

TOWNSHIP OF EDGEWATER PARK
PLANNING BOARD MINUTES
REORGANIZATION MEETING
JANUARY 10, 2013 AT 7:00P.M.

The Edgewater Park Township Planning Board Reorganization Meeting for 2013 was held this January, 10, 2013 at 7:00 p.m. at the Municipal Building.

EVERYONE STOOD FOR THE FLAG SALUTE
OPEN PUBLIC MEETINGS ACT STATEMENT
IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT, CHAPTER 231, P.L. 1975

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 2, 2013.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on January 2, 2013.
- C. By filing written notice with the Clerk of the Township on January 2, 2013.

Ms. Cunningham reported to the Planning Board Members and to those present that at the Township Committee Reorganization Meeting held on January 5, 2013 the following appointments were made by Mayor John McElwee:

Class I Member: John McElwee - one year term
Class II Member: John Alexander – one year term
Class IV Member: Jeff Westphal - four year term
Class IV Member: Charles Robinson - four year term

Class IV Alternates:

Class IV Alt No. 2: Thomas Sorrells – two year term

The following appointment was made by Township Committee:

Class III Member: Scott Kercher – one year term

OATH OF OFFICE

The above appointees were sworn in by Ms. Linda Dougherty, RMC Administrator.

NOMINATIONS FOR CHAIRPERSON

The Planning Board Members were asked for nominations for Chairperson for year 2013.
Nomination for Marian Johnson

Moved by: Charles Robinson
Second by: Mr. Westphal

There were no further nominations for chairperson

Roll Call vote to appoint Marian Johnson as Chairperson for year 2013:

Affirmative: Mr. Aaronson, Mr. Alexander, Mrs. Booker, Mrs. Johnson, Mr. Kauker,
Mr. Kercher, Mayor McElwee, Mr. Robinson, Mr. Westphal

Ms. Dougherty swore Chairman Johnson in for the year 2013.

The meeting was turned over to Chairman Johnson.

NOMINATIONS FOR VICE CHAIRPERSON

Nominations for Vice Chairperson Year 2013: Mr. Robinson

Moved by: Chairman Johnson
Second by: Mr. Kauker

No further nominations were given.

Roll Call to appoint Charles Robinson as Vice Chairperson for Year 2013:

Affirmative: Mr. Aaronson, Mr. Alexander, Mrs. Booker, , Mr. Kauker, Mr. Kercher,
Mayor McElwee, Mr. Robinson, Mr. Westphal, Chairman Johnson

Ms. Dougherty swore Mr. Robinson in for the year 2013 for Vice Chairman.

NOMINATIONS FOR PLANNING BOARD SOLICITOR

Nominations for Solicitor for the year 2013 were asked.

Nomination for Solicitor: Raymond & Coleman

Moved by: Chairman Johnson
Second by: Mr. Robinson

There were no further nominations for solicitor for 2013.

Affirmative: Mr. Aaronson, Mr. Alexander, Mrs. Booker, Mr. Kauker, Mr. Kercher, Mayor McElwee, Mr. Robinson, Mr. Westphal, Chairman Johnson

NOMINATIONS FOR PLANNING BOARD ENGINEER

Nominations for Engineer for the year 2013: Environmental Resolutions Inc.

Moved by: Mr. Westphal
Second by: Mr. Aaronson

There were no further nominations.

Affirmative: Mr. Aaronson, Mr. Alexander, Mrs. Booker, Mr. Kauker, Mr. Kercher, Mayor McElwee, Mr. Robinson, Mr. Westphal, Chairman Johnson

Nominations for Planning Board Planner for 2013: Environmental Resolutions Inc.

Moved: Mr. Westphal
Second: Mr. Robinson

No other nominations for Planning Board Planner

Affirmative: Mr. Aaronson, Mr. Alexander, Mrs. Booker, Mr. Kauker, Mr. Kercher, Mayor McElwee, Mr. Robinson, Mr. Westphal, Chairman Johnson

NOMINATION for Planning Board Secretary 2013: Deborah Cunningham

Moved by: Chairman Johnson
Second by: Mr. Robinson

No other nominations were taken at this time.

Affirmative: Mr. Aaronson, Mr. Alexander, Mrs. Booker, Mr. Kauker, Mr. Kercher, Mayor McElwee, Mr. Robinson, Mr. Westphal, Chairman Johnson

SET DATE AND TIME OF PLANNING BOARD MEETINGS FOR YEAR 2013:

Date: Third Thursday of every month Time: 7:00 PM

Moved by: Chairman Johnson
Second by: Mrs. Booker

Affirmative: Mr. Aaronson, Mr. Alexander, Mrs. Booker, Mr. Kauker, Mr. Kercher, Mayor McElwee, Mr. Robinson, Mr. Westphal, Chairman Johnson

RESOLUTIONS:

Resolution P1-2013 (Notice of Scheduled Meetings)

Motioned by: Mr. Robinson

Second by: Mrs. Booker

Affirmative: Mr. Aaronson, Mr. Alexander, Mrs. Booker, Mr. Kauker, Mr. Kercher, Mayor McElwee, Mr. Robinson, Mr. Westphal, Chairman Johnson

Resolution P2-2013 (Open Public Meetings Act)

Motioned by: Mr. Robinson

Second by: Chairman Johnson

Affirmative: Mr. Aaronson, Mr. Alexander, Mrs. Booker, Mr. Kauker, Mr. Kercher, Mayor McElwee, Mr. Robinson, Mr. Westphal, Chairman Johnson

Resolution P3-2013 (Professional Contracts)

Motion by: Mr. Westphal

Second by: Mr. Robinson

Affirmative: Mr. Aaronson, Mr. Alexander, Mrs. Booker, Mr. Kauker, Mr. Kercher, Mayor McElwee, Mr. Robinson, Mr. Westphal, Chairman Johnson

MEETING WAS OPENED TO THE PUBLIC – NO COMMENT FROM THE PUBLIC

ADJOURN:

Moved: Mr. Westphal

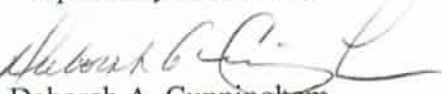
Second: Mr. Aaronson

Time: 7:17 p.m.

Affirmative: Mr. Aaronson, Mr. Alexander, Mrs. Booker, Mr. Kauker, Mr. Kercher, Mayor McElwee, Mr. Robinson, Mr. Westphal, Chairman Johnson

REMINDER – PLEASE USE EDGEWATERPARK EMAIL TO CHECK YOUR EMAIL. IF YOU NEED YOUR EMAIL RESET, PLEASE EMAIL TANGY AT TJOHNS@EDGEWATERPARK-NJ.COM

Respectfully submitted,



Deborah A. Cunningham
Planning Board Secretary
Edgewater Park Township

Edgewater Park Township
Planning Board Re Organization Meeting
January 10, 2013

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES
January 17, 2013, 7:00 P.M.**

MEETING CALLED TO ORDER

FLAG SALUTE

STATEMENT OF THE MINUTES

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 14, 2013.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on, January 14, 2013.
- C. By filing written notice with the Clerk of the Township on January 14, 2013.

ROLL CALL

Present: Mr. Aaronson, Mr. Alexander, Mrs. Booker, Mr. Kauker, Mr. Kercher, Mayor McElwee, Ms. Porter, Mr. Robinson, Mr. Sorrells, Mr. Westphal, Chairman Johnson

Absent: NONE

Also present: Mr. Steve Raymond and Mr. Tom Coleman, Planning Board Attorney; Mr. Rakesh Darji, Planning Board Engineer; and Cedric Minter, Zoning Officer

APPROVAL OF MINUTES – December 20, 2012

Mr. Aaronson made a motion to approve the minutes for December 20, 2012. Mr. Robinson seconded.

Voted in the affirmative: Mr. Aaronson, Mr. Kauker, Mr. Robinson, Mr. Sorrells and Chairman Johnson

Voted in the negative: NONE

Abstained: NONE

Motion carried: 5,0, 0.

OLD BUSINESS

RESOLUTION P-4-2013
GREATER VICTORY MINISTRIES
BLOCK 1202.07, LOTS 4 & 4.05
VARIANCE & CONDITIONAL USE

Mr. Robinson made a motion to approve Resolution P-4-2013. Mr. Kauker seconded.
Voted in the affirmative: Mr. Aaronson, Mr. Kauker, Mr. Robinson, Mr. Sorrells and Chairman Johnson
Voted in the negative: NONE
Abstained: NONE
Motion carried: 5,0, 0.

RESOLUTION P-5-2013
RESTORATION STATION
BLOCK 1202.07, LOTS 4 & 4.05
VARIANCE & CONDITIONAL USE

Mr. Robinson made a motion to approve Resolution P-5-2013. Chairman Johnson seconded.
Voted in the affirmative: Mr. Aaronson, Mr. Kauker, Mr. Robinson, Mr. Sorrells and Chairman Johnson
Voted in the negative: NONE
Abstained: NONE
Motion carried: 5,0, 0.

NEW BUSINESS

INTERSTATE WELDING & MANUFACTURING INC.
1520 VILLAGE COURT
CHANGE OF USE & WAIVER OF SITE PLAN REVIEW
BLOCK 404.07, LOTS 2 AND 2.01

Mr. John Cranmer, Esquire appeared as the attorney for the applicant.

Mr. Joseph Russomanno, Owner of Interstate Welding and Manufacturing Company was sworn in by Mr. Coleman.

Mr. Cranmer presented Exhibit A-1 an Ariel photo of property, Exhibit A-2 copy of submitted site plan and Exhibit A-3 Truck turning template created by Marathon.Engineering.

Mr. Cranmer gave a brief description of the property and the application.

Mr. Cranmer stated there will be no significant changes to the site other than a fork lift ramp and a chain link fence. Mr. Cranmer further stated the chain link fence with green slats is proposed on the rear property line.

Chairman Johnson questioned whether the fence is around the entire property. Mr. Cranmer stated the fence would not be around the entire property.

Mr. Kauker questioned whether the fence would be connected to the retention basin. Mr. Russamanno testified the fence would be built in front of the retention basin.

Mr. Kauker further questioned whether the Wheaton sign would be removed. Mr. Cranmer stated there was no new signage proposed other than replacing existing signage.

Mr. Kauker questioned whether there would be new landscaping. Mr. Cranmer stated there is no new landscaping proposed.

Mr. Bernard McClain representing Anchor Moving and Storage the current owner of the property was sworn in by Mr. Coleman.

Mr. McClain testified there are no sidewalks currently; it is all vegetation.

Mr. Aaronson questioned the placement of waste receptacle on the plans. Mr. Cranmer stated the waste receptacle, placement and enclosure will be indicated on the plans.

Mr. Joseph Russamanno testified Interstate Welding and Manufacturing currently customizes fabricate pipes and installs locally. Mr. Russamanno testified the company works for companies such as Pepsi and Ocean Spray.

Mr. Russamanno testified materials are load from off a truck on to ramps using a flat bed.

Mr. Russamanno further testified trucks that are used to complete service orders to companies and the company has a twenty foot flat bed. Mr. Russamanno testified there are a total of twenty four employees and have been as many as thirty five; fifteen people employees are normally on site and there are current nineteen parking spaces. Mr. Russamanno testified the company does not have retail business. Mr. Russamanno testified the hours of operation are from 7:30 am – 4:00 pm and occasional weekends.

Mr. Russamanno testified trash is typical office trashing and packing materials.

Mr. Russamanno testified as the he applicant will comply with December 10th Fire Official letter.

EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES
DECEMBER 19, 2013 7:00P.M.

The Edgewater Park Township Planning Board met this evening at 7 p.m.

Mr. Aaronson, Mrs. Booker, Mr. Kauker, Mayor McElwee, Mr. Robinson, Mr. Westphal,
Chairman Johnson

**Class IV Alternate Members:* Alternate No. 1, Thomas Sorrells
Alternate No. 2, Vincent Smith

Absent: Mr. Alexander, Mr. Kercher

APPROVAL OF MINUTES FROM – November 21, 2013

Motion- Mr. Aaronson

Seconded- Mr. Robinson

Mr. Aaronson, Mrs. Booker, Mr. Kauker, Mayor McElwee, Mr. Robinson, Mr. Westphal,
Chairman Johnson, Mr. Sorrells

OLD BUSINESS

Gary Eastwick
1704 Bridgeboro Road
Block 404 Lot 7 & 7.01
Variance Approval
Resolution P- 9 – 2013

Motion- Mr. Aaronson

Seconded- Mr. Robinson

Mr. Aaronson, Mrs. Booker, Mr. Kauker, Mayor McElwee, Mr. Robinson, Mr. Westphal,
Chairman Johnson, Mr. Sorrells

NEW BUSINESS

HENKELS & MCCOY
4325A Route 130 North
Block 1202, Lot 9
D(1) Use Variance and Site Plan Waiver

Mr. Niall O'Brien represented Henkels & McCoy, 4325A Route 130 North, asked for continued use of the property until September 2014. Mr. O'Brien presented 3 exhibits and provided a copy of the exhibits for the record.

Mr. O'Brien introduced Mr. Ferro and Mr. DiVietro and Mr. Petrone swore them in. Mr. Ferro is the project manager for the project and works for PSE&G. Mr. Ferro stated that a temporary trailer is on the property. Mr. Ferro testified that PSE&G were looking to continue to use of the property as in the past, with trucks and a trailer. Mr. Ferro stated that the project is to enhance the reliability of PSEG service, and that he is the project manager. PSEG project is to upgrade 2 circuits to increase the reliability of PSEG, starts in Burlington and continues down to Camden. Little red dots are substations in between that are being upgraded, there are switching stations in Burlington and Camden, the project affects all electric consumers. Mr. Ferro testified that the purpose is to have all the equipment bucket trucks, trailers, storage trailers, office trailer, etc at the site. All of the equipment assists in getting to the wires. No hazardous materials are onsite. Mr. Ferro testified that minimum assembly of steel tower parts is done onsite, PSEG stores equipment in the yard, security is a fence, lighting and cameras. There have been no problems with noise or dust, and that the traffic is just incoming and outgoing traffic, employees come in at 6:30 and leave at 5 p.m. The project will be over in late May, Henkels & McCoy are asking for approval until September of next year.

Mr. DiVietro, planner from Glassboro testified that he is a qualified licensed planner and gave his qualifications. He gave testimony as to the positive and negative criteria.

Mr. DiVietro provided positive and negative criteria: Is the site suited for the proposed use, and promote the general welfare, and indicated that it is. PSEG are using the property basically for storage and have been using the site as of April 2012.

Mr. DiVietro stated that the negative criteria is satisfied as it is only a temp use through September of 2014, anticipate completing before that.

Mr. Darji referred to his report, stated that the application is for an extended use variance, it is temporary, no real negative criteria, that waiver of site plan is appropriate, and stated that site plan waiver is appropriate and that the applicant has addressed concerns of the board.

Various questions by the board were addressed and answered satisfactorily. The Fire Marshall's letter was acknowledged by Henkels and McCoy and has been complied with.

Mr. Darji agreed that September 30 2014 will be the end of the extension. It was suggested that the Fire Marshall have a key to the gate.

Chairman Johnson opened the meeting to the public for comment.

Mr. Minter expressed concern of property maintenance and asked that the yard be presentable.

Mr. Donald Kenyon of Silver Park West testified that he lived close the property and experienced no problems as a result of the applicants. Mr. Kenyon spoke with several neighbors and stated that there were no complaints.

Mr. Petrone summed it up saying: A motion to grant the use variance as requested as well as waiver of site plan, with approval expiring on September 30 2014, at the extension must come back, subject to ERI letter, that the property restored to original condition, subject to the testimony of Mr. Ferro and Mr. DiVietro, applicant to provide key to locked gate, submit permits to allow for inspections of property, maintenance of property, Fire Marshall letter will be adhered to and no outside storage will be permitted other than telephone poles.

Motion: Mr. Robinson Seconded: Mr. Westphal

Mr. Aaronson, Mrs. Booker, Mr. Kauker, Mayor McElwee, Mr. Robinson, Mr. Westphal, Chairman Johnson

**Class IV Alternate Members:* Alternate No. 1, Thomas Sorrells
Alternate No. 2, Vincent Smith

All voted in the affirmative

The reorganization meeting was set for January 9, 2014.

Motion: Mr. Robinson Seconded: Chairman Johnson

Mr. Aaronson, Mrs. Booker, Mr. Kauker, Mayor McElwee, Mr. Robinson, Mr. Westphal, Chairman Johnson

**Class IV Alternate Members:* Alternate No. 1, Thomas Sorrells
Alternate No. 2, Vincent Smith

All voted in the affirmative

The meeting was opened to the public and no one spoke. There was no correspondence. Ms. Booker thanked the board for allowing her to serve. She will be missed!

ADJOURNMENT

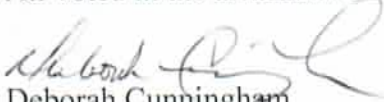
Motion- Chairman Johnson

Seconded- Mr. Kauker

Mr. Aaronson, Mrs. Booker, , Mr. Kercher, Mayor McElwee, Mr. Robinson, Mr. Westphal, Chairman Johnson

**Class IV Alternate Members:* Alternate No. 1, Thomas Sorrells
Alternate No. 2, Vincent Smith

All voted in the affirmative


Deborah Cunningham
Planning Board Secretary