



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

January 18, 2024 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, 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

Class I: Mr. Johnson

Class II: Mr. Alexander,

Class III: Mrs. Cannon-Moye

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

Alternates: Mr. Daloisio, Mr. Nolan

Attorney: Thomas Coleman; Engineer: Rakesh Darji; Ryan McCarthy 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?

Kevin Johnson, Sarah Cannon-Moye, John Alexander, Steve Malecki.

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

V. APPROVAL OF MINUTES

1. December 21, 2023

VI. COMPLETENESS DETERMINATION- NONE

VII. OLD BUSINESS – NONE



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

January 18, 2024 at 7:00 PM

VIII. NEW BUSINESS –

1. **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 opens the meeting to the public after hearing testimonies.**

IX. ADOPTION OF RESOLUTIONS- NONE

X. CORRESPONDENCE- NONE

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



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

February 15, 2024 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. Johnson

Class II: Mr. Alexander

Class III: Mrs. Sarah Cannon-Moye,

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

Alternates: Mr. Daloisio, Mr. Nolan

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

V. APPROVAL OF MINUTES

1. January 18, 2024

VI. COMPLETENESS DETERMINATION- NONE

VII. OLD BUSINESS – NONE

VIII. NEW BUSINESS-

1. ORDINANCE NO. 2024-2

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.



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

February 15, 2024 at 7:00 PM

*Discussion from the board members.

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

Motion to approve ordinance

IX. ADOPTION OF RESOLUTIONS-

1. 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.

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

*Motion to approve resolution

X. CORRESPONDENCE-

1. Resolution -P-5-2024 – Rt. 130s, LLC. 4329 Route 130
2. Ordinance No. 2024-2

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



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

March 21, 2024 at 7:00 PM

MEETING CANCELLED-NO ACTIVITY



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

April 18, 2024 at 7:00 PM

MEETING CANCELLED-NO ACTIVITY



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

May 16, 2024 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, 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

Class I: Not filled

Class II: Mr. Alexander

Class III: Mrs. Sarah Cannon-Moye,

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

Alternates: Mr. Nolan

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

V. APPROVAL OF MINUTES

1. February 15, 2024

VI. COMPLETENESS DETERMINATION- NONE

VII. OLD BUSINESS – NONE

VIII. NEW BUSINESS-

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.



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

May 16, 2024 at 7:00 PM

*Discussion from the board members.

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

Motion to approve ordinance

2. Township Resolution: 2024-61- Block 502 Lot 11

Subject: Authorizing the Planning Board to conduct a preliminary investigation determine whether the property known as Block 502 Lot 11; qualifies as an area in deed 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.

*Discussion from the board members.

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

Motion to accept said resolution

IX. ADOPTION OF RESOLUTIONS- None

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)

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

June 20, 2024 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, 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

Class I: Not filled

Class II: Mr. Alexander

Class III: Mrs. Sarah Cannon-Moye,

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

Alternates: Mr. Nolan

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

❖ OATH OF OFFICE

Will the appointees please come forward for the Oath of Office, administered by our solicitor representative, Thomas J. Coleman III, Esquire, Solicitor?

1. **Class I Member** for 1-year term: Juanita Scott

2. **Alternate I:** Brian Nolan

3. **Alternate II:** Edward Black

V. APPROVAL OF MINUTES

1. May 16, 2024



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

June 20, 2024 at 7:00 PM

VI. COMPLETENESS DETERMINATION- NONE

VII. OLD BUSINESS – NONE

VIII. NEW BUSINESS-

1. Bandhan Celebrations-Party Supply Storage (Warehouse).

826 Perkins Lane. Block: 203 Lot: 7.01

Brandhan Celebrations, LLC is applying for a Use Variance to occupy an existing printing facility building and to change the principal use of the property to a warehouse that is accessory to a business operating currently in Levittown, PA. The proposed warehouse is to store party supplies and equipment and will accommodate customer visits on a by-appointment-only basis. The subject site is located within the Township's R-2 Zoning District.

*Testimonies and evidence presented by the applicant followed by board discussion and questions.

*Chairwoman Johnson opens the meeting to the public.

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

*Motion to accept application

2. Talara NJ LLC-950 Mount Holly Road- Block: 203 Lot: 4.01

Use variance to permit the applicant to use an existing 4,800 square foot building for a cannabis class3 wholesale license distribution facility.

*Testimonies and evidence presented by the applicant followed by board discussion and questions.

*Chairwoman Johnson opens the meeting to the public.

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

*Motion to accept application



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

June 20, 2024 at 7:00 PM

3. Resolution 2024-73 for Ordinance 2024-10. Senior Affordable Housing Overlay District. Section 1: Amend Code Chapter 310.
 - A. Permitted Principal Uses
 - B. Permitted Accessory Uses
 - C. Conditional Uses
 - D. Area and Bulk Regulations

*Board discussion and questions.

*Chairwoman Johnson request motion from the board

IX. ADOPTION OF RESOLUTIONS – None

X. CORRESPONDENCE –

1. **Township Resolution: 2024-73** ORDINANCE NO. 2024-10 Senior Affordable Housing
2. **Bandhan Celebrations-** Block: 203 Lot:7.01. Completeness Review
3. **NJPO-** publication. March/April 2024
4. **Talaria Cannabis-**Plan of survey and topography

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

July 18, 2024 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, 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

Class I: Chairwoman Johnson

Class II: Mr. Alexander

Class III: Mrs. Sarah Cannon-Moye,

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

Alternates: Mr. Nolan, Mr. Black

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

V. APPROVAL OF MINUTES

1. June 20, 2024

VI. COMPLETENESS DETERMINATION- New Jersey American Water , McDonald's, Edgewater Park Senior Apartments will all be listed under new business.

