



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

January 19, 2023 at 7:00 PM

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 10, 2023; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2023; written notice was filed with the Clerk of the Township on January 13, 2023.

IV. ROLL CALL

Class I: Mr. Belgard

Class II: Mr. Alexander,

Class III: Mrs. DiFilippo,

Class IV: Mr. Kauker, Mr. Smith, Mr. Malecki, Ms. Bonner, Chairwoman Johnson, Mrs. Tumminia

Alternates: Mr. Daloisio

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

❖ OATH OF OFFICE

Will the appointees that did not take the oath at the Township Re-Organization meeting, please come forward to receive the Oath of Office, administered by, Thomas J. Coleman III, Esquire?
William Belgard, Lauren Difilippo, Ken Kauker, John Alexander.

V. APPROVAL OF MINUTES

1. December 15, 2022

VI. COMPLETENESS DETERMINATION- NONE

VII. OLD BUSINESS: NONE



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

January 19, 2023 at 7:00 PM

VIII. NEW BUSINESS—

1. **Applicant:** OCV Development LLC. **4333 Route 130.** Block: 1202.11, Lot: 23
Conditional Use Application. The applicant proposing to open and operate a Take 5
Oil Change facility. Restriping parking lot, reconstructing the trash enclosure and
connecting the existing facility to the public sewer.

IX. ADOPTION OF RESOLUTIONS- NONE

X. CORRESPONDENCE

1. **Archer-Sign Review-Eagle Chase**
NVR, Inc. t/a Ryan Homes
2. **Parker McCay- Affidavit of Mailing – OCV Development**
3. **Kevin Sheehan, Esq./Parker McCay-Hearing Date Notice**
Re: Take Five Oil. 4333 Route 130. Block: 1202.11, Lot: 23
4. **Courier Post/Notice of Publication**
Re: Resolutions: P-1-2023, P-2-2023, P-3-2023, P-4-2023
5. **Burlington County Times/ Notice of Publication**
Re: Resolutions: P-1-2023, P-2-2023, P-3-2023, P-4-2023
6. **Environmental Resolutions- Waiver of Site Plan Approval for a Pre-Existing
Conditional Use / OCV Development LLC/ Take Five Oil**

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



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

February 16, 2023 at 7:00 PM

I. MEETING CALLED TO ORDER

II. FLAG SALUTE

III. STATEMENT OF THE MINUTES

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IV. ROLL CALL

Class I: Mr. Belgard

Class II: Mr. Alexander.

Class III: Mrs. DiFilippo,

Class IV: Mr. Kauker, Mr. Smith, Mr. Malecki, Ms. Bonner, Chairwoman Johnson, Mrs. Tumminia

Alternates: Mr. Daloisio

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

V. APPROVAL OF MINUTES

1. January 19, 2023

VI. COMPLETENESS DETERMINATION/HEARING

Applicant: **Earl G. Geertgens- 301 Farnum**. Block: 1601 Lot: 5.01 – Bulk Variance

❖ Meeting open to the public.

VII. OLD BUSINESS:

Cedric Minter – Construction/Zoning Official

VIII. NEW BUSINESS- Rakesh Darji- Township Engineer

Courtesy review for new police building and community center.



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

February 16, 2023 at 7:00 PM

- IX. ADOPTION OF RESOLUTIONS- P-5-2023**
OCV Development. 4333 Route 130. Block: 1202.11, Lot:23
- X. CORRESPONDENCE-**
1. P-5-2023. OCV Development
 2. P-6-2023- Amendment Chapter 310 Article 40 codes
 3. Burlington County Times/ Notice of Publication/ P-6-2023
 4. Courier Post/Notice of Publication/ P-6-2023
 5. Resolution No. 2023-34 Mater Plan Land Use Plan
 6. ERI/ Completeness Review-Geertgens-301 Farnum Street
 7. Rakesh Darji – McDonald's. Signage location request
 8. NJPO-November/December
- XI. MEETING OPEN TO THE PUBLIC**
- XII. ADJOURNMENT**



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

March 16, 2023 at 7:00 PM

I. MEETING CALLED TO ORDER

II. FLAG SALUTE

III. STATEMENT OF THE MINUTES

IV. 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, 2023; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2023; written notice was filed with the Clerk of the Township on January 13, 2023.

