



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

January 18, 2024, at 7:00 PM

I. MEETING CALLED TO ORDER

Chairwoman Johnson called the meeting to order.

II. FLAG SALUTE

Chairwoman Johnson led the flag salute.

III. STATEMENT OF THE MINUTES

Read by Patricia Cahall, Planning Board Secretary as quoted, "Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 10, 2024; written notice was emailed to the Burlington County Times and the Courier Post on January 11, 2024; written notice was filed with the Clerk of the Township on January 10, 2024."

IV. ROLL CALL

TITLE	NAME	PRESENT	ABSENT
Class I	Mr. Johnson	X	
Class II	Mr. Alexander	X	
Class III	Mrs. Cannon-Moye	X	
Class IV	Chairwoman Johnson	X	
Class IV	Mr. Kauker	X	
Class IV	Mr. Smith	X	
Class IV	Mr. Malecki	X	
Class IV	Ms. Bonner	X	
Class IV	Mrs. Tumminia	X	
Alternate I	Mr. Daloisio	X	
Alternate II	Mr. Nolan		X
Attorney	Thomas Coleman	X	
Attorney	Chuck Petrone		X
Engineer	Rakesh Darji	Ryan McCarthy	
Planner	Edward Fox	X	

*OATH OF OFFICE

Given by Thomas Coleman for board members: Kevin Johnson, Sarah Cannon-Moye, John Alexander, Steve Malecki.



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

January 18, 2024, at 7:00 PM

2024 Appointments: Chairperson-Marian Johnson, Vice-Chairperson-Kenneth Kauker, Board Secretary-Patricia Cahall.

Professionals: Ed Fox, Ryan McCarthy

V. APPROVAL OF MINUTES

December 21, 2023

1ST MOTION	Mr. Malecki				
2ND MOTION	Mr. Kauker				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Johnson				X	
Mrs. Cannon-Moye				X	
Mr. Kauker	X				
Mr. Smith				X	
Mr. Malecki	X				
Ms. Bonner				X	
Mrs. Tumminia	X				
Mr. Daloisio	X				
Chairwoman Johnson	X				
Mr. Nolan					X

*Chairwoman Johnson noted the agenda included the roll call, and appointments from the January 4, 2024, re-organization meeting.

VI. COMPLETENESS DETERMINATION-NONE

VII. OLD BUSINESS – NONE

VIII. NEW BUSINESS –

- Applicant:** Rt. 130S, LLC. 4329 Route 130. Block: 1202.11 Lot:21. Conditional Use Application.

The applicant proposes to construct a mixed residential and commercial use consisting of first floor retail commercial and restaurant uses and forty-five (45) non-age restricted residential apartments on the second, third and fourth floors.

*Chairwoman Johnson requested the applicant to step forward.



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

January 18, 2024, at 7:00 PM

Mr. Ettenson-Attorney for the applicant entered his appearance for the records. Mr. Ettenson stated that the applicant appeared before the board prior. Construction of one hundred thirty-six apartments and town houses plus affordable housing. They are currently being constructed. The applicant also has come before the board for sign approval and mixed-use retail and commercial. This meeting is for preliminary and final sight plan approval. The applicant was not in attendance. He has requested that his professional provide testimony for approval. The professionals at the meeting did provide prior testimony as the use variance hearing.

Mr. Ettenson presented, Anthony DeRosa. Professional Engineer, Mario Lachanaris-Professional Planner. Both parties were sworn in by Mr. Coleman. Mr. Coleman asked the board to take notice of their credentials since they both appeared at the prior hearing. Mr. Ettenson referenced the letter from ERI for the Preliminary and Final Major Site Plan Review. The applicant agrees with the terms set forth.

Mr. DeRosa provided testimony on the site plan. (Exhibit A-1) It is a colored site plan with landscaping. Four-story mixed-use site plan with parking, landscaping, lighting. There will be two entrances for access on Parson's Blvd. The is two-way traffic around the entire parkin lot except for the designated one way through the front of the residential portion of the building. The commercial will be fronted in the main parking lot. Residential will front to the north side of the parking lot. There will be a trash enclosure to the far side of the parking lot for recycling and solid waste for the commercial portion of the building. There was an issue by the township engineers with regards to storm water control. The storm water will go through inlets already established to basin two which is connected to the larger basin on Parson's Blvd. The basin is equipped to manage storm water for parking lots, buildings, etc.

The underground storage component was eliminated but will be put back as discussed with the township engineers. The set back bulk variance to Parson's Blvd. was approved. The request is for a design waiver for the width of the parking stalls to be nine feet by eighteen feet. The ordinance requires ten by twenty. The reduction in parking space allows for more open space. There are one-hundred thirty parking spaces required and there will be one hundred and twenty-nine made. There are four extra parking spaces for EB vehicles which complies plus ten made ready along with the handicap spaces. This is a mixed-use property, commercial and forty-five residential units. The residential is a mix of one-, two- and three-bedroom spaces. All comments will be addressed as a condition of approval stated in the ERI letter.

Mr. Fox stated that besides the use variance that was granted, there was a D-6 bulk variance because of the height of the building. Mr. Fox referenced page seven of the ERI report concerning the Affordable Housing compliance. Mr. Ettenson confirmed that the applicant will be in compliance with Township.



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

January 18, 2024, at 7:00 PM

Code Chapter 120 of Affordable Housing.

Mr. McCarthy inquired about item twenty-seven and the Open Space Requirements and item twenty-eight for testimony. Mr. DeRosa stated there will be a concrete pad for open seating. The seating will not be part of the seating already accounted for inside the restaurant. The parking totals will stay the same. There is open space along Parson's Blvd. and additional buffering and landscaping north where the basin will be located. Mr. McCarthy requested testimony on the trash enclosure area. Mr. DeRosa stated the enclosure is for recycling and garbage for the commercial portion of the building. Mr. McCarthy requested testimony on the status of the Loi from the NJDEP. Mr. DeRosa could not provide comments or updates.

Mr. Kauker inquired about the control of the dining outside as compared to the dining inside. "Will the side be closed so you will not have an overlap to meet the parking requirement?" Mr. DeRosa stated they are only permitted to have sixty-seven seats. The restaurant will be required to maintain that requirement. Mr. Coleman said it would be the applicant lease owner to know the maximum seating capacity and maintain it. **Mr. Kauker** stated, "there will be added seats that don't have parking." Mr. DeRosa stated the sixty-seven includes the outside seating area. Mr. Fox stated there could be something put on the certificate of occupancy by code enforcement there is a maximum total of sixty-seven for both inside and outside. **Mr. Kauker** questioned about a screen buffer required since it is residential and there are two commercials right next to it?" Mr. Fox was not sure if the screen issue was brought up during the use variance application. He stated he does not believe it is the residential uses responsibility to buffer against a nonresidential. Mr. Fox could not prove certainty.

Mr. Kauker asked what the applicant could do to provide screening. Mr. DeRosa said he would work with Mr. Fox if screening were required by zoning. It would be on the east side of the building.

Ms. Bonner asked if the basin by Parson's Blvd. part of Silver Park West. Mr. McCarthy stated it is part of Eagle Chase.

Mr. Kauker asked if fire approval was given for the use change and the four story from the fire official. Mr. Fox stated the Fire Marshall did look at the use variance in terms of circulation. Mr. Fox stated they will not get the fire permit without the approval. Mr. Coleman requested if the Fire Marshall reviewed the site plans. Mr. Ettenson could not state that the Fire Marshall reviewed them.

Mr. Coleman stated it would be entered as a condition of approval.

Mario Lachanaris-Professional Architect was introduced by Mr. Ettenson. He previously testified the use variance hearing. His testimony began by stating the proposal is a four-story building. (Exhibit A-2, Residential Elevation) There will be a restaurant on the ground floor with three commercial spaces. (Exhibit A-3, Gound Floor) The second third and fourth floors consist of forty-five units. Fifteen units on each floor. The building height complies at forty-four feet. The length of the building is one hundred and ninety feet. There will be a walkway in the front. The other retail stores vary from twelve hundred and one thousand square feet. There is a side lobby for residential use.



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

January 18, 2024, at 7:00 PM

There are two elevators, a reception desk, and a stairway for access to the three floors. There is a computer room for the children. There is a possibility of a storage room if there is a need for that.

There is a loading area and a secondary exit. A stairway that has access to the driveway. There is a one-way drop-off area and two hundred parking spaces. (Exhibit A-4 apartments layout) The building is an L shape. There is a center hallway for the one- and two-bedroom apartments. The two-bedroom apartments are eleven hundred square feet. The one-bedroom apartments are between eight hundred and nine hundred square feet. To be in compliance with Affordable Housing, two units will have three-bedroom units. Mario Lachanaris guided the board through the apartment layouts and their dimensions. The apartments are equipped with washer and dryer. There is a total of three staircases.

There are two shoots provided. One for recycling and one for trash. (Exhibit A-5 rear and right elevation) The ground floor building is brick with store front windows. The other floors will be fiber cement siding and fiber cement paneling. The roof will be designed to give the appearance of only three stories. (Exhibit A-6 picture of the building) Mr. McCarthy inquired about the finished ceiling height. Mario Lachanaris stated nine feet.

Mr. Kauker asked if the loading is on the right side. Mr. LaCaneras stated it is located on the right side with the trash. **Ms. Bonner** inquired about the shoots and where they would end up. Mr. Lachanaris stated the shoots for recycling and trash will go to the ground floor. The trash will go to a compacter and the recycling will go to a bin. The loading zone will be for commercial and delivery of tenant's furniture. The estimated number of residents is one hundred and twenty-five people. **Mr. Alexander** inquired about the demographics and age groups. Mr. Lachanaris stated there are no age restrictions or age groups they were looking for. **Mr. Alexander** inquired about the rent range. Mr. Ettenson stated it has not been decided yet. Mr. DeRosa stated there is a requirement of how many total handicap parking places need to be provided. The applicant is providing two in front of the retail center, two across from the entrance of the residential, one on the side, for a total of five spaces which meets the requirement. **Mr. Johnson** commented on the parking since it is a low-income complex and the contractors. A waiver is being requested to reduce a parking spot. "How is that going to impact the contractors and their pickup trucks getting in and out of the parking lot." Mr. DeRosa stated the drive isle size was not reduced in any way. The isle and turning radius comply and a truck will fit into a nine by eighteen parking spot. **Mr. Smith** stated nine by eighteen would be in compliance with the RSIS residential site improvement standards. RSIS takes precedence in any residential application.

*Testimonies and board questions are concluded.

*Chairwoman Johnson opened the meeting to the public.

Chante Spivey residing at 3F Parsons Blvd. Eagle Chase townhome and Cynthia Dogbatse at 1 Parson Blvd. both residents pf Edgewater Park stepped forward.



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

January 18, 2024, at 7:00 PM

Mr. Coleman swore in the residents.

Ms. Spivey stated that she was unaware of a retail section under consideration. She expressed her concerns about the apartments adding to a possible congestion of people adding to noise and crowding.

There is already an issue of people from other apartments coming into their neighborhood as homeowners. **Chairwoman Johnson** stated issues of this nature are the responsibility for property.