VII. OLD BUSINESS – NONE

VIII. NEW BUSINESS-



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

July 18, 2024 at 7:00 PM

1. **Ordinance: No. 2024-12. Resolution 2024-97. Redevelopment Plan** for the Delanco-Coopertown Road NonCondemnation Area. Block: 502, Lot: 11. Affordable Senior Housing Development
2. **Edgewater Park Senior Apartments, LLC-** 210 Delanco Road. Block: 502 Lot: 11
3. **McDonalds-**4295/4299 Route 130 South- Block: 502 Lots: 13.02 &13.03
4. **New Jersey American Water- Well Station Expansion-**Block 803, Lots 1.01 &2 1022 Cooper Street

IX. ADOPTION OF RESOLUTIONS – P-9-2024

X. CORRESPONDENCE –

1. **Environmental Resolutions-** Preliminary Investigation for Designation of an Area In Need Of Non-Condemnation Redevelopment.
2. **Environmental Resolutions-** Redevelopment Plan for the Delanco-Coopertown Road Non-Condemnation Area.
3. **Ordinance No. 2024-12.** Ordinance Adopting A Redevelopment Plan For An Area In Need Of Redevelopment. Block 502, Lot.11. Delanco-Coopertown Road.
4. **Environmental Resolutions- Completeness Review/McDonalds.** 4295/4299 U.S. Route 130 South. Block 502, Lots 13.02 & 13.03.
5. **Environmental Resolutions- Completeness Review/ New Jersey American Water** 1022 Cooper St. Block 803, Lots 1.01 & 2.
6. Resolution P-9-2024. Bandhan Celebrations.

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

September 19, 2024 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, 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

Class I: Mayor Johnson

Class II: Mr. Alexander

Class III: Mrs. Sarah Cannon-Moye,

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

Alternates: Mr. Nolan, Mr. Black

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

V. APPROVAL OF MINUTES

1. August 15, 2024

VI. COMPLETENESS DETERMINATION- **Complete: Edgewater Park Township, Board of Education, Talaria, to be heard under new business.**

VII. OLD BUSINESS – NONE

VIII. NEW BUSINESS-

1. **Township of Edgewater Park.** Mount Holly Road & Delanco-Cooperstown Road
Blocks: **316** Lot: 2&3; **317** Lots: 1-3, **322** Lot: 3; **323** Lots: 1-3. The subdivision of nine (9) lots into



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

September 19, 2024 at 7:00 PM

Two (2) lots. Bulk variance and minor subdivision.

*Testimonies from the applicant.

*Discussion from the board members.

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

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

Motion to accept application

2. **Edgewater Park Board of Education**/Magowan School Temporary Office Trailer. 405 Cherrix Avenue. Block: 705 Lot: 1. As part of the Early Childhood Program, the Board of Education needs to place a temporary leased trailer astride Magowan/Jacques school to provide offices for their staff supporting the Program.

*Testimonies from the applicant.

*Discussion from the board members.

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

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

Motion to accept application

3. **Talaria**- 950 Mt. Holly Road. Block: 203 Lot: 4.01. Minor Site Plan. Change of use of Unit #4 And paving ADA space for that unit.

*Testimonies from the applicant.

*Discussion from the board members.

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

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

Motion to accept application

IX. ADOPTION OF RESOLUTIONS-None



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

September 19, 2024 at 7:00 PM

X. CORRESPONDENCE –

- 1. Environmental Resolutions-Completeness Review.**
Matthew Klish. 1019 Cooper Street.
Block: 205, Lot: 3.01. Bulk Variance.
- 2. Environmental Resolutions-Completeness Review**
Dollar General. 1147 Cooper Street.
Block: 502, Lot: 29.02. Site plan and bulk variance
- 3. Environmental Resolutions-Courtesy Review**
Edgewater Board of Education. Magowan Elementary School
405 Cherrix Avenue. Block: 705, Lot: 1. Temporary office trailer.
- 4. Environmental Resolutions-Completeness Review**
Talaria-950 Mount Holly Road. Block: 203, Lot: 4.01
- 5. NJPO-July/August**

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

October 17, 2024 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: Mayor Johnson

Class II: Mr. Alexander

Class III: Mrs. Sarah Cannon-Moye,

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

Alternates: Mr. Nolan, Mr. Black

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

V. APPROVAL OF MINUTES

1. September 19, 2024

VI. COMPLETENESS DETERMINATION- None

VII. OLD BUSINESS – None

VIII. NEW BUSINESS- None



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

October 17, 2024 at 7:00 PM

IX. ADOPTION OF RESOLUTIONS-

1. **P-16-2024** – Edgewater Park Board of Education/Magowan School Temporary Office Trailer. 405 Cherrix Avenue. Block: 705 Lot: 1.
2. **P-17-2024 - Township of Edgewater Park**-Mount Holly and Delanco Roads. Block 316 Lots 2 and 3; Block 317, Lots, 1,2, and 3; Block 322, Lot 3; Block 323, Lots 1,2, and 3. Variance and Minor Subdivision Approval.
3. **P-18-2024 – Talaria** – 950 Mount Holly Road. Block 203, Lot 4.01. Minor Site Plan Approval.

X. CORRESPONDENCE –

1. **Resolution P-16-2024** – Edgewater Park Board of Education
2. **Resolution P-17-2024** - Township of Edgewater Park
3. **Resolution P-18-2024** – Talaria
4. **Environmental Resolutions-** McDonalds- site Plan Review #1
5. **Environmental Resolutions-** Burlington Coar Factory Realty-Resolution Conformance #2
6. **Environmental Resolutions** – David D. Park Jr.-301 Woodlane Road. Completeness Review

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT