



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	



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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.



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

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

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

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

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

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



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- 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				

- 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				



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

Nomination for Secretary – Patricia Cahall; By: Chairwoman Johnson

- a. Second by: Mrs. Cannon-Moye

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

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

	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				



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

IX. Resolutions

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

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

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

P-4-2025 Annual report of variance applications

➤Chairwoman Johnson stated that 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.

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



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

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

X. MEETING OPEN TO THE PUBLIC

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

XI. ADJOURNMENT

- 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

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

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

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

1 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.
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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.

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

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

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

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

1 the survey. Mr. Parks stated it is a copy. Mr. 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.