V. ROLL CALL

Class I: Mayor Belgard

Class II: Mr. Alexander

Class III: Mrs. DiFilippo

Class IV: Mr. Kauker, Mr. Smith, Mr. Malecki, Ms. Bonner, Chairwoman Johnson, Mrs. Tumminia

Alternates: Mr. Daloisio

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

VI. APPROVAL OF MINUTES

1. February 16, 2023

VII. COMPLETENESS DETERMINATION- NONE

VIII. OLD BUSINESS: NONE

VIII. NEW BUSINESS—NONE



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

March 16, 2023 at 7:00 PM

IX. ADOPTION OF RESOLUTIONS - P-7-2023

Earl G. Geertgens- 301 Farnum, Block: 1601 Lot: 5.01

Variance approval for the purpose of constructing a 748 square foot detached garage on the Property. Variances are required because the proposed development of the Property does not comply with the impervious coverage and accessory structure setback requirements of the Township Zoning Ordinance.

*Motion to adopt Resolution P-7-2023.

X. CORRESPONDENCE

1. P-7-2023, Earl Geertgens

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



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

April 20, 2023 at 7:00 PM

I. MEETING CALLED TO ORDER

II. FLAG SALUTE

III. STATEMENT OF THE MINUTES

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IV. ROLL CALL

Class I: Mr. Belgard

Class II: Mr. Alexander.

Class III: Mrs. DiFilippo.

Class IV: Mr. Kauker, Mr. Smith, Mr. Malecki, Ms. Bonner, Chairwoman Johnson, Mrs. Tumminia

Alternates: Mr. Daloisio

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

V. APPROVAL OF MINUTES

1. March 16, 2023

VI. COMPLETENESS DETERMINATION/HEARING

1. **Rt. 130 S LLC** Block: 1202.11 Lot: 21. Applicant seeks a use variance to use the premises as a mixed-use commercial property, with retail on the ground level and residential apartments on the second level.

2. COMPLETENESS DETERMINATION

Pedro Del Toro- 128 Mount Holly Road. Block: 502 Lot:6. -Pole Barn (Utility Shed). Application for Bulk Variance approval to install a 40' wide by 30' deep (1,200SF) by 12' tall accessory storage building, which the applicant refers to as a pole barn.



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

April 20, 2023 at 7:00 PM

VII. OLD BUSINESS – NONE

VIII. NEW BUSINESS – CANCELLED - Future Action Will Require Rescheduling

1. Environmental Resolutions- Non-Condensation and Condensation areas in need of redevelopment. Preliminary investigation of the wall rope and railroad corridor study area.

IV. ADOPTION OF RESOLUTIONS- NONE

X. CORRESPONDENCE-

1. P-5-2023. OCV Development
2. P-6-2023- Amendment Chapter 310 Article 40 codes
3. Burlington County Times/ Notice of Publication/ P-6-2023
4. Courier Post/Notice of Publication/ P-6-2023
5. Resolution No. 2023-34 Mater Plan Land Use Plan
6. ERI/ Completeness Review-Geertgens-301 Farnum Street
7. Rakesh Darji - McDonald's. Signage location request
8. NJPO-November/December

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



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

May 18, 2023 at 7:00 PM

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 10, 2023; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2023; written notice was filed with the Clerk of the Township on January 13, 2023.

IV. ROLL CALL

Class I: Mr. Belgard

Class II: Mr. Alexander.

Class III: Mrs. DiFilippo.

Class IV: Mr. Kauker, Mr. Smith, Mr. Malecki, Ms. Bonner, Chairwoman Johnson, Mrs. Tumminia

Alternates: Mr. Daloisio

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

V. APPROVAL OF MINUTES

1. April 20, 2023

VI. COMPLETENESS DETERMINATION-NONE

VII. OLD BUSINESS – NONE

VIII. NEW BUSINESS –

1. Pedro Del Toro- 128 Mount Holly Road. Block: 502 Lot:6. -Pole Barn (Utility Shed). Application for Bulk Variance approval to install a 40' wide by 30' deep (1,200SF) by 12'tall accessory storage building, which the applicant refers to as a pole barn.



