



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Agenda

January 9, 2025 at 7:00 PM

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 2025.

- a. Nomination for Chairperson: _____; By: _____
- b. Second by: _____

Are there any further nominations?

- c. Nomination for Chairperson: _____; By: _____
- d. Second by: _____

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

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

Nominations are now closed.

****Roll call to appoint _____ as Chairperson for the year 2025.**

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 2025.

- a. Nomination for Vice Chairperson _____; By: _____
- b. Second by: _____

Are there any further nominations?

- c. Nomination for Vice Chairperson _____; By: _____
- d. Second by: _____

*-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?

Nominations are now closed.

****Roll call to appoint _____ as Vice Chairperson for the year 2025.**

❖ OATH OF OFFICE TO THE VICE CHAIRPERSON

3. Planning Board Solicitor for the year 2025 was nominated and appointed by the Township Committee at their re-organization meeting on Tuesday, January 2, 2025.

****Roll call to appoint _____ as Solicitor for the year 2022.**

4. Planning Board Engineer for the year 2025 was nominated and appointed by the Township Committee at their re-organization meeting on Tuesday, January 2, 2025.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Agenda

January 9, 2025 at 7:00 PM

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, 2025; written notice was emailed to the Burlington County Times and the Courier Post on January 2, 2025; written notice was filed with the Clerk of the Township on January 2, 2025.

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

At the Township Committee Reorganization meeting held on Thursday, January 2, 2025 the following appointments were made by the Township Committee:

1. **Class I Member** for 1-year term: Stephen Malecki
2. **Class II Member** for 1-year term: Phillip Aaronson
3. **Class III Member** for 1-year term: Sarah Cannon-Moye
4. **Class IV Member** for 4-year term: Gwendolyn Bonner
5. **Class IV Alternate Member** for 2-year term: Brian Nolan
6. **Alternate Member I** for 1- year term: Edward Black
7. **Alternate Member II** for 2-year term: Sharon D'Errico
- 8.

❖ **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, Thoms Coleman.

V. ROLL CALL – *Read by previous Secretary*

Class I: Stephen Malecki

Class II: Mr. Aaronson

Class III: Mrs. Cannon-Moye

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

Alternates: Mr. Black, Ms. D'Errico

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

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.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Agenda

January 9, 2025 at 7:00 PM

****Roll call to appoint _____ as Engineer for the year 2025.**

- 5. Planning Board Planner for the year 2025 was nominated and appointed by the Township Committee at their re-organization meeting on Tuesday, January 2, 2025.**

****Roll call to appoint _____ as Planner for the year 2022.**

- 6. Nominations for Planning Board Secretary for the year 2025.**

- a. Nomination for Secretary: _____; By: _____
b. Second by: _____

Are there any further nominations?

- a. Nomination for Secretary: _____; By: _____
b. Second by: _____

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

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

Nominations are now closed.

****Roll call to appoint _____ as Secretary for the year 2025.**

- VIII. SET DATE AND TIME OF PLANNING BOARD MEETINGS FOR THE YEAR 2025:**
Previously third Thursdays of every month, time commencing at 7:00 PM.

Date: _____; **Time:** _____

IX. RESOLUTIONS

- **Resolution P-1-2025**
Notice of scheduled meetings.
- **Resolution P-2-2025**
Open Public Meetings Act.
- **Resolution P-3-2025**
Professional Contracts.
- **Resolution P-4-2025**
Annual report of variance applications and township zoning change recommendations.

X. MEETING OPEN TO THE PUBLIC



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Agenda

January 9, 2025 at 7:00 PM

XI. ADJOURNMENT

- a. Motion: _____, 2nd: _____.
- b. All in favor? _____, Anyone Opposed? _____.
- c. Time: _____.



EDGEWATER PARK TOWNSHIP

PLANNING BOARD

Meeting Public Agenda

February 20, 2025 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 2, 2025; written notice was emailed to the Burlington County Times and the Courier Post on January 2, 2025; written notice was filed with the Clerk of the Township on January 2, 2025.

OATH OF OFFICE

Class I Member for 1-year term: Stephen Malecki

Class IV Member for 4-year term: Brian Nolan

IV. ROLL CALL

Class I: Mr. Malecki

Class II: Mr. Aaronson

Class III: Mrs. Sarah Cannon-Moye,

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

Alternates: Mr. Black, Ms. D'Errico

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

V. APPROVAL OF MINUTES

1. November 21, 2024

2. January 9, 2025

VI. COMPLETENESS DETERMINATION- Listed Under New Business

1. Edgewater Park Senior Apartments, LLC

2. Bandhan Celebrations

3. David D. Park Jr.

VII. OLD BUSINESS – None



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

February 20, 2025 at 7:00 PM

VIII. NEW BUSINESS-

1. **Edgewater Park Senior Apartments, LLC**-210 Delanco Road. Block 502, Lot: 11.
Requesting for time extension on approved application for Preliminary and Final Subdivision and Major Site plan
2. **Bandhan Celebrations**-826 Perkins Lane. Block 203, Lot: 7.01
Applicant requesting approval for a Preliminary and Final Major Site Plan to occupy and develop an existing printing building to a warehouse to store party supplies and equipment
3. **David D. Park Jr.**- 301 Woodlane Road. Block 1601, Lot 34
Application for a Bulk Variance to permit a residential building addition in the R-1 Zoning District

IX. ADOPTION OF RESOLUTIONS- NONE

X. CORRESPONDENCE –

1. **Environment Resolutions:** Edgewater Park Senior Apartments, LLC
2. **Environment Resolutions:** Bandhan Celebrations
3. **Environment Resolution:** David D. Park Jr
4. **NJPO**-November/December

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT

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



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

March 20, 2025 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 2, 2025; written notice was emailed to the Burlington County Times and the Courier Post on January 2, 2025; written notice was filed with the Clerk of the Township on January 2, 2025.

OATH OF OFFICE

Class IV Member for 4-year term: Brian Nolan

IV. ROLL CALL

Class I: Mr. Malecki

Class II: Mr. Aaronson

Class III: Mrs. Sarah Cannon-Moye,

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

Alternates: Mr. Black, Ms. D'Errico

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

V. APPROVAL OF MINUTES

1. February 20, 2025

VI. COMPLETENESS DETERMINATION- Listed Under New Business

1. Edgewater Park Urban Renewal, LLC- 4355 Route 130 South. Block 1202.09, Lots 3&4

VII. OLD BUSINESS – None

VIII. NEW BUSINESS-

1. Edgewater Park Urban Renewal, LLC- 4355 Route 130 South. Block 1202.09, Lots 3&4
Amended Minor Site Plan for the former Pathmark Shopping Center Redevelopment Area,
To modify the prior-approved improvements proposed to the site in Resolution P-10-2020.
The amended plan includes change to signage, striping and light fixtures throughout the site.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

March 20, 2025 at 7:00 PM

IX. ADOPTION OF RESOLUTIONS-

1. **P-5-2025** / Edgewater Park Senior Apartments, LLC
2. **P-6-2025** / Bandhan Celebrations
3. **P-7-2025** / Daniel Park, Jr.

X. CORRESPONDENCE –

1. **Environment Resolutions:** Completeness Review Letter, Edgewater Park Urban Renewal, LLC
2. **Resolutions:** P-5-2025, P-6-2025, P-7-2025
3. **Matthew Augustino-** Edgewater Park Fire Official. (Edgewater Park Commons)

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT

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



EDGEWATER PARK TOWNSHIP

PLANNING BOARD

Meeting Public Agenda

April 17, 2025 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. Malecki

Class II: Mr. Aaronson

Class III: Mrs. Sarah Cannon-Moye,

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

Alternates: Mr. Black, Ms. D'Errico

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

V. APPROVAL OF MINUTES

1. March 20, 2025

VI. COMPLETENESS DETERMINATION- Dolgen Corp, LLC-Dollar General Market.

1147 Cooper Street. Block: 502, Lot: 29.02. Site Plan Review and Bulk Variance. Site improvements proposal to install one (1) new illuminated façade sign and reface existing free standing pylon sign.

VII. OLD BUSINESS – None

VIII. NEW BUSINESS- Ordinance 2025-04. Amending and supplementing §326-14 and §310-13 of the land development and zoning township codes concerning solar energy.

IX. ADOPTION OF RESOLUTIONS-

1. **P-8-2025** / Edgewater Park Urban Renewal. Amended Site Plan for the purpose of modifying previously approved improvements to the Edgewater Park Commons retail center.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

April 17, 2025 at 7:00 PM

X. CORRESPONDENCE –

1. **Environment Resolutions:** Completeness Review Letter, Dolgen Corp, LLC-Dollar General Market
2. **Environment Resolutions:** Conformance Review #1, Edgewater Park Senior Apts., LLC
3. **Resolution:** P-8-2025- Edgewater Park Urban Renewal
4. **Resolution:** P-9/2025- Ordinance 2025-04
5. **Ordinance** 2025-04
6. **NJPO-** January/February

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP

PLANNING BOARD

Meeting Public Agenda

May 15, 2025 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. Malecki

Class II: Mr. Aaronson

Class III: Mrs. Sarah Cannon-Moye,

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

Alternates: Ms. D'Errico, Mr. Williams

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

V. APPROVAL OF MINUTES

1. April 17, 2025

VI. COMPLETENESS DETERMINATION- Mathew Klish to be heard under new business.

VII. OLD BUSINESS – None

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.

*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.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

May 15, 2025 at 7:00 PM

2. MASTER PLAN PUBLIC HEARING: Edgewater Park's Fourth Round Housing Element and Fair Share Plan ("HEFSP").

Testimony by: Mary Beth Lonergan: Edgewater Park Affordable Housing Planner.

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

*Chairwoman Johnson opens the meeting to the public.

*Chairwoman Johnson request the resolution.

*Resolution **P-10-2025** presented for approval by the townships attorney.

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

IX. ADOPTION OF RESOLUTIONS- None

X. CORRESPONDENCE –

1. **Environment Resolutions:** Two Completeness Review Letters. **Matthew Klish**- 1019 Cooper St. Block: 205 Lot: 3.01.
2. **Resolution P-10-2025**- Edgewater Park's Fourth Round housing element and fair share plan ("HEFSP").
3. Edgewater Park's Fourth Round housing element and fair share plan. (**sent via email 5/12/2025**)

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

June 19, 2025 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 2, 2025; written notice was emailed to the Burlington County Times and the Courier Post on January 2, 2025; written notice was filed with the Clerk of the Township on January 2, 2025.

IV. ROLL CALL

Class I: Mr. Malecki

Class II: Mr. Aaronson

Class III: Mrs. Sarah Cannon-Moye,

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

Alternates: Ms. D'Errico, Mr. Williams

Attorney: Thomas Coleman; **Engineer:** Rakesh Darji; Ryan McCarthy **Planner:** Patrick VanBernum.

V. APPROVAL OF MINUTES

May 15, 2025

VI. COMPLETENESS DETERMINATION- EPS Holdings, LLC-801 Bridgeboro Road. Block 204, Lot 2. Preliminary and Final Major Site Plan. INCOMPLETE

VII. OLD BUSINESS – None

VIII. NEW BUSINESS- None

IX. ADOPTION OF RESOLUTIONS-

1. P-11-2025- **Matthew Klish**- 1019 Cooper St. Block: 205 Lot: 3.01, Use Variance and Minor Site Plan.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

June 19, 2025 at 7:00 PM

X. CORRESPONDENCE –

1. Resolution P-11-2024
Matthew Klish- 1019 Cooper St. Block: 205 Lot: 3.01.
2. NJPO – March/April
3. Environmental Resolutions: EPS Holdings, LLC/Completeness Review

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP

PLANNING BOARD

Meeting Public Agenda

September 18, 2025 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 2, 2025; written notice was emailed to the Burlington County Times and the Courier Post on January 2, 2025; written notice was filed with the Clerk of the Township on January 2, 2025.

