



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Agenda

January 9, 2020 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, 2020; written notice was emailed to the Burlington County Times and the Courier Post on December 19, 2019; written notice was filed with the Clerk of the Township on January 7, 2020.

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

At the Township Committee Reorganization meeting held on Date the following appointments were made by the Township Committee:

1. **Class I Member** for 1 year term: Mayor Azunnah C. Amutah
2. **Class II Member** for 1 year term: John Alexander
3. **Class III Member** for 1 year term: William A. Belgard III
4. **Class IV Member** for 4 year term: Marian Johnson
5. **Class IV Member** for 4 year term: Stephen Malecki
6. **Class IV Alternate Member** for 2 year term: Bonnie Tumminia

❖ **OATH OF OFFICE**

Will the appointees that did not take the oath at the Township Reorganization meeting, please come forward to receive the Oath of Office, administered by our solicitor representative?

V. ROLL CALL – *Read by previous Secretary*

Class I: Mayor Amutah,

Class II: Mr. Alexander,

Class III: Mr. Belgard,

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.



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Reorganization Meeting Agenda

January 9, 2020 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 2020.

- a. Nomination for Chairperson
- b. Second

Are there any further nominations?

- c. 2nd Nomination 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 Amutah, Mr. Alexander, Mr. Belgard, 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 2020.*

- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, 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 2020.

- a. Nomination for Chairperson
- b. Second

Are there any further nominations?

- c. 2nd Nomination 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 Vice Chairperson?

- a. Motion to close
- b. Second
- c. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, 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 2020.*

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

❖ OATH OF OFFICE TO THE VICE CHAIRPERSON



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3. Nominations for Planning Board Solicitor for the year 2020.

- a. Nomination for Chairperson
- b. Second

Are there any further nominations?

- c. 2nd Nomination 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 Solicitor?

- a. Motion to close
- b. Second
- c. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, 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 2020.*

- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, 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 2020.

- a. Nomination for Chairperson
- b. Second

Are there any further nominations?

- c. 2nd Nomination 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 Engineer?

- a. Motion to close
- b. Second
- c. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, 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 2020.*

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

5. Nominations for Planning Board Planner for the year 2020.

- a. Nomination for Chairperson
- b. Second

Are there any further nominations?

- c. 2nd Nomination for Chairperson
- d. Second



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-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 Amutah, Mr. Alexander, Mr. Belgard, 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 2020.*

- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, 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 2020.

- a. Nomination for Chairperson
- b. Second

Are there any further nominations?

- c. 2nd Nomination 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 Secretary?

- a. Motion to close
- b. Second
- c. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, 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 2020.*

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

VIII. SET DATE AND TIME OF PLANNING BOARD MEETINGS FOR THE YEAR 2020:

Previously third Thursdays of every month, time commencing at 7:00 PM.

Date: _____; **Time:** _____

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



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Agenda

January 9, 2020 at 7:00 PM

IX. RESOLUTIONS

➤ Resolution P-1-2020

Notice of scheduled meetings.

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

➤ Resolution P-2-2020

Open Public Meetings Act.

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

➤ Resolution P-3-2020

Professional Contracts.

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

➤ Resolution P-4-2020

Annual report of variance applications and township zoning change recommendations.

- a. **Roll Call:** Mayor Amutah, Mr. Alexander, Mr. Belgard, 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 Public Meeting Agenda

February 20, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

IV. ROLL CALL

Class I: Mayor Amutah,

Class II: Mr. Alexander,

Class III: Mr. Belgard,

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

- December 19, 2019
- January 9, 2020

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

- **Applicant:** Burlington Pike Spec Building– US Route 130 – Block: 501, Lot: 1 & 6
Preliminary and Final Major Approval, property is to be developed with a proposed 704, 700 +/- square foot, warehouse/distribution/office “spec”. Building with 513 parking spaces, 182 loading spaces, and 219 trailer spaces, together with associated driveways, Stormwater, and utility improvements as stated in their application from 10/3/2019.

★ **In a letter from the applicant dated February 12, 2020, received February 13, 2020, to the Township of Edgewater Park, the applicant has requested the board continue their hearing, if it is the boards will. Once the applicant is prepared and has submitted any further documentation to the Township office, after review, they will be given a new hearing date by the Administrative Officer; notices will be re-issued per the ordinance.**



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

February 20, 2020 at 7:00 PM

VIII. ADOPTION OF RESOLUTIONS

- **Applicant:** Ariel Realty, LLC – N/A – Block: 1202, Lot: 9, 9.01, 1.10
Variance, Final Major Subdivision Plans, & Final Major Site Plan Approval for the purpose of constructing a mixed use development consisting of 136 fee simple townhouse lots, 12 twelve (12) unit apartment buildings and a 16,000 square foot retail building.
Resolution # **P-11-2020**