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

May 18, 2023 at 7:00 PM

2. Environmental Resolutions- Non-Condensation and Condensation areas in need of redevelopment. Preliminary investigation of the wall rope and railroad corridor study area.

*Meeting opened to the public

IV. ADOPTION OF RESOLUTIONS- P-8-2023

1. Rt. 130 S LLC – Block: 1202.11 Lot: 21. Applicant seeks a use variance to use the premises as a mixed use commercial property, with retail on the ground level and residential apartments on the above levels.

X. CORRESPONDENCE-NONE

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Agenda**

June 15, 2023, at 7:00 PM

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 10, 2023; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2023; written notice was filed with the Clerk of the Township on January 13, 2023.

IV. ROLL CALL

V. APPROVAL OF MINUTES

1. May 18, 2023

1ST MOTION	
2ND MOTION	
DISCUSSION	

VI. COMPLETENESS DETERMINATION & FINAL HEARING

1. Burlington Hyundai-4393 Route 130 South-Major Site Plan-Conditional Use
Proposed new signage and improvements to the existing Hyundai Auto Dealership.

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

*Chairwoman Johnson requests a motion from the board to accept the application.

*Motion to accept application

1ST MOTION	
2ND MOTION	
DISCUSSION	

VII. OLD BUSINESS – Continued from the May meeting

1. **Environmental Resolutions-** Non-Condensation and Condensation areas in need of redevelopment. Preliminary investigation of the wall rope and railroad corridor study area.



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Agenda
June 15, 2023, at 7:00 PM**

*Chairwoman Johnson opens the meeting to the public.

VIII. NEW BUSINESS – NONE

IV. ADOPTION OF RESOLUTIONS- P-9-2023

1. Pedro Del Toro- 128 Mount Holly Road. Block: 502 Lot:6. -Pole Barn (Utility Shed). Application for Bulk Variance approval to install a 40’ wide by 30’ deep (1,200SF) by 12’ tall accessory storage building, which the applicant refers to as a pole barn.

*Motion to adopt Resolution

1ST MOTION	
2ND MOTION	
DISCUSSION	

X. CORRESPONDENCE

- 1. ERI-** Additional Thoughts on May 18th Hearing & Preparation for June 15th Hearing
- 2. Resolution- P-9-2023** Pedro Del Toro- 128 Mount Holly Road. Block: 502 Lot:6. -Pole Barn
- 3. NJPO –** March/April 2023

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT

1ST MOTION					
2ND MOTION					
TIME					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor					



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Agenda**

August 17, 2023, at 7:00 PM

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 10, 2023; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2023; written notice was filed with the Clerk of the Township on January 13, 2023.

IV. ROLL CALL

V. APPROVAL OF MINUTES

1. None

1ST MOTION	
2ND MOTION	
DISCUSSION	

VI. COMPLETENESS DETERMINATION & FINAL HEARING

1. NJ Pure-4313 Route 130 South Unit B- Site Plan Waiver

Proposed use as a Cannabis Dispensary in existing retail space zoned for commercial use.

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

*Chairwoman Johnson requests a motion from the board to accept the application.

*Motion to accept application

1ST MOTION	
2ND MOTION	
DISCUSSION	

VII. OLD BUSINESS – None



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Agenda
August 17, 2023, at 7:00 PM**

VIII. NEW BUSINESS – NONE

IV. ADOPTION OF RESOLUTIONS-

- 1. P-11-2023 - REVIEWING PRELIMINARY INVESTIGATION OF THE WALL ROPE & RAILROAD CORRIDOR STUDY AREA**, determining that block 203, lots 3, 3.02 and 4.01 and sections of public right-of-way adjacent to these parcels, do not qualify as a non-condemnation area in need of redevelopment and recommending to Edgewater Park Township Committee that these parcels and adjacent public rights-of-way not be designated as a non-condemnation area in need of redevelopment a further determining that blocks 620, lots 1, 2, 3, 4, 4.01, 5, 6, 7 and 7.01; block 622, lot 4; block 701, lots 1 (west of Roosevelt Park), 1.01, 2 and 3; and sections of public rights-of-way adjacent to these parcels do not qualify as a condemnation area in need of redevelopment and recommending to Edgewater Park Township Committee that these parcels and adjacent public rights-of-way not be designated as a condemnation area in need of redevelopment

*Motion to adopt Resolution

1 ST MOTION	
2 ND MOTION	
DISCUSSION	

- 2. P-12-2023 - Burlington Hyundai-4393 Route 130 South – Application for Conditional Use, Preliminary and Final Major Amended Site Plan, Variance Approvals to construct three (3) additions to the existing auto dealership building and replacing wall mounted and monument signs.**

*Motion to adopt Resolution

1 ST MOTION	
2 ND MOTION	
DISCUSSION	

X. CORRESPONDENCE

- 1. NJPO – May/June 2023**

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT

1ST MOTION					
2ND MOTION					
TIME					
NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
All in favor					



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

September 21, 2023, at 7:00 PM

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 10, 2023; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2023; written notice was filed with the Clerk of the Township on January 13, 2023.

IV. ROLL CALL

V. APPROVAL OF MINUTES

August 17, 2023

VI. COMPLETENESS DETERMINATION

1. Anne & Tom Yannes- 317 Cliff Ave- Bulk Variance

Previously constructed inground pool and patio for which the Zoning Officer had previously granted approval without variances for maximum permitted total impervious lot coverage and setbacks from property line and accessory structure.

2. SSTII 4233 US 130 LLC (Smart Stop Storage #6030)- 4233 Route 130- Minor Site/Bulk Variance
Minor Site Plan approval with a bulk variance to install a 24 KW rooftop photovoltaic energy (applied solar) system atop of the buildings and other assorted electrical equipment on an existing office building at the self-storage business. The applied solar system has already been installed

3. KTI Express, 800 Mount Holly Road- Use Variance and Site Plan
Minor Site Plan approval for a proposed automotive repair business.

VII. OLD BUSINESS – NONE

VIII. NEW BUSINESS – NONE

IX. ADOPTION OF RESOLUTIONS-



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Meeting Agenda**

September 21, 2023, at 7:00 PM

1. **P-12-2023** – **NJ Pure-4313** Route 130 South Unit B – Application for Site Plan Waiver, Granting Site Plan Waiver to operate a cannabis dispensary in existing retail space zoned for commercial use.

X. CORRESPONDENCE-NONE

XI MEETING OPEN TO THE PUBLIC

XII ADJOURNMENT



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

October 19, 2023 at 7:00 PM

I. MEETING CALLED TO ORDER

II. FLAG SALUTE

III. STATEMENT OF THE MINUTES

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IV. ROLL CALL

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Class II: Mr. Alexander,

Class III: Mrs. DiFilippo,

Class IV: Mr. Kauker, Mr. Smith, Mr. Malecki, Ms. Bonner, Chairwoman Johnson, Mrs. Tumminia

Alternates: Mr. Daloisio

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

V. APPROVAL OF MINUTES

1. September 21, 2023

VI. COMPLETENESS DETERMINATION- NONE

VII. OLD BUSINESS – NONE

VII. NEW BUSINESS –

1. SSTII 4233 US 130 LLC (Smart Stop Storage #6030)- 4233 Route 130- Minor Site/Bulk Variance
Minor Site Plan approval with a bulk variance to install a 24 KW rooftop photovoltaic energy (applied solar) system atop of the buildings and other assorted electrical equipment on an existing office building at the self-storage business. The applied solar system has already been installed.



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

October 19, 2023 at 7:00 PM

2. KTI Express, 800 Mount Holly Road- Use Variance and Site Plan
Minor Site Plan approval for a proposed automotive repair business.

IV. ADOPTION OF RESOLUTIONS- NONE

X. CORRESPONDENCE-

1. NJPO- July/August

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT