



# EDGEWATER PARK TOWNSHIP PLANNING BOARD

## Reorganization Meeting Public Agenda

January 10, 2019 at 7:00 PM

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**I. MEETING CALLED TO ORDER** – *Read by previous Chairperson*

**II. FLAG SALUTE** – *Read by previous Chairperson*

**III. STATEMENT OF THE MINUTES** – *Read by previous Secretary*

Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 2, 2019; written notice was emailed to the Burlington County Times and the Courier Post on January 6, 2019; written notice was filed with the Clerk of the Township on January 7, 2019.

**IV. NEWLY APPOINTED OFFICIALS** – *Read by previous Secretary*

At the Township Committee Reorganization meeting held on January 5, 2019 the following appointments were made by Mayor William A. Belgard III.

1. **Class IV Member** for 4 year term: Kenneth Kauker
2. **Class IV Alternate Member** for 2 year term: Gwendolyn Bonner
3. **Class IV Alternate Member** for 2 year term: Bonnie Tumminia (Fulfill 1 year of 2 year term)

The following appointments were made by Township Committee:

1. **Class I Member** for 1 year term: William A. Belgard, III
2. **Class III Member** for 1 year term: Lauren DiFilippo

❖ **OATH OF OFFICE**

Will the appointees that were unable to make the Township Oath of Office please come forward to receive the Oath of Office tonight, administered by “*administering officer*”?

**V. ROLL CALL** – *Read by previous Secretary*

**Class I:** Mayor Belgard,

**Class II:** Mr. Alexander,

**Class III:** Mrs. DiFilippo,

**Class IV:** Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki,

**Alternates:** Ms. Bonner, and Ms. Tumminia.

**VI. PROCEDURES** – *Read by previous Secretary*

The procedures that will be followed for Nominations and Appointments:

If the situation should occur in which there is more than one person or agency nominated for appointment, upon roll call vote each nomination shall be voted for as an independent motion in the order announced. If the first motion fails to receive a majority vote then roll call will continue with the next motion until one receives a vote sufficient for appointment.



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**VII. NOMINATIONS – Read by previous Secretary**

**1. At this time I would like to ask the Planning Board Members for nominations of the Chairperson for the year 2019.**

- a. Nominee for Chairperson
- b. Second

Are there any further nominations?

- c. 2<sup>nd</sup> Nominee for Chairperson
- d. Second

**-IF- Hearing None** – Nominations are now closed. *Skip to roll call to appoint\*\*.*

May I please have a motion to close nominations for Chairperson?

- a. Motion to close
- b. Second
- c. **Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

\*\*Roll call to appoint \_\_\_\_\_ as Chairperson for the year 2019.

- a. **Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

**Chairperson \_\_\_\_\_, at this time it is my pleasure to turn the meeting over to you.**

**❖ OATH OF OFFICE TO THE CHAIRPERSON**

**2. Nominations for Vice Chairperson for the year 2019.**

- a. Nominee for Vice Chairperson
- b. Second

Are there any further nominations?

- c. 2<sup>nd</sup> Nominee for Vice Chairperson
- d. Second

**-IF- Hearing None** – Nominations are now closed. *Skip to roll call to appoint\*\*.*

May I please have a motion to close nominations for Vice Chairperson?

- a. Motion to close
- b. Second
- c. **Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

\*\*Roll call to appoint \_\_\_\_\_ as Vice Chairperson for the year 2019.

- a. **Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.



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❖ **OATH OF OFFICE TO THE VICE CHAIRPERSON**

**3. Nominations for Planning Board Solicitor for the year 2019.**

- a. Nominee for Solicitor
- b. Second

Are there any further nominations?

- c. 2<sup>nd</sup> Nomination for Solicitor
- d. Second

**-IF- Hearing None** – Nominations are now closed. *Skip to roll call to appoint\*\*.*

May I please have a motion to close nominations for Solicitor?

- a. Motion to close
- b. Second
- c. **Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

\*\*Roll call to appoint \_\_\_\_\_ as Solicitor for the year 2019.

- a. **Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

**4. Nominations for Planning Board Engineer for the year 2019.**

- a. Nominee for Engineer
- b. Second

Are there any further nominations?