IV. ROLL CALL

Class I: Mr. Malecki

Class II: Mr. Aaronson

Class III: Mrs. Sarah Cannon-Moye,

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

Alternates: Ms. D'Errico, Mr. Williams

Attorney: Thomas Coleman; **Engineer:** Rakesh Darji; **Ryan McCarthy Planner:** Patrick VanBernum.

V. APPROVAL OF MINUTES

June 19, 2025

VI. COMPLETENESS DETERMINATION- Sergio Braga-4213 South Route 130. Block 404. Lot 3. Major Site Plan with "D" use variance and "C" bulk variances. INCOMPLETE

VII. OLD BUSINESS – None

VIII. NEW BUSINESS-

1. **Baris Uslu.** 26 Washington Ave. Block: 802, Lot:8. Application for a bulk variance

IX. ADOPTION OF RESOLUTIONS- None



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

September 18, 2025 at 7:00 PM

X. CORRESPONDENCE –

1. Environmental Resolutions- **Baris Uslu-Completeness Review**
2. Environmental Resolutions- **EPS Holdings LLC-Completeness Reviews #1, 2, 3.**
3. Environmental Resolutions- **Ryan McCarthy** email dated 8/19/2025. Re: **EPS Holdings LLC.**
4. EPS Holdings LLC- **Sergio Braga-Completeness Review-Incomplete**
5. NJPO – July/August

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Agenda

October 16, 2025 at 7:00 PM

I. MEETING CALLED TO ORDER- *Chairwoman Johnson*

II. FLAG SALUTE- *Chairwoman Johnson*

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 2, 2025; written notice was emailed to the Burlington County Times and the Courier Post on January 2, 2025; written notice was filed with the Clerk of the Township on January 2, 2025.

IV. ROLL CALL:

Class I: Mr. Malecki

Class II: Mr. Aaronson

Class III: Mrs. Sarah Cannon-Moye,

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

Alternates: Ms. D'Errico, Mr. Williams

Attorney: Thomas Coleman; **Engineer:** Rakesh Darji; Ryan McCarthy **Planner:** Patrick VanBernum.

V. APPROVAL OF MINUTES

September 18, 2025

VI. COMPLETENESS DETERMINATION-

1. AION Woodlane Crossing LLC-1020 Woodlane Road. Block 1801, Lot 2.

Bulk variance with minor site plan for construction of a pavilion. **COMPLETE.**
To be heard at the November 20th meeting.

2. Jonathan and Caitlin McLaughlin. 303 Warren Street. Block: 1702 Lot:2

Bulk Variance for fence. Single family dwelling. **COMPLETE.** To be heard at the November 20th meeting.

3. EPS Holdings, LLC. 801 Bridgeboro Road. Preliminary and Final Site Plan with bulk variance. Will be heard under New Business.

VII. OLD BUSINESS – None

VIII. NEW BUSINESS- EPS Holdings, LLC

- 1. Edgewater Park Storage. 801 Bridgeboro Road.** Preliminary and Final Site Plan with bulk variance. To renovate an existing building which is currently vacant. To accommodate self-storage warehouse and to construct external site improvements in the form of outdoor self-storage units at the site.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Agenda

October 16, 2025 at 7:00 PM

IX. ADOPTION OF RESOLUTIONS- P-12-2025. Mr. Uslu. 26 Washington Street. Bulk variance to permit a 19x18 front porch within the front porch setback and also to replace the walkway with new concrete and replace the existing doorsteps.

X. CORRESPONDENCE –

1. **Environmental Resolutions- EPS Holdings-**Completeness Review, Fire Official report, site plan.
2. **Environmental Resolutions - AION Woodlane Crossing LLC.** Completeness review.
3. **Environmental Resolutions-** Jonathan & Caitlin McLaghlin. Completeness review
4. **Environmental Resolutions-** Ryan McCarthy. Email. Open applications

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT

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