



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

January 18, 2024 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 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

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**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**

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. 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

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**MEETING CANCELLED-NO ACTIVITY**



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

April 18, 2024 at 7:00 PM

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**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

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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 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

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## 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

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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

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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 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

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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

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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 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

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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

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**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

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## 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

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## 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



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

November 21, 2024 at 7:00 PM

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## 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. October 17, 2024

## VI. COMPLETENESS DETERMINATION-

### Incomplete:

1. **EPS Holdings LLC/L&M Distributors-** 801 Bridgeboro Road. Block: 204 Lot: 2  
Preliminary and Final Major Site Plan.

## VII. OLD BUSINESS – None



# EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

November 21, 2024 at 7:00 PM

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## VIII. NEW BUSINESS-

1. **Matthew Klish-** 1019 Cooper St. Block: 205 Lot: 3.01.  
Bulk and use variance. Pole barn application. Use variance is for plumbing business vehicles.

## IX. ADOPTION OF RESOLUTIONS- NONE

## X. CORRESPONDENCE –

1. **Environment Resolutions:** Matthew Klish-1019 Cooper Street. Block: 205 Lot: 3.01
2. **Environment Resolutions:** New Jersey American Water-1022 Cooper Street
3. **Environment Resolution:** EPS Holdings, LLC-L&M Distributors. 801Bridgeboro Road.  
Block: 204, Lot:2

## XI. MEETING OPEN TO THE PUBLIC

## XII. ADJOURNMENT