . Were read by secretary					3	shared her experience with planning for Dollar General				
4	Cahall. Roll call found the following members absent.					4	stores. Mr. Slaven asked her to present the current				
5	Mr. Aaronson, Mrs. Tumminia, Mr. Smith. READING OF					5	condition of the site. She introduced exhibit A-1. Ariel				
6	THE MINUTES by secretary Cahall. Chairwoman Johnson					6	view of the site and A-2. Outline of the C2 commercial use.				
7	asked if there were any corrections to the minutes. None					7	She explained the easements, entrances off Cooper and				
8	Chairwoman Johnson requested for a motion to approve.					8	Elm streets. It is a single use retail store. The property is				
9	Motion by Ms. Bonner second by Mr. Black. Eight Yes.					9	rented. The existing drive up window will not be in use.				
10	Three absent. COMPLETENESS DETERMINATION.					10	The existing concrete pad will remain. No changes to the				
11	Dolgen Corp. LLC was deemed complete. Application to					11	building exterior. A signed survey will be presented as				
12	be heard under new business. Niles Darji deemed in-					12	condition of approval. The easement information will be				
13	complete. OLD BUSINESS. None. NEW BUSINESS:					13	corrected. It is currently on a temporary TCO. There are				
14	Dolgen Corp. LLC 1147 Cooper Street. Block: 701, Lot:23.					14	fifty-one parking spaces. Additions to be a card corral for				
15	Application for site plan and bulk variance. Signage and					15	the ADA spaces. The cart corral will be secured to the				
16	refacing existing sign and design area on site for loading.					16	ground. The building foot print is 12,143 square feet.				
17	Chairwoman Johnson requested all interested parties to					17	Code says sixty-one spaces are required. It will be reduced				
18	step forward. Mr. Slaven presented the application					18	by one. Hours of operation are 8am - 10pm. There will be				
19	specifics and property location. A request for a loading					19	small box trucks. Once a week is a tractor trailer. Loading				
20	area, cart coral, trash enclosure and signage. Presented					20	area is south of the building. There will be a ramp on the				
21	the names of the professionals testifying. Olivia Kononik-					21	loading area. Trash is once or twice a week. All boxes and				
22	Engineer, Tiffany Morrissey-Planner. Ms. Kononik was					22	creates will be broken down. The pavement will be				
23	sworn in my Mr. Coleman. She reviewed her professional					23	repaired along with the asphalt.				
12/18/2025			Page 4			12/18/2025			Page 5		
1	The loading ramp will be ADA compliant. The landscaping					1	Not too sure it can be done depending on the property line.				
2	will be improved. Buffer along Cooper will be trees					2	Will check will board professionals. There was a				
3	and scrubs. The island in the parking area will be					3	discussion about cars riding over that piece of land from				
4	removed. Mulching will be added. The rear area will be					4	the strip center. They could possibly put up a barrier.				
5	cleaned and scrubs added. Ten total employees. Two					5	Mr. McCarthy suggested concrete curb or fencing.				
6	to three employees in store at all times. A night light study					6	Will be a condition of approval. Mr. Kauker inquired about				
7	was done. Some lights were not operating. There is a new					7	the ramp. Ms. Kononik stated it is not compliant. The				
8	lighting plan. Three area lights with fixtures. There will be					8	width is find but landing and ramp are not. Mr. Black				
9	another light study done once completed. There are two					9	inquired room needed for the trash truck. Ms. Kononik				
10	signs. A pylon sign which is internally illuminated. No					10	verified that the trash patterns on the plans will work.				
11	changes to that sign. There is no wall sign. There is a					11	Chairwoman Johnson requested verification that the				
12	proposal for one. One hundred twenty-two square fee.					12	easement area will be cleaned up. Cleanup was				
13	Sign is five inches off the building where a minimum of six					13	verified. Mr. Black requested more clarification on the				
14	inches is required. There is also a variance for the height					14	trash trucks. Mr. McCarthy referenced the last sheet				
15	which is 5.3 feet. The site will be cleaned up along with the					15	of the plan. The trash trucks coming off Cooper Street				
16	trash enclosure. The fence is in good condition. Ms.					16	and around the bank. Mr. Black inquired about the pole				
17	Kononik concluded her testimony. Mr. Kauker asked about					17	light by the trash enclosure being raised. That is not part				
18	the new trees and landscaping along Cooper Street.					18	of the plan. Mr. Black asked about the lighting on B-4.				
19	Ms. Kononik was not aware of existing trees. Mr.					19	It was explained that there is already an existing light				
20	McCarthy said they died. There was a discussion about the					20	and the others old or not working will be changed. There				
21	plans. Mr. Kauker said additional landscaping is needed					21	was a continued discussion about the lighting on the				
22	needed between the Dollar General and strip center.					22	plan. Mr. McCarthy explained the lighting values on the				
						Page 2 (Pages 2 to 4)					

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

12/18/2025		Page 10	12/18/2025		Page 11
1	Mr. Coleman brought a matter to the board concerning		1	Respectfully Submitted:	
2	a discrepancy in the township code on the amount of		2		
3	chickens and fowl that a homeowner may have. There		3	Patricia Cahall	
4	are some concerns with the prior zoning officer and		4	Planning Board Secretary	
5	permits that may or may not have been issued. Mr.		5		
6	Coleman has been requested by the township admin-		6		
7	istrator to review the discrepancy and township code.		7	Corrections:	
8	Mr. Coleman has been asked to refresh the code for		8		
9	the new zoning officer. A working version of the code		9		
10	was sent to the township administrator that will be		10		
11	reviewed by township committee. There will be an		11		
12	ordinance introduced before the planning board to		12		
13	eliminate any discrepancies. Land area and fowl will		13	Minutes Approved:	
14	be included and that it is consistent with the master		14		
15	plan. Chairwoman Johnson requested for a motion		15		
16	to adjourn. Motion by Ms. Bonner . Second by Mr.		16		
17	Black . All members in agreement. Meeting was		17		
18	adjourned at 8:15 pm.		18		
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12/18/2025		Page 12	12/18/2025		Page 13
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Page 4 (Pages 10 to 13)					