Management. Parking and noise may be a problem. However, the township ordinances are in place for such matters. Problems will also be managed by the township police if necessary. **Mr. Johnson** explained he is a code enforcement officer in another township and Edgewater Park Township also has a code enforcement department that she would be able to contact. **Chairwoman Johnson** inquired if their driveways are numbered and assigned. Ms. Spivey said they are not because she has a driveway. It depends on the unit. **Chairwoman Johnson** stated the parking matter was brought up at the final application hearing. Mr. Fox expressed his concern about Ms. Spivey not being informed of the project, but it was approved before the houses were built. Mr. Fox stated that when the landscape matures it will look beautiful. Ms. Spivey said there is a homeowner's association. **Chairwoman Johnson** recommended they be contacted with any issues.

Cynthia Dogbatse did not have any additional comments.

Mr. Alexander inquired about designated parking on the site plan. Mr. Coleman said it does not because of mixed use. Mr. Lachanaris explained that there will be additional parking for the tenants because of the business hours for the retail stores and restaurant. Those spaces will be free for the tenants.

Chairwoman Johnson inquired about on-site management or building superintendent. Mr. DeRosa could not attest to any management being on site.

*Chairwoman Johnson closed the meeting to the public after hearing no additional testimony.

*Chairwoman Johnson requested a resolution from Mr. Coleman

*Ms. Bonner made motion for approval of the resolution. Second by Chairwoman Johnson

Mr. Coleman presented the resolution before the board for approval. "There is an approval on the floor by the board to grant Rt. 130S LLC 4329 Route 130. Block: 1202.11 Lot:21 for a preliminary and final site plan approval. The applicant is also seeking a design waiver to allow nine by twenty and nine by eighteen parking stalls whereas the parking ordinance requires ten by twenty parking stalls. The applicant has agreed as conditions of approval that the issued continuance of occupancy be noted that the maximum seat total will not exceed sixty-seven seats. The second condition is the applicant will work with Environmental Resolutions to properly screen the commercial from the residential component. The third condition of approval is the applicant must submit the new revised site plan to the fire code official for review and consideration. The applicant has also agreed that they will be subject to and



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

January 18, 2024, at 7:00 PM

Comply with all the conditions of requirements set forth from the November 30, 2023, review letter from Environmental Resolutions.”

*The board did not present any further discussion.

*Chairwoman Johnson requested motion from the board to accept the application.

1ST MOTION	Ms. Bonner
2ND MOTION	Chairwoman Johnson
DISCUSSION	None

NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Alexander	X				
Mrs. Cannon-Moye	X				
Mr. Kauker	X				
Mr. Smith	X				
Mr. Malecki	X				
Ms. Bonner	X				
Mrs. Tumminia	X				
Mr. Daloisio					
Chairwoman Johnson	X				
Mr. Nolan					X

IX. CORRESPONDANCE – NJPO PLANNER

1. Chairwoman Johnson reminded the board members to register for the mandatory board training Classes that were noted on front of the Planner.

* **Chairwoman Johnson** opens the meeting to the public.

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

Chairwoman Johnson requested a motion to adjourn the meeting.

1ST MOTION	Ms. Kauker				
2ND MOTION	Mr. Malecki				
TIME	8:08 pm				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Minutes**

February 15, 2024, at 7:00 PM

I. MEETING CALLED TO ORDER

Chairwoman Johnson called the meeting to order.

II. FLAG SALUTE

Chairwoman Johnson led the flag salute.

III. STATEMENT OF THE MINUTES

Read by Patricia Cahall, Planning Board Secretary as quoted, "Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 10, 2024; written notice was emailed to the Burlington County Times and the Courier Post on January 11, 2024; written notice was filed with the Clerk of the Township on January 10, 2024."

IV. ROLL CALL

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



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Minutes**

February 15, 2024, at 7:00 PM

V. APPROVAL OF MINUTES

January 18, 2024

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

*Planning Board Secretary-Patricia Cahall requested the board to review emails prior to the scheduled meeting for additional correspondence.

VI. COMPLETENESS DETERMINATION-NONE

VII. OLD BUSINESS – NONE

VIII. NEW BUSINESS – ORDINANCE NO. 2024-2

1. An ordinance amending and supplementing the zoning ordinance of the township of Edgewater Park to regulate the placement and use of portable on-demand storage containers in residential zones.

*Discussion from the board members.

Mr. Kauker posed the questions concerning those residents with no garage or a front yard. “Will they be required to come before the planning board?”

Mr. Patrone responded by stating his reading of the ordinance was the storage container is not recommended in the front yard if it obstructs traffic visibility, but it was not prohibited.

Mr. Kauker stated that he looked at it as two separate items.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

February 15, 2024, at 7:00 PM

Mr. Patrone stated the ordinance that all portable storage containers will be placed on a driveway if possible. Mr. Patrone referenced the ordinance; Section One: Use Provisions #3.

Mayor Johnson asked Mr. Patrone if there is a stipulation for the street if there is approval by the Police department. Mayor Johnson referenced Green street and the house that goes up to the road without a driveway. They do not have parking. Stones are placed on their front lawn for parking. **Chairwoman Johnson** stated that may be a case where they would have to go to the township and ask where the storage bin be located.

Mayor Johnson requested it be stated in the resolution or it can be regulated by the police department.

Mr. Patrone stated that a review of an ordinance includes how it would impact the current zoning code and if it is not inconsistent with the master plan. In his opinion this ordinance is not inconsistent with that plan. It is an accessory for residential use. Fifteen years ago, the pods did not have as much usage as they do now. Mr. Patrone suggested including in the resolution, since it is a recommendation of the planning board review, what action will the township committee determine if there is not a large enough front yard on a property.

Mayor Johnson suggested it could be left for the police department since it is a street. Inform the police department that the ordinance was approved but if someone wants to drop it in the street, it will need to be patrolled.

Mr. Johnson inquired if this ordinance is related to the township condominiums.

Mr. Patrone stated it would not be related to the condominiums.

Mr. Alexander asked if in some situations, the resident would be denied having a storage container.

Mr. Patrone stated it could be the case if the lot is too small and it will obstruct visibility. He also said a permit would not be issued if that is the case.

There was a discussion on the floor about dumpsters in the street.

Chairwoman Johnson stated if it is an odd case, or if there is no space, it would be up to the police department to decide since the streets are regulated by the police department.

There was a board discussion on other townships with pods in the street.



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Minutes**

February 15, 2024, at 7:00 PM

Ms. Bonner said in New York there is a time limit. The pod is dropped off. They sit and wait until it is filled. Then removed from the street.

Mr. Kauker stated it would be an option for the resident. To leave or have it removed.

Ms. Bonner informed Mayor Johnson that the Dunkin donuts on route 130 has a pod on their parking lot since the building was renovated.

Mayor Johnson was unaware of the pod, and he will notify the township.

Mr. Patrone reiterated that the zoning and construction department will receive the application and the official will have to make the decision whether the permit will be issued.

Mr. Kauker requested clarification on the ordinance, Section One: Use Provisions #3 when it does obstruct visibility. The ordinance states that in no event shall a portable storage container be placed in or on a front yard.

Mr. Patrone stated we can request the language in paragraph three read so that the pod can be located in the front yard provided it does not obstruct visibility.

Mrs. Tumminia asked if had already been approved by council. **Chairwoman Johnson** said it had not been approved yet. Mrs. Tumminia also inquired about the statement on Section One: Use Provisions #5 concerning the three hundred sixty-five-day period, so it is not continuously. There was a discussion about another resident moving in.

Mr. Petrone explained “The ordinance had to go before the planning board since it does affect land use. The planning board must review it for consistency with the master plan to offer any recommendations. If the board finds it inconsistent and the governing body still adopts the ordinance, their procedures are slightly different, and they would have to indicate on their record and on the resolution as to why they are adopting an ordinance that the board found to be inconsistent. “

An appeal can go before the mayor or business administrator.

Mr. Nolan asked if the board should recommend Section One: Use Provisions #5, to specify no more than one storage bin permit per family or person as opposed to the same property?

Mr. Patrone stated he does not see a problem with the way it is stated in the ordinance.

Mrs. Tumminia referenced the statement concerning the express consent of the Zoning Officer.



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Minutes**

February 15, 2024, at 7:00 PM

Mr. Patrone stated since there was a discussion, he suggested to go right into the resolution to adopt resolution P-6-2024 with the recommendation that paragraph three be amended to clarify that pods are permitted in the front yard if they do not obstruct visibility.

*Chairwoman Johnson requests motion from the board to approve the resolution for the ordinance

IX. ADOPTION OF RESOLUTIONS

1. P-6-2024

Ordinance 2024-02
PLACEMENT AND USE OF PORTABLE ON-DEMAND STORAGE CONTAINER IN RESIDENTIAL ZONES

Motion to accept resolution

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

2. P-5-2024

Rt. 130S, LLC. **4329 Route 130**. Block: 1202.11, Lot: 21
Conditional Use Application. The applicant proposes to construct a mixed residential and commercial use consisting of first floor retail commercial and restaurant uses and forty-five (45) non-age restricted residential apartments on the second, third and fourth floors.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

February 15, 2024, at 7:00 PM

*Chairwoman Johnson requests motion from the board to approve the resolution.

Motion to accept resolution

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

X. CORRESPONDANCE – NJPO PLANNER

***Chairwoman Johnson** opens the meeting to the public.

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

***Chairwoman Johnson** requested the board is there anything for the good of cause?

*Hearing none, **Chairwoman Johnson** proceeds to adjourn the meeting

***Chairwoman Johnson** requested a motion to adjourn the meeting.

1ST MOTION	Mrs. Tumminia				
2ND MOTION	Ms. Bonner				
TIME	7:25 pm				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	X				



**EDGEWATER PARK
TOWNSHIP**

PLANNING BOARD

MeetingMinutes

March 21, 2024, at 7:00 PM

MEETING CANCELLED



**EDGEWATER PARK
TOWNSHIP**

PLANNING BOARD

Meeting Minutes

APRIL 18, 2024, at 7:00 PM

MEETING CANCELLED



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Meeting Minutes

May 16, 2024, at 7:00 PM

I. MEETING CALLED TO ORDER

Chairwoman Johnson called the meeting to order.

II. FLAG SALUTE

Chairwoman Johnson led the flag salute.

III. STATEMENT OF THE MINUTES

Read by Patricia Cahall, Planning Board Secretary as quoted, "Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 10, 2024; written notice was emailed to the Burlington County Times and the Courier Post on January 11, 2024; written notice was filed with the Clerk of the Township on January 10, 2024."

IV. ROLL CALL

TITLE	NAME	PRESENT	ABSENT
Class I	Mayor Johnson-Resigned		
Class II	Mr. Alexander	x	
Class III	Mrs. Cannon-Moye	x	
Class IV	Chairwoman Johnson	x	
Class IV	Mr. Kauker	x	
Class IV	Mr. Smith	x	
Class IV	Mr. Malecki	x	
Class IV	Ms. Bonner	x	
Class IV	Mrs. Tumminia	x	
Alternate I	Mr. Daloisio-Resigned		
Alternate II	Mr. Nolan	x	
Attorney	Thomas Coleman		x
Attorney	Chuck Petrone	x	
Engineer	Rakesh Darji		x
Planner	Edward Fox		x
Planner	Dave Benedetti	x	
Engineer	Ryan McCarthy	x	



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Minutes**

May 16, 2024, at 7:00 PM

V. APPROVAL OF MINUTES

February 15, 2024

1ST MOTION	Mr. Kauker				
2ND MOTION	Ms. Bonner				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mayor Johnson-Resigned					
Mrs. Cannon-Moye				X	
Mr. Kauker	X				
Mr. Smith				X	
Mr. Malecki	X				
Ms. Bonner	X				
Mrs. Tumminia	X				
Mr. Daloisio-resigned					
Mr. Alexander	X				
Chairwoman Johnson	X				
Mr. Nolan	X				

Mr. Ed Black was in attendance at the meeting inquiring about his application for the board alternate opening. Secretary Cahall said she will speak with the Municipal Clerk about his application.

VI. COMPLETENESS DETERMINATION-NONE

VII. OLD BUSINESS – NONE

VIII. NEW BUSINESS – ORDINANCE NO. 2024-

1. Township Resolution: 2024-56 ORDINANCE NO. 2024-07

Amend the existing laws of the Township zoning ordinance to clarify the land use regulations for the operation of licensed cannabis establishments within Township borders.

Chairwoman Johnson opened the floor for discussion from the board members

Mr. Patrone reminded the board members that the governing body has referred to the board because it is a land use regulation ordinance and before it can be adopted by the governing body it has to be referred to the planning board for consistency with the mater plan. The board can offer suggestions should it be found inconsistent and explain the reasons why.

Chairwoman Johnson stated it is coming from the master plan from 2001 because the more recent master plan was not adopted.

Mr. Benedetti’s summary stated that it is not consistent with the master plan. The ordinance adds some definitions for cannabis consumption areas for medical cannabis alternative and removes the prohibition of cannabis from Chapter 310, 13-14 and moved it to prohibited uses in general at 310, 13-2. It also removed the permitted use of cannabis in the C1, C2, C3 zones and moved them to conditional use status.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

May 16, 2024, at 7:00 PM

A conditional use status was added to CLI (commercial light industry) zone the commercial light district CLI5, the light industrial and general district. The ordinance also added a parking requirement for cannabis consumption areas which would be for a bar or restaurant with one parking space for every person allowed to occupy the building. The matter plan indicates a number of uses that are not defined in the ordinance and should be defined and have a study done to see about them. The master plan states the prior sections recommend the appropriate district for permitting such uses as government buildings, assisted living facilities, quasi public uses and places of worship. It also addressed the presence of billboards in the C3 and the CLI5 district. Publishing and medial uses in food manufacturing wholesale trade uses. Mr. Benedetti stated that Edgewater Park should study the new uses and those not currently well defined. There should be a definition for those in the nonresidential districts. His findings were that it is not consistent with the matter plan. The governing body will have to adopt a resolution as to reasons why the ordinance be adopted since it is not in accordance with the master plan. The governing body does have a right to do that.

Mr. Patrone stated the land use law specifically allows the governing body to adopt a land development regulation notwithstanding that the planning board may find the information is not consistent with the master plan. They would have to identify that they reviewed the boards finding inconsistent as well as to be put on record as to why they are still adopting the resolution.

Mrs. Tumminia stated when the resolution came out there was not a meeting and it would have to be reheard, make a finding and recommendation within five days of May 16th.

Chairwoman Johnson stated that it really doesn't matter.

Mr. Patrone stated the board has thirty-five days from the planning board meeting with the board's findings.

Chairwoman Johnson reminded the board that it may find it is consistence with the mater plan. Send the matter back to the township committee and they will decide. Or it could be found not consistent and it would fall back to the township committee to organize it correctly before a distributor comes in. Everything needs to be clearly defined.

Mr. Benedetti agreed with Chairwoman Johnson.

Mr. Alexander commented on how can the board find it consistent.

Chairwoman stated that it is not consistent.

Mr. Patrone said the township committee was seeing if the board finds it consistent. Then send it back to the committee with a consistency finding.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

May 16, 2024, at 7:00 PM

Upon reading the proposed ordinance and reviewing the changes that it is making to the zoning districts and master plan, there are conflicting and/or competing sections. Notwithstanding further analysis which has not been done.

Chairwoman Johnson said the master plan is not written in stone and is a guideline for what the township sees as where it wants to be in the future. If it is deemed by the board as inconsistent the board does not fix it. Our professionals will present the recommendations the board has made to the governing body.

Mr. Smith asked if going based on the 2001 master plan, if the new master plan is approved, would it fall under the new plan? Where it would have to be changed again.

Mr. Benedetti responded by saying that he does not think so.

Mr. Patrone stated it would not be because of speculation as to once the next round is here, things will be addressed for things that have happened within the community since the last re-examination.

Mr. Kauker stated that currently anything cannabis related must come before the planning board. Will that change?

Mr. Patrone commented that they would still have to come before the planning board due to the way the ordinance is set up.

Mr. Benedetti stated they would come before the board if all the conditions are met in accordance with the ordinance. If they do not meet the conditions, they would have to obtain a C3 from zoning.

Mr. Kauker asked if they would permit growth facilities.

Mr. Patrone stated class 1 and 2 are prohibited. No cultivation or manufacturing. Classes 3-6 are not prohibited. The police powers of the township may decide how many of each.

Mr. Benedetti stated consumption is allowed in C1, C2, C3 and commercial light industry districts.

Mrs. Moye stated that consumption is something that the state just recently approved and there are stipulations of where that consumption can be.

Mr. Patrone feels that if smoking is not allowed in indoor business, consumption will not be either.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

May 16, 2024, at 7:00 PM

Ms. Bonner inquired if the township has a mater plan for cannabis.

Chairwoman Johnson responded by stating there is no master plan. The whole plan is not complete.

Mr. Patrone stated the final say rests upon the governing body. The board can make recommendations.

Mr. Kauker asked if the distribution warehouses fall outside the limits of schools and parks?

Mr. Patrone said they would have to comply with the state requirements. Most of the township ordinances are modeled after the state requirements. Conditional licenses identify what they are required to do.

Chairwoman Johnson stated the state requirement cannabis warehouse are only allowed within a certain distance from the school in the town where it is located.

Mrs. Moye inquired if she should abstain from voting as a member of the township committee.

Mr. Patrone stated as a member of the land use board under the land use law she is not obligated to abstain from voting. There is certain language in the municipal land use law because it is a joint board class I and class III members (governing body) must recuse themselves in land use variances.

*End of questions and discussion by the board *

Chairwoman requested for a motion from the board to return the resolution back to the township committee saying that it does not comply with the township master plan.

1ST MOTION	Mrs. Tumminia				
2ND MOTION	Mr. Malecki				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mayor Johnson-Resigned					
Mrs. Cannon-Moye				x	
Mr. Kauker	x				
Mr. Smith	x				
Mr. Malecki	x				
Ms. Bonner	x				
Mrs. Tumminia	x				
Mr. Daloisio-resigned					
Mr. Alexander	x				
Chairwoman Johnson	x				
Mr. Nolan	x				



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Minutes

May 16, 2024, at 7:00 PM

2. **Township Resolution: 2024-61 Delanco-Cooperstown Road Block: 501 Lot:11**

Subject: Authorizing the Planning Board to conduct a preliminary investigation to determine whether the property known as Block 502 Lot 11; qualifies as an area in need of non-condemnation redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

Redevelopment for Senior Affordable Housing Complex.

Chairwoman Johnson opened the floor for discussion from the board members

Mr. Patrone stated it is a fifty-five and over complex with affordable housing. Affordable housing is classified as very low, low, and moderate income. They would have to comply with the existing ordinance.

Chairwoman Johnson stated a good portion of it is state funded. They are apartments.

Mr. Benedetti said the rent is limited to thirty percent of their income.

Chairwoman Johnson stated there is a real need for senior affordable housing in the township. There is very little available.

Mr. Benedetti mentioned that this will open the housing market to new and existing residents. Houses will be placed on the market.

Mr. Patrone reminded the board of the declaratory judgment action through superior court once the supreme court of New Jersey demanded it. It was taken out of the hands of the counsel of affordable housing on the administrative level and turned it over to the superior court to determine that the township comply with the affordable housing. The compliance has been met and the plan has been approved by the courts. 2025 is the next round. There are declaratory judgement actions. Different types of units give different types of credit. Certain types of affordable units may count as for more than one.

Mr. Benedetti stated that under the new law there are no bonus rental credits. The bonus credits were moved to other areas of special needs and municipally sponsored projects.

Chairwoman Johnson stated handicap accessible apartments may be considered as special needs.

Mr. Benedetti stated that the board is going to have to recommend the planner to do the work.

Mr. Patrone advised the board that the governing body authorize the planning board to conduct the study. Thus, the board authorizes its professionals to start. There will be a public hearing at a planning board meeting when it is ready to be heard. The study will either indicate that the



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Minutes**

May 16, 2024, at 7:00 PM

property satisfies the criteria of the local redevelopment housing law as specified, or it does not. If it does not, it indicates it is not in need of redevelopment. If it does, the governing body will adopt an ordinance for the redevelopment plan, and it will come back before the board for a master plan consistency review.

Mr. Benedetti informed the board that the reason it qualified is because it is municipally owned land in this case.

Mr. Patrone advised the board that a motion is needed authorizing the township professional to begin the study as authorized by the governing body to the board.

Chairwoman Johnson added to Mr. Patrone’s comment by saying for redevelopment of that block and lot.

*End of questions and discussion by the board *

Chairwoman Johnson requested a motion from the board authorizing the board professionals to begin the study on the redevelopment plan for the senior affordable housing for block: 502, lot: 11.

1ST MOTION	Chairwoman Johnson				
2ND MOTION	Ms. Bonner				
DISCUSSION	None				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mayor Johnson-Resigned					
Mrs. Cannon-Moye	X				
Mr. Kauker		X			
Mr. Smith				X	
Mr. Malecki	X				
Ms. Bonner	X				
Mrs. Tumminia	X				
Mr. Daloisio-resigned					
Mr. Alexander	X				
Chairwoman Johnson	X				
Mr. Nolan	X				

IX. ADOPTION OF RESOLUTIONS-None



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Minutes**

May 16, 2024, at 7:00 PM

X. CORRESPONDENCE –

1. **Township Resolution: 2024-56** ORDINANCE NO. 2024-07-Canabis regulation
2. **Township Resolution: 2024-61 Block: 502 Lot:11**-Preliminary Investigation for Senior Affordable Housing.
3. **New Jersey American Water**-Block 803, Lots: 1.01 & 2. Completeness Review (Incomplete)
4. **Bandhan Celebrations**- Block: 203 Lot:7.01. Completeness Review (Incomplete)

Chairwoman Johnson opens the meeting to the public

Jon Campbell of 267 Warren Street inquired about the square foot of the property where the redevelopment plan for the senior affordable housing is being studied.

Mrs. Moye commented by saying the proposed space is eleven acres, but five acres will be built on it.

Mr. Campbell asked about the block on the other lane on the jug handle on route 130.

Chairwoman Johnson stated she did not know about it.

Mr. Campbell also stated that there is a false green as you go around the jug handle.

Mrs. Tumminia stated that she did notice that also.

Chairwoman Johnson commented that the newer lights will do that.

Mr. Alexander stated that the township administrator or police chief should notify the state since there is a complaint.

***Chairwoman Johnson** asked the board is here anything else for the good of cause?

*Hearing none, **Chairwoman Johnson** proceeds to adjourn the meeting

***Chairwoman Johnson** requested a motion to adjourn the meeting.

1ST MOTION	Mr. Malecki				
2ND MOTION	Mr. Kauker				
TIME	7:50 pm				
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor	x				



EDGEWATER PARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

June 20, 2024

MEMBERS OF THE PLANNING BOARD PRESENT

Mr. Alexander
Mrs. Cannon-Moye
Chairwoman Marian Johnson
Mr. Kauker
Mr. Smith
Mr. Malecki
Ms. Bonner
Mrs. Tumminia

MEMBERS OF THE PLANNING BOARD ABSENT

Brian Nolan

TOWNSHIP BOARD PROFESSIONALS

Environmental Resolutions, Inc. - Rakesh Darji, Edward Fox
Raymond, Coleman & Heinold, LLP - Charles Petrone

APPEARANCES

Bandhan Celebrations:

Christopher J. Norman, Esq. /Platt aw Group
Amrat Patel/Member of the liability company.

Talaria NJ LLC:

Louis N. Magazzu, Attorney / Weiner Law Group
Harry Rakus-Representative for Talara NJ LLC
David Martin-Head of Security
Mr. Shropshire-Traffic/Transportation Specialist
David Shula-Professional Engineer and Planner

MEMBERS OF THE PUBLIC WHO SPOKE

Michael Raymond
Malcolm Anderson
Ilka Bohm

June 20, 2024 Page 2

1 **The meeting was called to order** by
2 Chairwoman Johnson at 7:00 pm and began the
3 meeting with a **flag salute**.
4 **Statement of the minutes** were read by Patricia
5 Cahall, Board Secretary
6 Oath of offices was performed by Mr. Petrone
7 appointees: Mayor - Juanita Scott,- Class I and
8 Edward Black-Alternate II
9 The **minutes** from the May 16, 2024 meeting
10 were read by the board secretary. Chairwoman
11 asked the board for any corrections. There were
12 none. Chairwoman Johnson requested a motion
13 from the board to approve the minutes as read.
14 Mr. Malecki made a motion to approve the
15 minutes. Second by Ms. Bonner. Motion was
16 carried. There was not a **Completeness**
17 **Determination** nor **Old Business** scheduled on
18 the agenda.
19 **New Business: Bandhan Celebrations 826**
20 **Perkins Lane. Block: 203 Lot: 7.01**
21 Chairwoman Johnson requested all interested
22 parties to step forward.
23 Mr. Norman, Attorney for the applicant, entered
24 his appearance for the record.
25

June 20, 2024 Page 4

1 currently on the property. It will be moved as a
2 condition of approval. No vehicles parked
3 over night. Mr. Patel verified there will not be any
4 adverse action to the Perkins street and no noise
5 or odor issues. Trucks will enter in the afternoon.
6 Lighting will be according to code and there will be
7 a private trash company. There will not be outside
8 storage. Mr. Patel stated he was in agreement
9 with all of the recommendations from the board.
10 Mr. Norman concluded his questioning and end
11 his presentation.
12 **Chairwoman Johnson** inquired about when would
13 the trucks be returning. Mr. Patel stated the trucks
14 would not be returning after the event until the next
15 day.
16 **Mr. Kauker** inquired about the size of the box truck.
17 Mr. Patel stated it would be the standard size.
18 Mr. Fox stated anything over four tons exceeds the
19 weight limit on Perkins Lane. Mr. Darji explained
20 the weight restrictions in the township. **DOT** does
21 permit local deliveries. A variance will not be
22 required. **Chairwoman Johnson** asked if most of
23 the parties would be on the weekend. Mr. Patel
24 stated there aren't usually more than one party per
25 weekend. If so, they are not on the same day.

June 20, 2024 Page 3

1 Mr. Norman introduced Mr. Patel who is a
2 member of the LLC and oversees operations.
3 Mr. stated the property is five acres and is
4 surrounded by residential properties. Offsite
5 warehouse for party supplies. Deliveries are once
6 a week. One to two employees. Visits are by
7 appointment only. There are thirteen parking
8 spaces. One ADA space. Mr. Patel was introduced.
9 Mr. Patrone did the swearing in. Mr. Patel stated
10 the majority of the business is weddings. There
11 will not be tobacco products stored in the
12 warehouse. Hours of operation are: Monday
13 through Friday. 9am to 5pm. The weekends are
14 loading and unloading from the event. Mr. Norman
15 explained that some of the building matters will be
16 at the site plan hearing.
17 Upon questioning from Mr. Norman, Mr. Patel
18 verified wheel stops on the curbs. Mr. Patel
19 also verified that he understands a use variance
20 is required since the property is located in a R2
21 zone and it is suitable for his warehouse business.
22 There will be as intense use as was the printing
23 business. The deliveries are by box truck.
24 No tractor trailers. He does not own the trailer
25

June 20, 2024 Page 5

1 **Mr. Kauker** inquired about the delivery of supplies.
2 Mr. Patel stated there aren't usually deliveries. The
3 warehouse will store durable items. Not glasses,
4 cups or flowers. **Ms. Bonner** ask for verification
5 about supplies coming from the Levittown
6 warehouse. Mr. Patel verified they do come from
7 there. Mr. Darji commented on Mr. Norman
8 addressing items in the memo and providing
9 testimony. There are others that will be addressed
10 at site plan approval. **Mr. Kauker** inquired about
11 the location on where the trucks will be loaded.
12 Mr. Patel stated it will be the existing door at the
13 printing company by the service door.
14 **Mr. Kauker** stated a variance will be required since
15 there is no loading in the front yard. Mr. Darji said
16 a variance would be required. Mr. Fox stated since
17 there may be waivers at site plan, this may be
18 discussed then. Mr. Fox followed with additional
19 comments that concerned the site plan. Such as
20 compliance with the remediation action report
21 and the potential of fresh water wet lands. The D
22 variances were discussed. Mr. Norman explained
23 that the use was not going to be expanded. Mr.
24 Fox stated the use is going to accessory instead
25 of principal use.

1 Mr. Norman questioned Mr. Patel concerning an
 2 impairment to the neighborhood. Mr. Patel stated that
 3 it would not. Mr. Fox stated the question was not
 4 answered. He asked "how does it advance the purpose
 5 of the land use law and the ordinance in the master plan
 6 and it will not impair the purpose." Mr. Norman stated
 7 it would advance the purpose since it is still a
 8 commercial building as opposed to something less
 9 intense. Mr. Norman recited the use variance purposes
 10 2A and G which the operation will perform as commercial
 11 turn key from one non conforming use to another. Mr.
 12 Fox asked Mr. Norman in his professional opinion as an
 13 attorney if the variance will not substantially impair the
 14 purpose of the zone plan ordinance. Mr. Norman replied
 15 that he did not because the building is already there as a
 16 commercial building in a residential neighborhood.
 17 He also verified that the print shop building will be
 18 abandoned. **Chairwoman Johnson** inquired about the
 19 expected traffic. Mr. Patel responded with one or two
 20 cars at a time. Appointments are about once or twice a
 21 week. Mr. Darji commented that there is ongoing testing
 22 that must be done due to a previous oil tank that was
 23 pulled.
 24 Mr. alexander asked if it could go back to residential. Mr.
 25 Fox stated the site is contaminated and there is a remedial

1 Mr. Patrone presented the resolution for a motion
 2 to approve the application for a use variance requested
 3 by Bandhan Celebrations for a warehouse. Subject to
 4 site plan approval being required consistent with the
 5 use variance that was applied for and testimony that
 6 was given by the applicant. The site plan
 7 recommendations must be addressed as stated in
 8 the June 13, 2024 review letter by Environmental
 9 Resolution. And applying for all the other approvals that
 10 will be required to occupy the property.
 11 A motion was made by Mrs. Tumminia and second by Mr.
 12 Malecki. There was not a further discussion from the
 13 board. Seven approved, two abstained.
 14
 15 Talaria NJ LLC- 950 Mount Holly Road- Block: 203
 16 Lot: 4.01. Use variance. **Chairwoman Johnson**
 17 requested all interested parties to step forward.
 18 Mr. Louis Magazzu/Weiner law group entered his
 19 appearance for the record on behalf of the applicant.
 20 Mr. Magazzu entered exhibits A1-A7 for the record.
 21 A-1 was noted as the lease of portion of the property by
 22 the applicant and owner. A2 is site location. A3 is
 23 survey and topography. A4 is the use variance plan.
 24 A5 is a power point presentation. A6 is the floor plan

1 action permit to clean it to non residential standards.
 2 **Chairwoman Johnson** thanked every one and
 3 opened the meeting to the public.
 4 Michael Raymond- 802 Perkins Lane inquired about
 5 the business operation from Monday through
 6 Friday. Mr. Patel stated employees will be in the
 7 building organizing and cleaning. The cleanup will
 8 be done by the previous owner. Mr. Patrone stated
 9 it is a active DEP site and it will be monitored.
 10 Malcolm Anderson-725 Perkins Lane inquired about
 11 returning it back to a residential community or park
 12 and when will it be cleaned up.
 13 Mr. Norman stated there will be someone to answer
 14 those questions at the site plan hearing.
 15 Mr. Anderson had issues that were for the township
 16 committee to hear.
 17 Ilka Bohm – 2 Quail Drive. Stated she would not like
 18 to see a fence put up, but if it is necessary, she
 19 understands. Ms. Bohm welcomed Mr. Patel to the
 20 neighborhood.
 21 **Chairwoman Johnson** asked if anyone else was to
 22 speak. Hearing none. That portion of the meeting
 23 was closed.
 24 **Chairwoman Johnson** requested a resolution from
 25 Mr. Patrone.

1 A7 is the photographs of the building exterior.
 2 Binders were distributed to the board members.
 3 Mr. Magazzu presented the professionals who will
 4 be testifying. Mr. Patrone did the swearing in of the
 5 professionals. Mr. Magazzu made a correction to the
 6 original notice and presented the board with the
 7 the applicants statement as to the proposed use of
 8 the property. Mr. Magazzu presented Harry Rakus.
 9 Mr. Rakus spoke on the business operations and
 10 Mr. Magazzu referred the board to the business
 11 summary information. Mr. Rakus explained that
 12 the cannabis package is stored at the facility then
 13 delivered. The product is already cultivated and
 14 packaged. They are delivered on Mercedes
 15 unmarked sprinter vans. They are required to be
 16 unmarked. No customers will be coming to the
 17 building nor will there be signage. There is a week
 18 worth of inventory stored. The hours are 7am to 7pm.
 19 Monday through Friday. There are five employees on
 20 one shift. The site was chosen due to the location
 21 and relationship with the landlord. Mr. Rakus walked
 22 the board through the floor plan. He also discussed
 23 the security protocols. All employees are retired
 24 police officers.
 25

1 There are about fifty to sixty cameras on the facility.
 2 They are remote accessed monitored by security.
 3 The officers are trained. The products are
 4 ordered from and picked directly from the location of
 5 the licensed cultivator and stored at the location until
 6 delivered to the license retail. The only trash is employee
 7 trash picked up by a trash company. No visitors or
 8 customers will be allowed on the site. The facility will be
 9 discrete. The delivery trucks will pull up to a garage and
 10 unload. Under questioning by Mr. Magazzu, Mr. Rakus
 11 applied for the use variance as proof to the CRC and
 12 Regulatory Commission that the facility will be allowed to
 13 operate in the township.
 14 **Mr. Kauker** inquired about the trash enclosure being
 15 shared with other buildings in the development.
 16 Mr. Rakus could not verify if it was for the whole property
 17 or not. **Mr. Kauker** inquired if it would be on the front
 18 lawn. Mr. Rakus said he would check with the landlord.
 19 **Mr. Kauker** asked about the use of an outside generator.
 20 Mr. Rakus could not verify that. Mr. Fox stated that would
 21 be comment for the site plan. **Chairwoman Johnson**
 22 inquired about the packaging of the product. Mr. Rakus
 23 commented that it would be packaged in a box. **Mr.**
 24 **Kauker** inquired about the different forms of cannabis.
 25 Mr. Rakus stated it would come in different forms.

1 class two. Mr. Fox requested clarification on the building
 2 as to what is the unit number. Mr. Magazzu stated
 3 building four which is on the southeast side. Mr. Magazzu
 4 introduced Mr. David Martin who is the IT infrastructure
 5 lead. Mr. Martin verified that he is a retired police
 6 officer with twenty five years service with the Pennsylvania
 7 state police. He established the security standards. His
 8 testimony included no cash in location, cameras are 24-7
 9 inside and out. There is a backup server which can be
 10 monitored by cellular. The local township police and
 11 invited to visit to review the security systems and
 12 operations should there be a need in case of an
 13 emergency. Background checks are done on all the
 14 employees who are retired police officers. All employees
 15 will need a pin number and card to get into the building.
 16 The alarm system is UL certified. It is all hard wired and
 17 tamper proof. There is an immediate connect with the
 18 police and there will be duress buttons. Cyber security.
 19 **Chairwoman Johnson** asked if there is someone on the
 20 property 24-7 should there be a power outage. Mr. Rakus
 21 stated there will be someone there to keep the property
 22 monitored.
 23 Mr. Magazzu introduced Mr. Shrapshire. Mr. Patrone
 24 stated Mr. Shrapshire has been previously recognized

1 Such as flower, oils. A lot of it is for medical use as
 2 well. They receive the finished products then sold.
 3 **Ms. Tumminia** inquired about a statement made
 4 about the product coming back. Mr. Rakus stated the
 5 trucks that deliver will also pick up the product. **Ms.**
 6 **Bonner** inquired about the smell. Mr. Rakus stated
 7 they will be asking for a relief of odor mitigation in the
 8 ordinance. Mr. Rakus commented that the packages
 9 are received sealed so there would not be a smell.
 10 By regulation the boxes are not allowed to be opened.
 11 **Mr. Alexander** asked about the number of vehicles.
 12 Mr. Rakus stated there are two vehicles on site. **Mr.**
 13 **Kauker** asked about breaking down the boxes to fill
 14 the order. Mr. Rakus stated that the boxes are not
 15 broken down. **Chairwoman Johnson** inquired about
 16 the security if power was lost. Mr. Rakus confirmed
 17 there would be a lock down and there are battery
 18 backups on the main frames. So, the security
 19 cameras will work. Mr. Magazzu stated the security
 20 plan was sent to the township Police Chief for review.
 21 Mr. Darji did not have any questions. Mr. Fox stated a
 22 class three warehouse allows the operator under
 23 state law to transfer cultivation under class one.
 24 Mr. Fox asked if they are solely for manufacturing
 25 products. Mr. Magazzu stated they are class one and

1 by the board. Mr. Shrapshire provided testimony that
 2 he reviewed the use variance plan and traffic activity
 3 compared to what is there today. Five employees
 4 going in and out at the peak hours for a total of
 5 possibly forty trips a day. There are two vans overnight
 6 and go out in the morning. There are twenty-nine
 7 parking spaces which meets the parking
 8 requirements. There should be six trips by the vans
 9 in the morning and afternoon. Mr. Shrapshire
 10 discussed previous traffic data. He stated the traffic
 11 will not have any great impact on the site and there
 12 won't be a need for road improvements. Mr. Magazzu
 13 asked if the proposed class three cannabis wholesale
 14 use not have a negative impact on the zoning or the
 15 existing uses in the immediate zoning area on the
 16 property. Mr. Shrapshire stated they would not.
 17 Mr. Fox inquired if the vans will be kept inside or out
 18 overnight. Mr. Raptus stated they will be outside but
 19 they can also be parked inside.
 20 Mr. Shrapshire verified that the site sound traffic
 21 concerns in the township ordinance will be met.
 22 Mr. Magazzu introduced Mr. Jason Schulla. Mr.
 23 Schulla presented his background and credentials
 24 before the board.

<p>June 20, 2024 Page 14</p> <p>1 Mr. Schulla presented the floor plan exhibit and 2 had no commented since it had already been 3 discussed. Area photo location plan. Exhibit A-E. 4 The exhibit showed the building and the zoning lines. 5 This is the only industrial site in the zone. Mr. 6 Schulla explained the land marks and surrounding 7 residential district. There will not be improvements 8 to be building or signage. The trash service will 9 remain the same around the back of the building. 10 The company will hold a class three license. Mr. 11 Schulla discussed the township ordinance which 12 states it will be allowed in certain zones but the 13 zones are not specified. Mr. Rakus explained that 14 there are other townships ordinances that do not 15 assigned zones given the time that cannabis was 16 first rolled out. He explained the three advances 17 of the use with the facility. The township master plan 18 does not mention the use since it was not in 19 existence at that time and the class was not created. 20 Mr. Fox commented that all uses should be studied. 21 Mr. Schulla explained the prior uses were not highly 22 regulated as this one is. 23 Mr. Magazzu questioned Mr. Schulla about knowing 24 the townships ordinance and master plan.</p>	<p>June 20, 2024 Page 15</p> <p>1 Mr. Schulla stated he did review them. Mr. Magazzu 2 questioned about the C variances. Mr. Fox asked 3 Mr. Magazzu if he advertised for the C variances. He 4 stated that he did not. Mr. Patrone stated he reviewed 5 the notice and it was sufficient. Mr. Schulla stated 6 all four conditions will not change and addressed 7 the C variance referend in the professionals review 8 letter. Only employee parking is required. 9 Chairwoman Johnson asked Mr. Daji for further 10 Mr. Daji stated that all questions were answered 11 from an engineering perspective and traffic patterns. 12 Chairwoman Johnson asked Mr. Fox for further 13 comments. Mr. Fox stated all the information has 14 been provided. 15 Chairwoman Johnson opened the meeting to the 16 public. Hearing none it was closed. 17 Ms. Bonner inquired about Mr. Schrapshire's 18 position. He stated he works for Schrapshire's 19 Associates specializes in traffic and engineering. 20 Mr. Patrone presented the motion for a use 21 variance class "C" cannabis wholesale use on 22 portion of property identified as Block 203 Lot 4.01. 23 950 Mount Holly Road. Incorporating existing 24 non conforming conditions with "C" variances</p>
<p>June 20, 2024 Page 16</p> <p>1 for parking, landscape, buffering, loading area, 2 curbing and drive isle. There were two waivers 3 approved by the professionals. Submission of signed 4 survey and a map showing all properties within two 5 hundred feet. The signed site plan and topography 6 will be provided prior to site plan hearing. The 7 application was deemed complete with all the 8 requirements being met in accordance with the 9 review. Applicant must provide approval from any 10 outside agencies. There is a requirement of all 11 licenses required by the state. 12 Mr. Patrone completed his presentation of the 13 resolution for approval. Chairwoman Johnson 14 requested a motion from the board to approve the 15 application. A motion was made by Mr. Smith and 16 second by Chairwoman Johnson. There was no 17 further discussion. Seven approved and two 18 abstained. 19 20 Mr. Patrone stated the applicant has request the 21 resolution be memorialized at this meeting. He 22 presented resolution P-8-2024 for approval. 23 Chairwoman Johnson requested a motion to 24 approve. Mr. Patrone made the motion. Second</p>	<p>June 20, 2024 Page 17</p> <p>1 by Mrs. Tumminia. There was no further discussion. 2 Seven approved. Two abstained. 3 4 <u>Resolution 2024-73 for Ordinance 2024-10. Senior</u> 5 <u>Affordable Housing Overlay District. Amend Code</u> 6 <u>Code Chapter 310.</u> 7 Chairwoman Johnson brought the meeting to order. 8 Mr. Patrone explained the resolution by the township 9 for ordinance 2024-10. It was referred to the board 10 to decide if it is consistent with the master plan. 11 The property is owned by the township. Block 502, 12 Lot 11. Senior housing for very low, low and 13 moderate income. The municipality entered into a 14 settle agreement with Fair Share Housing Center. 15 It adds the overlay district to the zoning ordinance. 16 Mr. Fox commented that his office has worked with 17 the township and board attorneys, developers and 18 the court master of the township Affordable Housing 19 Planner and Township Administrator to the overlay 20 zone which only takes effect on the one property. 21 It allows the current uses which are already 22 permitted in the R2 zone but it does add a 23 conditional use. The maximum units is fifty eight. 24 It is consistant with the master plan, land use 25 element and Affordable Housing element.</p>

[Type here]

1 Mr. Fox stated based on verification of all the facts
 2 stated in the ordinance, it is consistence with the
 3 Master Plan. It helps with bonuses in the next
 4 round. Mr. Darji stated there is a developer that
 5 has assisted in the township’s obligation for
 6 affordable housing. Plus has identified financing
 7 opportunities by the state. The aged restricted
 8 housing has not been taken advantage of in the past.
 9 The property is not being sold, it allows the township
 10 to meet the obligation for affordable housing. The
 11 land is owned by the township. **Ken Kauker**
 12 inquired about the COAH. Mr. Darji commented
 13 that the aged restricted does not give you less.
 14 You are limited to a certain percentage of your
 15 requirement. The township has not take advantage
 16 of that. All unites will go towards the housing
 17 obligation. More will be needed in 2025. **Mr.**
 18 **Kauker** asked about the rent payments. Mr. Darji
 19 stated there are tax credits and a certain financing
 20 band to stay in to make it commercially viable for
 21 them.
 22 There was a discussion about a pilot program asked
 23 by **Ms. Bonner**. Mr. Darji verified that there will be
 24 a pilot for this project.
 25

1 **Chairwoman Johnson** requested a motion
 2 from the board finding ordinance 2024-10
 3 consistent with the master plan.
 4 Motion made by Ms. Bonner and second by
 5 Mr. Smith. There was no additional
 6 discussion. Eight approved.
 7 **Chairwoman Johnson** asked if there is
 8 anything for the good of the cause.
 9 **Secretary Cahall** reminded the board
 10 member of the special meeting on July 8th.
 11 at 7:00 pm.
 12 **Chairwoman Johnson** requested a motion
 13 to adjourn the meeting.
 14 Motion made by Mr. Smith. Second by Mrs.
 15 Tumminia. All board members were in favor.
 16 Meeting was adjourned at 9:18 pm.
 17
 18
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 25



EDGEWATER PARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

July 18, 2024

MEMBERS OF THE PLANNING BOARD PRESENT

Mayor Scott
Mrs. Cannon-Moye
Mr. Kauker
Mr. Malecki
Ms. Bonner
Mrs. Tumminia
Mr. Nolan
Mr. Black

MEMBERS OF THE PLANNING BOARD ABSENT

Chairwoman Johnson
Mr. Alexander
Mr. Smith

TOWNSHIP BOARD PROFESSIONALS

Rakesh Darji – Absent
Chuck Patrone – Absent

APPEARANCES

Edgewater Park Senior Housing

Mr. Deluca
Mr. Sciuillo
Mr. Spitel
Mr. Donovan

New Jersey American Water

Mr. O'Brian
Mr. Ruschke
Ms. Moorssey

McDonalds

Mr. Jeitner
Ms. Moorssey

MEMBERS OF THE PUBLIC WHO SPOKE

Mr. Sebastiao

Mr. Minter

Ms. Moore

7/18/2024 Page 2

1 **The meeting was called to order** by Vice Chairman
2 Kevin Kauker at 7:00 pm and began the meeting with a
3 **flag salute. Statement of the minutes** . The minutes
4 from the June 20, 2024 meeting were read by Patricia
5 Cahall, Board Secretary. Vice Chairman Kauker asked the
6 the board for any corrections. There were none.
7 Vice Chairman Kauker requested a motion from the
8 board to approve the minutes as read. Motion by
9 Ms. Bonner. Second by Mr. Malecki. No further
10 discussion on the minutes.
11 **Completeness Determination:** New Jersey American
12 Water, McDonald's and Edgewater Park Senior
13 Apartments were listed under new business.
14 **Old Business: None . New Business: Ordinance**
15 **No. 2024-12.** Redevelopment Plan for the Delanco-
16 Coopertown Road Non Condemnation Area. Block: 502
17 Lot: 11. Affordable Senior Housing Development.
18 **Vice Chairman Kauker** requested the board
19 professionals to speak on the matter.
20 Mr. Coleman spoke on the public hearing with respect
21 to recommendation for ordinance 2024-12. He verified
22 with Mr. Fox that it was consistent with the Master

7/18/2024 Page 4

1 **Vice Chairman Kauker** opened the meeting to the
2 public. Hearing none. He closed that portion of the
3 meeting. **Vice Chairman Kauker** requested a motion
4 from the board to approve Resolution P-12-2024.
5 **Motion by Mr. Black. Second by Ms. Bonner.**
6 There was no further discussion. Eight board
7 members voted yes. Three were absent.
8 **Edgewater Park Senior Apartments, LLC**
9 210 Delanco Road. Block: 502 Lot: 11
10 Opening comments were made by applicants attorney
11 Damien DelDuca. Mr. DelDuca introduced parties to
12 provide testimony. Mr. Sciulla. /engineer/planner,
13 Mr. Speitel/Walters Group, Mr. Donovan/Architect,
14 Mr. McCormick/Professional Traffic Engineer
15 Mr. DelDuca handed out exhibits. A-1/Aerial photograph
16 A-2/Architectural Plans. He provided the land size and
17 description and that it is owned by the township.
18 He verified the fifty-eight units being built. Senior
19 Affordable Community Apartments. Fifty-five and over.
20 Income and age restricted. The Walters group are the
21 developers. It will be a 100% affordable community.
22 High quality units without a lot of density. There was a
23 settlement agreement with the township for the lot.

7/18/2024 Page 3

1 Plan. It is precursor for the next application and
2 in conjunction with resolution that was adopted
3 by the township committee.
4 Ed Fox spoke on the rezoning of the redevelopment
5 property. It will be a aged restricted affordable
6 senior housing project on a certain size property.
7 It was deemed consistent with the Master Plan.
8 It enables the municipality to assist the developer
9 to purchase or subdivide the property. There may
10 be other provisions such as payment in lieu of taxes
11 There are two things involved with a Master Plan.
12 The ordinance and the different powers that are
13 involved. There should be no inferable housing
14 impacts to existing homes on the property.
15 Mr. Fox referenced page thirteen of the Master Plan
16 Consistency Review. And it is also consistent with
17 the goals with the 2017 Edgewater Park Master Plan
18 and reexamination report which was previously
19 adopted. Based on the facts he recommended that
20 it is consistent with the Master Plan.
21 There was not additional questions or comments
22 from the board.

7/18/2024 Page 5

1 The lot would be subdivided into two lots. The
2 township will retain ownership of the second lot.
3 The program is funded through the state. HMFA
4 with a 9% tax credit. Approval from the township
5 is needed to apply for the tax credit. It will assist
6 with the townships obligations now and going
7 forward should there be excess units. Confirmation
8 is needed to make sure it meets the criteria of the
9 ordinance. It is the R2 zone. The subdivision
10 requires variances. Flag lots are prohibited.
11 He also testified that there is not a negative impact
12 to the surrounding properties. The rules are being
13 met in accordance with Mr. Cathy's letter dated
14 July 17, 2024. Mr. DelDuca requested Mr. Sciullo
15 to provided testimony. Mr. Coleman did the swear-
16 ing in. Mr. Sciullo provided his professional
17 background. Mr. Coleman asked the board to take notice
18 notice of his credentials. Mr. Sciullo referenced
19 exhibit A-1. 5.8 acres. Trying to keep within the
20 minimum land area needed. The metal building is
21 on the school property. The project was moved
22 away from that parcel. The wooded area will stay.
23 The driveway consists of sixty-four spaces. Which

7/18/2024 Page 6

1 is the ordinance minimum. One space each for the
2 fifty-eight units. No outside trash storage. It is
3 inside. There are two loading spaces. Polls
4 with lighting throughout the parking lot in accor-
5 dance with the building code. There are vehicle
6 charging stations. There is safe access for
7 emergency vehicles. There was refence to the
8 exhibit for the location. There will be water and
9 sewage. The storm water is in compliance as illus-
10 trated on exhibit A-1 page 2. The existing tress will
11 be kept. No new landscaping or signage. The
12 minimum frontage needs relief since it does
13 exceed the zoning ordinance. There will be an
14 additional buffer. He verified it does advance the
15 purposes of zoning. The open space is a benefit to
16 the area. Mr. Fox inquired about the green strip on
17 A-1 page 1. Mr. Sciullo explained it was part of the
18 storm management system. It will be widened to
19 ten feet. **Mr. Black** inquired about security. Mr.
20 Sciullo verified that there will be security. Visitors
21 must register. End of testimony.
22 Mr. Spitel was introduced into testimony by Mr.

7/18/2024 Page 8

1 he is the architect of the project when asked by
2 Mr. DelDuca. Mr. Donovan referenced exhibit A-2.
3 The building is environmental friendly. There is a
4 balcony or patio. Each unit has a durable laundry
5 facility. There is a two story community space with
6 fitness center and lounge. It is three stories with a
7 two story community space. Fitness center and
8 lounge. Roof deck to match the color scheme. A
9 recycling and rubbish shoot. The exhibit depicts
10 the building. But it is not exact there are still other
11 drawings in the works. Mr. Fox asked if it was lead
12 certified. Mr. Donovan replied yes. **Vice Chairman**
13 **Kauker** asked the board for any additional
14 questions concerning architect or traffic. The
15 board responded that they did not. **Vice Chairman**
16 **Kauker** inquired if the roof top would be mansard.
17 Mr. Donovan presented exhibit A-3. Building cross
18 section. It is intended to show how the mechanical
19 equipment will be concealed and the slope of the
20 roof. **Mayor Scott** inquired about the balcony
21 supports. Mr. Donovan responded with the 2x3
22 joists back into the struts about eight feet back at
23 one hundred pounds per square foot. **Mr. Malecki**

7/18/2024 Page 7

1 DelDuca. Swearing in was administered by Mr.
2 Coleman. Mr. Spitel explained his affiliation with
3 the Walters Group as land development. Mr. Spitel
4 explained the operations by the Walters Group.
5 **Mr. Nolan** inquired about the age restrictions.
6 Mr. Spitel explained only one person has to be age
7 fifty-five. **Mr. Malecki** inquired about the recycling.
8 Mr. Spitel verified that all recycling laws will be
9 adhered to. **Vice Chairman Kauker** asked about
10 the ground and emergency vehicles. Mr. Spitel
11 explained the ground composition for those
12 vehicle. **Vice Chairman Kauker** asked for explan-
13 ation of compliance with the fire codes and if the
14 plan has been seen my the townships fire official
15 Mr. Spitel could not verify that it has been
16 seen but it is in compliance with the code.
17 **Mr. Nolan** inquired about the sprinklers. Mr. Spitel
18 confirmed the building sprinklers. End of testimony
19 Mr. Donovan was introduced into testimony by
20 Mr. DelDuca. Swearing in was administered by Mr.
21 Coleman. Mr. Donovan explained his professional
22 background as an architect. Mr. Donovan testified

7/18/2024 Page 9

1 asked if the joists are wrapped or exposed. Mr.
2 Donovan said they would have a solid trim.
3 **Mr. Malecki** asked about the materials of the rail-
4 ings on the balcony. Mr. Donovan stated they will
5 be horizontal rods or cable. It will be metal and up
6 to the state code. **Vice Chairman Kauker** questioned
7 the engineer about the sprinkler system. Mr. Sciullo
8 stated that there will be no tree clearing and the soil
9 that underlies that is permeable. Mostly infiltration
10 **Ms. Bonner** asked about the type of trees for the
11 landscaping. Mr. Donovan stated that information
12 was noted in the landscape plan in accordance
13 with the request stated in the completeness
14 review. There will be an outdoor sprinkler system
15 close to the building for irrigation.
16 There were not additional questions by the board.
17 **Vice Chairman Kauker** opened the meeting to the
18 public.
19 Mr. Minter 1020 Cooper Street entered his
20 appearance for the record. Swearing in was admin-
21 istered by Mr. Coleman. Mr. Minter requested the
22 exhibits be moved for viewing.
23 Hearing no additional questions, **Vice Chairman**

1 **Kauker** closed that portion of the meeting.
 2 Mr. Coleman presented the terms of the resolution
 3 to the board for approval. **Vice Chairman Kauker**
 4 requested a motion from the board to approve the
 5 application. Motion made by **Mr. Nolan** and second
 6 by **Mr. Malecki**. There were no further discussions
 7 by the board members. Eight members approved
 8 and three absent. Two recused
 9 **New Jersey American Water 1022 Cooper Street**
 10 **Block: 803 Lots: 1.01 & 2. Well Station Expansion**
 11 Mr. O'Brien entered his appearance as attorney
 12 for the applicant.
 13 Expansion of water well and treatment station. It
 14 was established in 1970 and has been out of use.
 15 Well, with existing building and two treatment
 16 buildings which will be removed and expanded
 17 slightly. The application was originally heard in
 18 2005 and in 2016. The project did not proceed.
 19 Revised plans were submitted to Environmental
 20 Resolutions for review.
 21 Mr. Coleman requested that the application be
 22 deemed complete.

1 the current building will also be removed. The new
 2 building is two thousand three hundred and forty
 3 one feet. The rear building will be two thousand
 4 twenty five feet. Carbon treatment will be brought
 5 back. Upgraded storage tanks with another
 6 treatment unit. Water is treated with UV lighting.
 7 Clear well for finished water to be disinfected.
 8 Fully automated with one person to monitor it
 9 from American water. A pavements will be added for
 10 chemical deliveries. No dedicated parking areas.
 11 Security is twenty-four hours a day. The fencing will
 12 be replaced with security cameras and lighting.
 13 Lighting fixtures are wedge type pointing to the
 14 ground. No need for trash pickup. Deliveries by
 15 the access doors with thirty days of chemicals on
 16 the site. Deliveries are about two times a month.
 17 All tanks have secondary containment. There is
 18 some trench draining. No noise generators. There
 19 are exhaust vents. There will be a new generator
 20 on the side of the facility. Landscaping will be along
 21 the rear. Mr. Ruschke verified that all issues on the
 22 review letter will be addressed. There is a extensive
 23 buffer. Upon questioning by Mr. O'Brien, Mr. Rushke

1 **Vice Chairman Kauker** requested the board for a
 2 completeness vote. **Mr. Black** made motion and
 3 second by **Vice Chairman Kauker**. There was not
 4 additional discussion by the board. Six voted yes.
 5 Two recused. Three absent.
 6 Mr. O'Brien introduced Mr. Ruschke. Civil Engineer.
 7 Swearing in was performed by Mr. Coleman.
 8 Mr. Ruschke provided his professional background.
 9 He provided an explanation of American Waters
 10 Delaware water system. The project is aimed at
 11 reducing the reliance on the diversion of the
 12 Delaware river and incorporate more use of ground
 13 water wells. Distribution of the water system to
 14 meet the demand overtime and provide adequate
 15 water supply. It is one of seven stations in the area
 16 withy eleven wells. There are Fifty-Six hundred
 17 customers in the area. Mr. O'Brian began question-
 18 ing about the water system and presented exhibit
 19 A-1 into testimony. A picture of what the building
 20 will look like. Mr. Ruschke continued with his
 21 testimony. There is a well house with electrical
 22 equipment. Treatment vessels were removed and

1 verified that the building it suitable for the project.
 2 **Mrs. Tumminia** questioned about the route to enter
 3 the property. Mr. Rusche explained that it is one
 4 driveway off Cooper Street. Mr. McCarthy questioned
 5 the ADA parking requirement. Mr. Ruschke stated it
 6 is equipment space and there is an exception in
 7 the building code since it is not inhabitable. Mr.
 8 Fox inquired about the diversion of ground water
 9 and the PRM. The township is loosing water.
 10 Mr. Rushke stated the ground water is highly
 11 regulated and to get that diversion that had to do
 12 extensive testing of the well. They woud not be re-
 13 questing approval if the DEP did not allow it.
 14 Ms. Bonner asked about the foul odors to the
 15 residents from the chemicals. Mr. Ruschke stated
 16 there is a strict operating procedure with the
 17 chemical deliveries when there is a transfer.
 18 Chemicals are captures then removed from the
 19 concrete area. The tanks are contained in case of
 20 leaks within the facility. There are external fans.
 21 The hydrogen level is regulated. **Vice Chairman**
 22 **Kauker** needed clarification on the storage of
 23

7/18/2024 Page 14

1 chemicals. Mr. Rushke verified that the chemicals
2 are sealed. **Ms. Bonner** inquired about the size of
3 the chemicals tanks delivered. Rushcke
4 responded by stating only a portion of the tanks are
5 filled. **Ms. Bonner** asked about the lighting and if it
6 would effect the residents. Mr. Ruschke said there
7 will not be a spilling off to the residents. She also
8 inquired about noise from the generators. Mr.
9 Ruschke said they do meet state regulations and do
10 not operate all the time. It is a emergency generator
11 when the power goes out. **Ms. Bonner** asked about
12 the buffer and additional trees and scrubs. Mr.
13 Ruschke said they will put trees and scrubs
14 where requested by the township. **Mr. Nolan** needed
15 confirmation on the lighting, and noise hazards. Mr.
16 Ruschke provided verification of his original testi-
17 mony. **Mr. Nolan** also inquired about the access
18 needed for emergency responders. Mr. Ruschke
19 explained that the turning template was not done
20 in time for the meeting, but it will be presented for
21 review by the township fire marshal. **Mr. Black**
22 requested explanation of the filtration system.

7/18/2024 Page 16

1 Advances the purpose of zoning through a more
2 stricter standard of the D2 variance. The size
3 accommodates the improvements. Advances to the
4 purpose of zoning: No detriment to the ordinance
5 or master plan. The benefit is resiliency planning.
6 The improvements are reliable and save. The storm
7 water management will be improved and the land
8 scaping will be enhanced. The site needs to be
9 located within the community and service its'
10 residents. Ms. Morrissey explained the factors as
11 they relate to improvements in zoning and the
12 criteria's. The allocation of the DEP permit will not
13 be changed. Mr. O'Brien requested verification
14 from Ms. Morrissey that the application can estab-
15 lish the positive criteria for the D2 variance with
16 no detriment to the master plan or zoning
17 ordinance. She replied "yes". *End of testimony*
18 Mr. Fox stated he heard testimony that the purpose
19 was not to upgrade but to meet modern standards
20 and be consistent with the Burlington County
21 Mitigation Plan and withdraw more from the PMR.
22 Which is not the case. Mr. O'Brien verified that
23 statement. Mr. Fox requested to put on record that

7/18/2024 Page 15

1 Mr. Ruschke explained the process and also stated
2 that it is monitored.
3 **Vice Chairman Kauker** received confirmation that
4 the truck turn is around the building. He also
5 requested location on the controlled access gate.
6 Mr. Ruschke confirmed location to be off the road.
7 *Testimony concluded*
8 Mr. O'Brien introduced Tiffany Morrissey
9 Professional Planner to provide testimony for the
10 variances. Swearing in was performed by Mr.
11 Coleman. Mr. Coleman requested the board to take
12 notice of her credentials.
13 Mr. O'Brien requested a review of her professional
14 background for the board. Ms. Morrissey verified
15 her expertise. She began her testimony explaining
16 the variance is pre-existing and a non-conforming
17 use. The zone was changed from RMD to R5 and that
18 zone is not a permitted use for public utilities.
19 A D2 variance is required. Positive and negative
20 criteria's are needed. It will be diversity of water
21 supply and the upgrades will enhance the treatment
22 of the water and meet the DEP regulations.

7/18/2024 Page 17

1 it would be beneficial for the Emergency
2 Management Coordinator were to provide the
3 Counties Hazardous Mitigation Plan to the board
4 so the board can sign off on it. Mr. Fox has been
5 requested to sign a document that the board has
6 not reviewed. Mr. Coleman requested verification
7 from Mr. Fox that this plan is beneficial for public
8 use and that he concurs with Ms. Morrissey's
9 testimony. Mr. Fox was in agreement.
10 Mr. Becchio was sworn in by Mr. Coleman
11 Mr. Becchio for American Water stated the project
12 will be completed by the end of 2025.
13 There were no additional questions by the board.
14 **Vice Chairman Kauker** opened the meeting to the
15 public.
16 Sebastiao Neto-100 Hendrickson Ave.
17 Mr. Coleman performed the swearing in.
18 Mr. Neto asked if there will be an increase in the
19 pipe pressure.
20 Mr. Ruschke responded with an explanation as to
21 why the pressure would not be increased.
22 Cedric Minter-1020 Cooper St.
23 Mr. Coleman performed the swearing in.

1 Mr. Minter provided testimony of the following:
 2 He lives next to the pump station and the emergency
 3 bell goes off. There are time where it may stay on
 4 for a while. There is an abundance of dust from the
 5 construction of the American Water building that is
 6 settling on his home. The home was just recently
 7 painted. There has been noise coming from the site.
 8 Construction equipment and backup alarms. He
 9 was under the impression that it was an approved
 10 project. Mr. Minter requested an emergency
 11 contract in case of emergencies. There was not
 12 an advance notice sent. A privacy fence was in-
 13 stalled since there contracts placed spot-a-pots
 14 directly on the property line and it was visible.
 15 The large building on the south side needs work.
 16 Will there be maintenance on the existing
 17 structures along with the trees and shrubs. Mr.
 18 Minter inquired about the location of the new
 19 fencing. He did speak with the engineer on site
 20 concerning the issues.
 21 Mr. O'Brien provided the emergency contact and
 22 number. There were dust controls originally. A

1 Ms. Moore wanted elaboration on the four
 2 chemicals. Mr. Ruschke provided explanation of
 3 the PH and the solution used. There is a corrosion
 4 inhibitor, hydrogen peroxide and hypo chloride.
 5 There was an explanation of the discharge of
 6 the hydrogen. There is no smell and not hazardous.
 7 Ms. Moore requested information on the Cooper
 8 Street entrance and how trucks will turn around.
 9 There is not a retainer wall. Mr. Ruschke explained
 10 the deliveries. She requested a buffer by her house.
 11 Mr. Ruschke said he will speak to the contractor
 12 about the buffer. She has a question about
 13 security. Mr. O'Brien said a phone number will be
 14 provided should there be any concerns. Mr. Fox
 15 requested verification that the lots will be con-
 16 solidated and a comment that the easements will
 17 be vacated. Mr. Ruschke responded with it was not
 18 said and not sure if the easement will be needed.
 19 That will be a further discussions since they do not
 20 own rights to give away property. **Vice Chairman**
 21 **Kauker** requested to locate the easement on the
 22 chart. Mr. Ruscke presented further information on
 23 the pending permits and dust control.

1 A preconstruction meeting will be setup with
 2 Environment Resolutions and provide anticipated
 3 start of the project. The township zoning office and
 4 Mr. Minter will be notified. This will be included in
 5 terms of approval of the resolution. Mr. O'Brien
 6 asked Mr. Ruschke to speak on the remaining
 7 issues. He could not comment on the alarm with
 8 out knowing all the specifics but everything is being
 9 modernized and they can be reset. There is dust
 10 control stated in the contract but a superintendent of
 11 the project can be contacted. There is some under
 12 ground piping that need to be modified which is
 13 why there was a fence setup. There is no building
 14 work since there are no permits. The site is being
 15 cleaned up. The port-o-pots will be moved. The
 16 main building will be brick. Mr. Minter said the old
 17 fence was further in on his property. The new fence
 18 was set back and he has been providing the
 19 maintenance. Mr. Ruschke said they will meet with
 20 Mr. Minter and go over that. *End of testimony*
 21 Ms. Elizabeth Moore. 1028, 1029, 11 Cooper Street
 22 Ms. Moore was sworn in by Mr. Coleman

1 **Vice Chairman Kauker** closed the meeting to the
 2 public. Mr. Coleman the board of six to vote
 3 affirmatively. **Ms. Bonner** wanted to be assured that
 4 all of the concerns are met.
 5 Mr. Coleman presented the resolution for the board
 6 approval. D2 use variance conforming treatment
 7 facility. Additional fencing and working with Mr.
 8 Minter directly. A buffer on Ms. Moore's property,
 9 and to clean Mr. Minter's house if necessary.
 10 Mr. O'Brien verified with Mr. Ruschke that the house
 11 will be clean as a result of the construction.
 12 **Vice Chairman Kauker** requested a motion from
 13 the board to approve the application. **A motion**
 14 **was made by Mrs. Tumminia and second by**
 15 **Mr. Nolan.** No further discussion from the board
 16 Six members voted yes. Three absent. Two recused
 17 **MCDonald's-4295/4299 Route 130 South**
 18 **Block: 502 Lots: 13.02 & 13.03**
 19 Amended preliminary and final major site plan
 20 with variances.
 21 Mr. Lario entered his appearance as attorney
 22 for the applicant. Mr. Lario outlined the application
 23 request. Signage plan to move one sign and replace

7/18/2024 Page 22

1 with the original old golden arches sign. Same
2 number of signs as in 2020 with a modification of
3 prior approval. The new McDonald's has been
4 opened. There are bulk variances associated with
5 the high and area of the sign. Requesting a modi-
6 fication of prior approval. There was a prior agree-
7 ment to build a sign displaying "Welcome to
8 Edgewater Park" to be located on the property.
9 During construction the DOT installed signal
10 improvements so the sign could not be built.
11 The sign will be given to the township with
12 McDonald's paying for the installation. The upkeep
13 and relocation will be the township's responsibility.
14 Mr. Lario introduced Mike Jeitner-Project Engineer
15 Mr. Coleman did the swearing in.
16 Mr. Lario requested Mr. Jeitner to speak on his
17 professional background. Mr. Jeitner than began
18 his testimony. A re-subdivision was completed to
19 relocate the new building. Exhibit A-1 was intro-
20 duced. Aerial view of the new building and
21 demolition of the old building. There was a signage
22 plan. Sheets C302. Sign B will be to the right of the

7/18/2024 Page 24

1 to minimize the size and asked about the direct-
2 in of the sign. Mr. Jeitner stated it would be facing
3 towards route 130. **Vice Chairman Kauker** asked if
4 that would mean two signs on one frontage. Mr.
5 Jeitner stated it would be within the Cooper Street.
6 Not actually at the corner. The sign will direct cars
7 from the west bound location on Cooper Street.
8 Tiffany Moorssey was sworn in by Mr. Coleman.
9 Mr. Coleman asked Mr.Lario to forgo testimony
10 of Ms. Moorssey's professional background
11 having been presented previously.
12 Ms. Moorssey explained the application is to re-
13 instate the historical sign and relocation of the
14 monument sign. She testified that it will not im-
15 pair the zoning ordinance or master plan.
16 There are iconic signs along the route 130 corridor.
17 It promotes the purpose of zoning by desired
18 visual environment and functions for direction
19 to the property. She spoke on Mr. Fox's comment
20 Mr. Fox's comment concerning the sign approval.
21 She stated the township would not want someone to
22 come and say larger signs were approved and
23 maybe later have McDonald's take it down because

7/18/2024 Page 23

1 driveway. Clear site triangles with landscaping will
2 be provided on the plan. There will be low lying
3 landscaping. Sign height is twenty-five feet and
4 a half feet with an area of five-hundred sixty-one
5 square feet. The area is the total overall . The width
6 is twenty-two feet. They will be internally luminated
7 with no glare. It will be set back nineteen feet with
8 no sight issues. The monument sign is eight feet in
9 height with an area of sixteen square feet. The
10 reader sign will be removed. The smaller sign will be
11 moved. The variances being sought for two free
12 standing signs. It will be refurbished.
13 Mr. Fox reference his review letter. The request is for
14 two-hundred twenty-five feet not five-hundred sixty-
15 one. Mr. Jeitner explained that total footage
16 includes the red and yellow arches of the sign.
17 Mr. Fox explained it would be better to request
18 approval for the two-hundred twenty-five. It is a
19 pole mounted sign. The sign is actually the red
20 part. Mr. Lario requested the resolution reflect the
21 sign clarification. **Vice Chairman Kauker** stated
22 he considered the yellow as part of the logo

7/18/2024 Page 25

1 a larger sign was approved.
2 Mr. Lario presented the owners, Michael and
3 Michelle Clark. They did not provide testimony.
4 **Mr. Malecki** request the size of the monument
5 sign. Mr. Jeitner verified the size as fourteen feet
6 in width by four feet in height.
7 Testimony was concluded with no additional
8 questions from the board.
9 **Vice Chairman Kauker** opened the meeting to the
10 public. Hearing none, that portion of the meeting was
11 closed.
12 Mr. Coleman presented the resolution and terms of
13 approval for amended site plan and modification
14 of the previous condition associated with the
15 "Welcome To Edgewater Park" sign. Variance
16 approval for a total of eight signs to include one
17 freestanding.
18 **Vice Chairman Kauker** requested a motion from the
19 board to approve the application. **Motion made**
20 **by Mr. Malecki and second by Ms. Bonner**
21 There were no further discussion from the board.
22 Six members voted yes. Three absent. Two recused
23 **Resolutions- P-9-2024**

1 **Bandhan Celebrations-Party Supply Storage**
 2 826 Perkins Lane. Block: 203 Lot: 7.01
 3 **Vice Chairman Kauker** requested a motion from
 4 the board to approve the resolution.
 5 **Motioned by Mrs. Tumminia. Second: Mr. Black**
 6 There was not a further discussion from the board.
 7 Five approved. One abstained. Three absent.
 8 **Vice Chairman Kauker** opened the meeting to the
 9 public. Hearing none, that portion of the meeting
 10 was closed.
 11 **Vice Chairman Kauker** requested a motion from
 12 the board for adjournment.
 13 **Motion by Mrs. Tumminia. Second by Mr. Black**
 14 All in favor. **Vice Chairman Kauker** adjourned the
 15 meeting at 10:10 pm.

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EDGEWATER PARK TOWNSHIP PLANNING BOARD

MONTHLY MEETING MINUTES

August 15, 2024

MEMBERS OF THE PLANNING BOARD PRESENT

Mayor Scott
Mrs. Cannon-Moye
Mr. Alexander
Chairwoman Johnson
Mr. Malecki
Ms. Bonner
Mrs. Tumminia
Mr. Nolan
Mr. Black

MEMBERS OF THE PLANNING BOARD ABSENT

Mr. Kauker
Mr. Smith

TOWNSHIP BOARD PROFESSIONALS

Environmental Resolutions, Inc. – Absent
Raymond, Coleman & Heinold, LLP – Absent

APPEARANCES

None Recorded

MEMBERS OF THE PUBLIC WHO SPOKE

None Recorded

1 **The meeting was called to order** by
 2 **Chairwoman Johnson** at 7:00 pm and began the
 3 meeting with a **flag salute**.
 4 **Chairwoman Johnson** informed the board that
 5 she will speak to the professionals in reference to
 6 providing all meeting materials far in advance of
 7 what they have been doing.
 8 **Statement of the minutes** were read by secretary
 9 Cahall. **Chairwoman Johnson** requested Ms.
 10 Cahall to read the minutes from the August 15th
 11 meeting. **Chairwoman Johnson** asked the board
 12 if there are any corrections to the minutes.
 13 **Mayor Scott** questioned the vote counts since she
 14 and **Mrs. Cannon-Moye** recused themselves.
 15 Secretary Cahall stated they were not included
 16 since they were recused. She also stated they
 17 will be included in the count and noted in the
 18 minutes for future meetings. **Chairwoman**
 19 **Johnson** requested for a motion from the board
 20 to approve the minutes as corrected. **Approval**
 21 **Of Minutes:** **Mrs. Tumminia** made a motion to
 22 approve the minutes with correction. Second by
 23 **Mr. Nolan**. There was no further discussion.
 25 **Mayor Scott, Mrs. Cannon-Moye, Chairwoman**
 26 **Johnson, and Mr. Alexander** abstained at roll call.

1 **Chairwoman Johnson** requested a motion from
 2 the board to approve. Motion made by **Mr. Black**
 3 second by **Mrs. Tumminia**.
 4 **Discussion:**
 5 **Mr. Malecki** inquired about the Edgewater Park
 6 sign McDonalds donated.
 7 **Chairwoman Johnson** said that is a matter to be
 8 handled by the township committee. There was
 9 no further discussion.
 10 **Mayor Scott, Mrs. Cannon-Moye, Mr. Alexander**
 11 and **Chairwoman Johnson** abstained at roll call.
 12 **Chairwoman Johnson** went over the
 13 correspondences. No comments from the board.
 14 **Chairwoman Johnson** opened the meeting to the
 15 public. Hearing none, public comment was closed.
 16 **Chairwoman Johnson** updated the board on the
 17 the meeting that was held with the owners of the
 18 old Pathmark property. Edgewater Park Urban
 19 Development Renewal. They will keep the existing
 20 islands and redo the landscaping. Light poles
 21 will be modified. The parking lot will be resurfaced.
 22 **Chairwoman Johnson** told them they may have a
 23 tough time with the planning board since this was
 24 previously promised. Plus, signage was put up
 25 before the parking lot was done.

1 **Completeness Determination:** None
 2 **Old Business:** None
 3 **New Business:** None
 4 **Adoption of Resolutions:**
 5 **1. P-13-2024**
 6 Edgewater Park Senior Apartments LLC
 7 Preliminary and final major site plans, minor
 8 subdivision.
 9 **Chairwoman Johnson** requested a motion from
 10 the board to approve.
 11 Motion by **Mr. Malecki**. Second by: **Mrs. Tumminia**
 12 There was no further discussion. **Chairwoman**
 13 **Johnson** and **Mr. Alexander** abstained at roll call.
 14 **2. P-14-2024**
 15 New Jersey American Water. Well Station
 16 Expansion.
 17 **Chairwoman Johnson** requested a motion from
 18 the board to approve.
 19 Motion by **Mr. Nolan** Second by: **Ms. Bonner**
 20 There was no further discussion. **Mayor Scott,**
 21 **Mrs. Cannon-Moye, Mr. Alexander** and
 22 **Chairwoman Johnson** abstained at roll call.
 23 **3. P-15-2024**
 24 McDonalds. Amended preliminary and final
 25 major site plans with variances.

1 There was a discussion about the trucks on the
 2 property and the type of lighting. **Chairwoman**
 3 **Johnson** asked Secretary Pat if she is aware of
 4 any action they have taken. Pat said she is not
 5 aware of any applications submitted. She also
 6 updated the board on all new applications
 7 which will be sent out to the board members.
 8 There was a discussion about a possible car wash
 9 and gas station in the township. **Ms. Bonner**
 10 stated she was speaking with Jonathan Motors
 11 and requested information about the property
 12 behind him and his taxes. Pat directed **Ms. Bonner**
 13 to refer him to her. **Ms. Bonner** inquired about the
 14 high grass behind Silver Park West. **Chairwoman**
 15 **Johnson** said the matter will be addressed by
 16 Eagle Chase. However, the owner of the oil change
 17 and lube business agreed to cut it since it is
 18 obstructing the entrance to his business.
 19 **Mayor Scott** instructed the board members to
 20 direct residents with these types of matters to the
 21 township.
 22 **Adjournment:** **Chairwoman Johnson** made a
 23 motion to adjourn the meeting. Second by **Ms.**
 24 **Bonner**. All in favor. Meeting adjourned at 7:34
 25 pm.