- c. Nominee for Engineer
- d. Second

**-IF- Hearing None** – Nominations are now closed. *Skip to roll call to appoint\*\*.*

May I please have a motion to close nominations for Engineer?

- a. Motion to close
- b. Second
- c. **Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

\*\*Roll call to appoint \_\_\_\_\_ as Engineer for the year 2019.

- a. **Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.



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**5. Nominations for Planning Board Planner for the year 2019.**

- a. Nominee for Planner
- b. Second

Are there any further nominations?

- c. Nominee for Planner
- d. Second

**-IF- Hearing None** – Nominations are now closed. *Skip to roll call to appoint\*\*.*

May I please have a motion to close nominations for Planner?

- a. Motion to close
- b. Second
- c. **Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

\*\*Roll call to appoint \_\_\_\_\_ as Planner for the year 2019.

- a. **Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

**6. Nominations for Planning Board Secretary for the year 2019.**

- a. Nominee for Secretary
- b. Second

Are there any further nominations?

- c. Nominee for Secretary
- d. Second

**-IF- Hearing None** – Nominations are now closed. *Skip to roll call to appoint\*\*.*

May I please have a motion to close nominations for Secretary?

- a. Motion to close
- b. Second
- c. **Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

\*\*Roll call to appoint \_\_\_\_\_ as Secretary for the year 2019.

- a. **Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.



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**VIII. SET DATE AND TIME OF PLANNING BOARD MEETINGS FOR THE YEAR 2019:**  
*Previously third Thursdays of every month, time commencing at 7:00 PM.*

**Date:** \_\_\_\_\_; **Time:** \_\_\_\_\_

- a. Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

**IX. RESOLUTIONS**

➤ **Resolution P-1-2019**

Notice of scheduled meetings.

- a. Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

➤ **Resolution P-2-2019**

Open Public Meetings Act.

- a. Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

➤ **Resolution P-3-2019**

Professional Contracts.

- a. Roll Call:** Mayor Belgard, Mr. Alexander, Mrs. DiFilippo, Mrs. Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.

**X. MEETING OPEN TO THE PUBLIC**

**XI. ADJOURNMENT**



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

February 21, 2019 at 7:00 PM

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## I. MEETING CALLED TO ORDER

## II. FLAG SALUTE

## III. STATEMENT OF THE MINUTES

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 9, 2018; written notice was emailed to the Burlington County Times and the Courier Post on February 11, 2018; written notice was filed with the Clerk of the Township on February 12, 2018.

## IV. ROLL CALL

**Class I:** Mayor Belgard

**Class II:** Mr. Alexander

**Class III:** Mrs. DiFilippo

**Class IV:** Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki,

**Alternates:** Ms. Bonner, Ms. Tumminia,

**Attorney:** Thomas Coleman; **Engineer:** Rakesh Darji; **Planner:** Edward Fox.

## V. APPROVAL OF MINUTES

- January 10, 2019 – Re-Organization Meeting

## VI. OLD BUSINESS

None.

## VII. NEW BUSINESS

## VIII. APPLICATIONS

- Dina & Gerald Gares– 139 Warren Street – Block: 1601, Lot: 21  
Fence Bulk Variance, proposing to a 5'0" blank aluminum picket fence within the 40' front yard setback of its property, where a maximum 4'0" fence is permitted.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

February 21, 2019 at 7:00 PM

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## IX. ADOPTION OF RESOLUTIONS

### ➤ Review of Twp. Resolution No. 2019-23

Resolution of the Township Committee of the Township of Edgewater Park Authorizing and Directing the Planning Board of the Township of Edgewater Park to Undertake a Preliminary Investigation for Determining “Non-Condemnation Areas in Need” of Redevelopment as Set Forth in the Local Redevelopment and Housing Law Pursuant to N.J.S.A. 40A:12A  
Resolution # **P-4-2019**

### ➤ Review of Twp. Ordinance No. 2019-2

An ordinance of the Township of Edgewater Park, Burlington County amending Chapter 16 of the Township or Edgewater Park Township Code to establish the R-TH/MF Townhouse/Multi-Family inclusionary zoning district as well as use, bulk & other standards therefor in order to address the affordable housing requirements of the New Jersey Superior Court; and to extend the C-3 highway commercial zoning district.  
Resolution # **P-5-2019**

## X. MEETING OPEN TO THE PUBLIC

## XI. CORRESPONDENCE

## XII. ADJOURNMENT



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

March 21, 2019 at 7:00 PM

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## I. MEETING CALLED TO ORDER

## II. FLAG SALUTE

## III. STATEMENT OF THE MINUTES

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 9, 2018; written notice was emailed to the Burlington County Times and the Courier Post on February 11, 2018; written notice was filed with the Clerk of the Township on February 12, 2018.

## IV. ROLL CALL

**Class I:** Mayor Belgard,

**Class II:** Mr. Alexander,

**Class III:** Mrs. DiFilippo,

**Class IV:** Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki,

**Alternates:** Ms. Bonner, Ms. Tumminia.

**Attorney:** Thomas Coleman; **Engineer:** Rakesh Darji; **Planner:** Edward Fox.

## V. APPROVAL OF MINUTES

- February 21, 2019

## VI. OLD BUSINESS

None.

## VII. NEW BUSINESS

None.

## VIII. APPLICATIONS

- Ariel Realty, LLC – N/A – Block: 1202, Lot: 9, 9.01, 1.10  
Lot being subdivided for 145 townhouses, 2 apartments buildings (26 units total), and 1 retail building at 18,000 sq. ft. – 2 bulk variances.





# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

March 21, 2019 at 7:00 PM

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## IX. ADOPTION OF RESOLUTIONS

- Dina & Gerald Gares – 139 Warren Street – Block: 1601, Lot: 21  
Fence Bulk Variance, proposing to a 5'0" blank aluminum picket fence within the 40' front yard setback of its property, where a maximum 4'0" fence is permitted.  
Resolution # **P-6-2019**
  
- Annual Report of Variance Applications  
For the year 2018.  
Resolution # **P-7-2019**

## X. MEETING OPEN TO THE PUBLIC

## XI. CORRESPONDENCE

1. None

## XII. ADJOURNMENT



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Meeting Agenda

April 18, 2019 at 7:00 PM

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## I. MEETING CALLED TO ORDER

## II. FLAG SALUTE

## III. STATEMENT OF THE MINUTES

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 9, 2018; written notice was emailed to the Burlington County Times and the Courier Post on February 11, 2018; written notice was filed with the Clerk of the Township on February 12, 2018.

## IV. ROLL CALL

**Class I:** Mayor Belgard,

**Class II:** Mr. Alexander,

**Class III:** Mrs. DiFilippo,

**Class IV:** Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki,

**Alternates:** Ms. Bonner, Ms. Tumminia.

**Attorney:** Thomas Coleman; **Engineer:** Rakesh Darji; **Planner:** Edward Fox.

## V. APPROVAL OF MINUTES

- March 21, 2019

## VI. OLD BUSINESS

None.

## VII. NEW BUSINESS

None.

## VIII. APPLICATIONS

None

## IX. ADOPTION OF RESOLUTIONS

- Ariel Realty, LLC– N/A – Block: 1202, Lot: 9, 9.01, 1.10  
Preliminary Approval only for the lot being subdivided for 145 townhouses, 2 apartments buildings (26 units total), and 1 retail building at 18,000 sq. ft. – 2 bulk variances.  
Resolution # **P-8-2019**



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Meeting Agenda

April 18, 2019 at 7:00 PM

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➤ **Review of Twp. Ordinance No. 2019-6**

An ordinance of the Township of Edgewater Park adopting a redevelopment plan pursuant to the provisions of N.J.S.A. 40A:12A-7.

Resolution # **P-9-2019**

**X. MEETING OPEN TO THE PUBLIC**

**XI. CORRESPONDENCE**

1. None

**XII. ADJOURNMENT**



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

June 20, 2019 at 7:00 PM

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## I. MEETING CALLED TO ORDER

## II. FLAG SALUTE

## III. STATEMENT OF THE MINUTES

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 9, 2018; written notice was emailed to the Burlington County Times and the Courier Post on February 11, 2018; written notice was filed with the Clerk of the Township on February 12, 2018.

## IV. ROLL CALL

**Class I:** Mayor Belgard,

**Class II:** Mr. Alexander,

**Class III:** Mrs. DiFilippo,

**Class IV:** Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki,

**Alternates:** Ms. Bonner, Ms. Tumminia.

**Attorney:** Thomas Coleman; **Engineer:** Rakesh Darji; **Planner:** Edward Fox.

## V. APPROVAL OF MINUTES

None. *Note: Typos from March 21, 2019 minutes were addressed and corrected. Copies of the minutes are at the Township Municipal building and on the website.*

## VI. OLD BUSINESS

None.

## VII. NEW BUSINESS

None.

## VIII. APPLICATIONS

➤ **Diamond Tool – 4171 Route 130** – Block: 404, Lot: 2.05

Proposing a construction tool and equipment establishment (at the former Aldi's site) that rents, sells, and services construction tools and equipment. Conditional use approval, amended site plan to fence in part of the existing parking areas and add additional large doors to the existing building, and use variance if needed for a rental establishment.

## IX. ADOPTION OF RESOLUTIONS

None

## X. MEETING OPEN TO THE PUBLIC

## XI. CORRESPONDENCE

## XII. ADJOURNMENT



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

July 18, 2019 at 7:00 PM

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## I. MEETING CALLED TO ORDER

## II. FLAG SALUTE

## III. STATEMENT OF THE MINUTES

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 9, 2018; written notice was emailed to the Burlington County Times and the Courier Post on February 11, 2018; written notice was filed with the Clerk of the Township on February 12, 2018.

## IV. ROLL CALL

**Class I:** Mayor Belgard \_\_\_\_\_,

**Class II:** Mr. Alexander \_\_\_\_\_,

**Class III:** Mrs. DiFilippo \_\_\_\_\_,

**Class IV:** Chairwoman Johnson \_\_\_\_\_, Mr. Kauker \_\_\_\_\_, Mr. Robinson \_\_\_\_\_,  
Mr. Smith \_\_\_\_\_, Mr. Westphal \_\_\_\_\_, Mr. Malecki \_\_\_\_\_,

**Alternates:** Ms. Bonner \_\_\_\_\_, Ms. Tumminia \_\_\_\_\_.

**Attorney:** Thomas Coleman \_\_\_\_\_; **Engineer:** Rakesh Darji \_\_\_\_\_; **Planner:** Edward Fox \_\_\_\_\_.

## V. APPROVAL OF MINUTES

➤ June 20, 2019

**a. Motion:** \_\_\_\_\_, **2<sup>nd</sup>:** \_\_\_\_\_.

**b. Discussion:** \_\_\_\_\_

**c. Roll Call:** Mr. Alexander \_\_\_\_\_, Chairwoman Johnson \_\_\_\_\_, Mr. Kauker \_\_\_\_\_,  
Mr. Robinson \_\_\_\_\_, Mr. Smith \_\_\_\_\_, Mr. Malecki \_\_\_\_\_, and Ms. Tumminia \_\_\_\_\_.

## VI. OLD BUSINESS

None.

## VII. NEW BUSINESS

➤ **Applicant:** Diamond Tool – **4171 Route 130** – Block: 404, Lot: 2.05

Proposing a construction tool and equipment establishment (at the former Aldi's site) that rents, sells, and services construction tools and equipment. Conditional use approval, amended site plan to fence in part of the existing parking areas and add additional large doors to the existing building, and use variance if needed for a rental establishment.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

July 18, 2019 at 7:00 PM

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a. **Motion:** \_\_\_\_\_, 2<sup>nd</sup>: \_\_\_\_\_.

b. **Discussion:** \_\_\_\_\_

a. **Roll Call:** Mayor Belgard \_\_\_\_\_, Mr. Alexander \_\_\_\_\_, Mrs. DiFilippo \_\_\_\_\_,  
Chairwoman Johnson \_\_\_\_\_, Mr. Kauker \_\_\_\_\_, Mr. Robinson \_\_\_\_\_, Mr. Smith \_\_\_\_\_,  
Mr. Westphal \_\_\_\_\_, Mr. Malecki \_\_\_\_\_, Ms. Bonner \_\_\_\_\_, and Ms. Tumminia \_\_\_\_\_.

## VIII. ADOPTION OF RESOLUTIONS

None

## IX. MEETING OPEN TO THE PUBLIC

## X. CORRESPONDENCE

1. Acer Associates LLC

**Re:** NEPA Survey – Cellular Antenna Facility  
Project of (6) six antennas on 118 foot water tank.

2. Board of Chosen Freeholders County of Burlington

**Re:** Ariel Realty, 23.5 Acres  
To Mr. Minter (Construction Official) about conditional approval.

3. Shropshire Associates LLC

**Re:** 4325 Route 130/Edgewater  
NJDOT Driveway/Access permit application for Ariel Realty. Traffic impact study, traffic controls plans, existing conditions/demolition plan, and subdivision/site plans (one copy submitted, on file in the Township Office).

## XI. ADJOURNMENT

a. **Motion:** \_\_\_\_\_, 2<sup>nd</sup>: \_\_\_\_\_.

b. **All in favor?** \_\_\_\_\_, **Anyone Opposed?** \_\_\_\_\_.



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

September 19, 2019 at 7:00 PM

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## I. MEETING CALLED TO ORDER

## II. FLAG SALUTE

## III. STATEMENT OF THE MINUTES

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 9, 2018; written notice was emailed to the Burlington County Times and the Courier Post on February 11, 2018; written notice was filed with the Clerk of the Township on February 12, 2018.

## IV. ROLL CALL

**Class I:** Mayor Belgard,

**Class II:** Mr. Alexander,

**Class III:** Mrs. DiFilippo,

**Class IV:** Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki,

**Alternates:** Ms. Bonner, Ms. Tumminia.

**Attorney:** Thomas Coleman; **Engineer:** Rakesh Darji; **Planner:** Edward Fox.

## V. APPROVAL OF MINUTES

- July 18, 2019

## VI. OLD BUSINESS

None.

## VII. NEW BUSINESS

- Discussion of Township ordinances.

## VIII. ADOPTION OF RESOLUTIONS

- Diamond Tool – **4171 Route 130** – Block: 404, Lot: 2.05

Proposing a construction tool and equipment establishment (at the former Aldi's site) that rents, sells, and services construction tools and equipment. Conditional use approval, amended site plan to fence in part of the existing parking areas and add additional large doors to the existing building, and use variance if needed for a rental establishment.

Resolution # **P-10-2019**

## IX. MEETING OPEN TO THE PUBLIC

## X. CORRESPONDENCE

1. None

## XI. ADJOURNMENT



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Meeting Agenda

December 19, 2019 at 7:00 PM

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## I. MEETING CALLED TO ORDER

## II. FLAG SALUTE

## III. STATEMENT OF THE MINUTES

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 9, 2019; written notice was emailed to the Burlington County Times and the Courier Post on February 11, 2019; written notice was filed with the Clerk of the Township on February 12, 2019.

## IV. ROLL CALL

**Class I:** Mayor Belgard,

**Class II:** Mr. Alexander,

**Class III:** Mrs. DiFilippo,

**Class IV:** Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki,

**Alternates:** Ms. Bonner, Ms. Tumminia.

**Attorney:** Thomas Coleman; **Engineer:** Rakesh Darji; **Planner:** Edward Fox.

## V. APPROVAL OF MINUTES

- September 19, 2019

## VI. OLD BUSINESS

None.

## VII. NEW BUSINESS

- **JIF Training:** Presented by the Board Attorney.
  - Members will sign the Group Affidavit Certification of Completion.
- **Master Plan – Phase III**
  - Master plan was previously adopted in 2017. Being suggested is: Updated Land Use Plan Element, pages 18 – 30 of the reexamination report for recommendations.
- **Applicant:** Ariel Realty, LLC – N/A – Block: 1202, Lot: 9, 9.01, 1.10  
**Final Subdivision Plans & Site Plans** for the lots being subdivided for 1 townhouses, 2 apartments buildings (26 units total), and 1 retail building at 18,000 sq. ft. – 2 bulk variances.





**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD  
Public Meeting Agenda**

December 19, 2019 at 7:00 PM

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**VIII. ADOPTION OF RESOLUTIONS**

None

**IX. MEETING OPEN TO THE PUBLIC**

**X. CORRESPONDENCE**

1. Reminder that if you were given a term appointment renewable application that should have been given to the Municipal Clerk. Planning board re-organization meeting will be on Thursday, January 9, 2020 at 7:00 pm; the first Thursday after Township Re-organization special meeting on January 4.

**XI. ADJOURNMENT**