IX. MEETING OPEN TO THE PUBLIC

X. CORRESPONDENCE

1. None

XI. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

April 16, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as amended by A-3850 to permit meetings to be conducted electronically, and in consideration of Executive Orders issued by Governor Murphy directing that actions be taken to protect the public during the emergency caused by COVID-19, the Edgewater Park Township Planning Board will conduct its April 16, 2020 meeting by video-conference electronically, commencing at 7:00 P.M. The agenda is posted on the Edgewater Park Township website www.edgewaterpark-nj.com. Members of the public are welcome to participate in the meeting by calling 1-301-715-8592 with meeting ID 188-273-679. No hearings will be conducted; the agenda will be limited to the adoption of resolutions and such other routine matters as may come before the Board for consideration.

IV. ROLL CALL

Class I: Mayor Amutah,

Class II: Mr. Alexander,

Class III: Mr. Belgard,

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 20, 2020

VI. OLD BUSINESS

1. **Ariel Realty, LLC** – N/A – Block: 1202, Lot: 9, 9.01, 1.10

Variance, Final Major Subdivision Plans, & Final Major Site Plan Approval

Resolution # **P-11-2019** | **Passed** 6 – 0 – 2

Motion: Mr. Robinson, **Second:** Chairwoman Johnson

Voted in the Affirmative: Mr. Belgard, Chairwoman Johnson, Mr. Robinson, Mr. Smith, Ms. Bonner, and Ms. Tumminia.

Voted in the Negative: None

Abstained: Mr. Alexander, Mr. Kauker.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

April 16, 2020 at 7:00 PM

VII. NEW BUSINESS

- None

VIII. COMPLETENESS DETERMINATION

- **Applicant:** Daniel D. Park Jr. – **301 Woodlane Road** – Block: 1601, Lot: 34
Fence bulk variance, to replace an existing 4' chain link fence with 5' black aluminum picket fence within the front yard set-back.

IX. ADOPTION OF RESOLUTIONS

None

X. MEETING OPEN TO THE PUBLIC

XI. CORRESPONDENCE

None

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

May 21, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as amended by A-3850 to permit meetings to be conducted electronically, and in consideration of Executive Orders issued by Governor Murphy directing that actions be taken to protect the public during the emergency caused by COVID-19, and until the COVID-19 restrictions imposed by the governor's Executive Order are lifted, the regularly scheduled meetings of the Edgewater Park Planning Board (the "Board"), including the meeting scheduled for 7:00 p.m. on May 21, 2020, will be conducted remotely utilizing the access information provided in this Notice. Members of the public are welcome to participate by using meeting ID 188-273-679 at <https://zoom.us> or by calling 1-301-715-8592 with meeting ID 188-273-679. The agenda and the information applicable to the items listed on the Agenda can be inspected on the Edgewater Park Township website www.edgewaterpark-nj.com. The agenda will be limited to the adoption of resolutions and such other routine matters as may come before the Board for consideration, including hearings on Applications for development filed with the Board. Formal action will be taken. If you are unable to access the information on the Edgewater Park website, please contact the Board Secretary at 609-877-2217 to schedule a "by-appointment" only inspection.

IV. ROLL CALL

Class I: Mayor Amutah,

Class II: Mr. Alexander

Class III: Mr. Belgard,

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

1. February 20, 2020



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

May 21, 2020 at 7:00 PM

VI. OLD BUSINESS

1. **Applicant:** Daniel D. Park Jr. – **301 Woodlane Road** – Block: 1601, Lot: 34
Fence bulk variance, to replace an existing 4' chain link fence with 5' black aluminum picket fence within the front yard set-back.
Completeness | **Passed** 9 – 0 – 0
Motion: Mr. Kauker, **Second:** Mr. Malecki
Voted in the Affirmative: Mayor Amutah, Mr. Alexander, Mr. Belgard, Chairwoman Johnson, Mr. Kauker, Mr. Smith, Mr. Malecki, Ms. Bonner, and Ms. Tumminia.
Voted in the Negative: None
Abstained: None

VII. NEW BUSINESS

1. **Applicant:** Daniel D. Park Jr. – **301 Woodlane Road** – Block: 1601, Lot: 34
Fence bulk variance, to replace an existing 4' chain link fence with 5' black aluminum picket fence within the front yard set-back.

VIII. COMPLETENESS DETERMINATION

None

IX. ADOPTION OF RESOLUTIONS

None

X. MEETING OPEN TO THE PUBLIC

XI. CORRESPONDENCE

1. E-mail from Nick Manis to Mayor Amutah.
About areas within our township that can become rezoned or adjusted to include industrial warehouses or allow warehouses as permitted use within the specific existing zoning zones that currently only allow warehouses as an accessory use.

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

June 18, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

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IV. ROLL CALL

Class I: Mayor Amutah,

Class II: Mr. Alexander,

Class III: Mr. Belgard,

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

➤ May 16, 2019

VI. OLD BUSINESS

None



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

June 18, 2020 at 7:00 PM

VII. NEW BUSINESS

None

VIII. COMPLETENESS DETERMINATION

- **Applicant: Solare America LLC - Wawa – 4167 Route 130 South** – Block: 404, Lot: 2
Minor Site Plan – Solar panels over pump island.

IX. ADOPTION OF RESOLUTIONS

- **Daniel D. Park Jr. – 301 Woodlane Road** – Block: 1601, Lot: 34
Fence bulk variance, to replace an existing 4' chain link fence with 5' black aluminum picket fence within the front yard set-back.
Resolution # **P-5-2020**

X. MEETING OPEN TO THE PUBLIC

Clients of Mr. McAndrew, Jubilee Christian Worship Center and/or Gary Eastwick may possibly be in attendance, to ask the board about the option to be heard in July's meeting.

XI. CORRESPONDENCE

1. None

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Meeting Agenda

July 16, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

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IV. ROLL CALL

Class I: Mayor Amutah

Class II: Mr. Alexander,

Class III: Mr. Belgard,

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 18, 2020



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Meeting Agenda

July 16, 2020 at 7:00 PM

VI. OLD BUSINESS

1. **Daniel D. Park Jr. – 301 Woodlane Road** – Block: 1601, Lot: 34

Fence bulk variance, to replace an existing 4' chain link fence with 5' black aluminum picket fence within the front yard set-back.

Resolution # **P-5-2020** | **Passed** 7 – 0 – 0

Motion: Mr. Robinson, 2nd: Chairwoman Johnson

Voted in the Affirmative: Mr. Alexander, Mr. Robinson, Mr. Smith, Mr. Malecki, Ms. Bonner, Ms. Tumminia, and Chairwoman Johnson.

Voted in the Negative: None

Abstained: None

VII. NEW BUSINESS

- **Applicant: Solare America LLC – Wawa – 4167 Route 130 South** – Block: 404, Lot: 2
Minor Site Plan Waiver – Solar panels over pump island.

VIII. ADOPTION OF RESOLUTIONS

None

IX. MEETING OPEN TO THE PUBLIC

X. CORRESPONDENCE

1. None

XI. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

August 20, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as amended by A-3850 to permit meetings to be conducted electronically, and in consideration of Executive Orders issued by Governor Murphy directing that actions be taken to protect the public during the emergency caused by COVID-19, and until the COVID-19 restrictions imposed by the governor's Executive Order are lifted, the regularly scheduled meetings of the Edgewater Park Planning Board (the "Board"), including the meeting scheduled for 7:00 p.m. on August 20, 2020, will be conducted remotely utilizing the access information provided in this Notice. Members of the public are welcome to participate by using meeting ID 188-273-679 at <https://zoom.us> or by calling 1-301-715-8592 with meeting ID 188-273-679. The agenda and the information applicable to the items listed on the Agenda can be inspected on the Edgewater Park Township website www.edgewaterpark-nj.com. The agenda will be limited to the adoption of resolutions and such other routine matters as may come before the Board for consideration, including hearings on Applications for development filed with the Board. Formal action will be taken. If you are unable to access the information on the Edgewater Park website, please contact the Board Secretary at 609-877-2217 to schedule a "by-appointment" only inspection.

IV. ROLL CALL

Class I: Mayor Amutah,

Class II: Mr. Alexander,

Class III: Mr. Belgard,

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 16, 2020



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

August 20, 2020 at 7:00 PM

VI. OLD BUSINESS

1. **Solare America LLC – Wawa** – 4167 Route 130 South – **Block: 404, Lot: 2**
Minor Site Plan Waiver – Solar panels over pump island.
Resolution # **P-6-2020** | **Passed** 11 – 0 – 0
Motion: Mr. Robinson, **2nd:** Mr. Westphal
Voted in the Affirmative: Mr. Alexander, Mr. Belgard, Mr. Malecki, Mr. Kauker,
Mr. Robinson, Mr. Westphal, Mr. Smith, Ms. Bonner, Ms. Tumminia, Mayor Amutah, and
Chairwoman Johnson.
Voted in the Negative: None
Abstained: None

VII. NEW BUSINESS

- **Applicant:** Jubilee Christian Worship Center – **1704 & 1708 Bridgeboro Road** – Block: 404, Lot: 7
The proposal is to convert the previous florist retail space into a place of worship. Seeking use variance and a site plan waiver to use existing site. Also, compliance for any other variances of waivers noted by the Board or its' staff.

VIII. COMPLETENESS DETERMINATION

- **Applicant:** Edgewater Park Urban Renewal LLC – **4355 Route 130 South** – Block: 1202.09, Lot: 2, 11
Minor site plan for Edgewater Park Commons, proposed Phase 1 Redevelopment.

IX. ADOPTION OF RESOLUTIONS

- **Solare America LLC – Wawa** – 4167 Route 130 South – **Block: 404, Lot: 2**
Minor Site Plan Waiver – Solar panels over pump island.
Resolution # **P-6-2020**

X. MEETING OPEN TO THE PUBLIC

XI. CORRESPONDENCE

1. None

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Meeting Agenda

September 17, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as amended by A-3850 to permit meetings to be conducted electronically, and in consideration of Executive Orders issued by Governor Murphy directing that actions be taken to protect the public during the emergency caused by COVID-19, and until the COVID-19 restrictions imposed by the governor's Executive Order are lifted, the regularly scheduled meetings of the Edgewater Park Planning Board (the "Board"), including the meeting scheduled for 7:00 p.m. on September 17, 2020, will be conducted remotely utilizing the access information provided in this Notice. Members of the public are welcome to participate by using meeting ID 188-273-679 at <https://zoom.us> or by calling 1-301-715-8592 with meeting ID 188-273-679. The agenda and the information applicable to the items listed on the Agenda can be inspected on the Edgewater Park Township website www.edgewaterpark-nj.com. The agenda will be limited to the adoption of resolutions and such other routine matters as may come before the Board for consideration, including hearings on Applications for development filed with the Board. Formal action will be taken. If you are unable to access the information on the Edgewater Park website, please contact the Board Secretary at 609-877-2217 to schedule a "by-appointment" only inspection.

IV. ROLL CALL

Class I: Mayor Amutah,

Class II: Mr. Alexander,

Class III: Mr. Belgard,

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

- August 20, 2020



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Meeting Agenda

September 17, 2020 at 7:00 PM

VI. OLD BUSINESS

1. **Solare America LLC – Wawa** – 4167 Route 130 South – **Block: 404, Lot: 2**
Minor Site Plan Waiver – Solar panels over pump island.
Resolution # **P-6-2020** | **Passed** 11 – 0 – 0
Motion: Mr. Robinson, **2nd:** Mr. Westphal
Voted in the Affirmative: Mr. Alexander, Mr. Belgard, Mr. Malecki, Mr. Kauker,
Mr. Robinson, Mr. Westphal, Mr. Smith, Ms. Bonner, Ms. Tumminia, Mayor Amutah, and
Chairwoman Johnson.
Voted in the Negative: None
Abstained: None

VII. COMPLETENESS DETERMINATION

- **Applicant:** Edgewater Park Urban Renewal LLC – **4355 Route 130 South** – Block: 1202.09, Lot: 2, 11
Minor site plan for Edgewater Park Commons, proposed Phase 1 Redevelopment.

VIII. NEW BUSINESS

- **Applicant:** Jubilee Christian Worship Center – **1704 & 1708 Bridgeboro Road** – Block: 404, Lot: 7
A use variance and a site plan waiver to use the existing site. The proposal is to convert the previous florist retail space into a place of worship. Also, compliance for any other variances of waivers noted.
- **Applicant:** Urban Edgewater Renewal – **4355 US Route 130 South** – Block: 1202.09, Lot: 2 & 11
Minor Site Plan for Complete Phase I of the Redevelopment Plan to: repair, rebuild sections and overlay the parking lot; reconfigure the parking lot; upgrade and add landscaping; upgrade site lighting, together with adding two new free standing signs, within Ordinance requirements.
- **Applicant:** Exeter/Burlington Pike Spec. Building – **Route 130 South** – Block: 501, Lot: 1 & 6
For a Preliminary & Final, Major Site Plan; “property is to be developed with a proposed 704,700 +/- square foot, warehouse/distribution/office “spec,” building with 513 parking spaces, 182 loading spaces, 219 trailer parking spaces, together with associated driveways, stormwater, and utility improvements”.

IX. ADOPTION OF RESOLUTIONS

None

X. MEETING OPEN TO THE PUBLIC

XI. CORRESPONDENCE

1. None

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

October 15, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as amended by A-3850 to permit meetings to be conducted electronically, and in consideration of Executive Orders issued by Governor Murphy directing that actions be taken to protect the public during the emergency caused by COVID-19, and until the COVID-19 restrictions imposed by the governor's Executive Order are lifted, the regularly scheduled meetings of the Edgewater Park Planning Board (the "Board"), including the meeting scheduled for 7:00 p.m. on August 20, 2020, will be conducted remotely utilizing the access information provided in this Notice. Members of the public are welcome to participate by using meeting ID 188-273-679 at <https://zoom.us> or by calling 1-301-715-8592 with meeting ID 188-273-679. The agenda and the information applicable to the items listed on the Agenda can be inspected on the Edgewater Park Township website www.edgewaterpark-nj.com. The agenda will be limited to the adoption of resolutions and such other routine matters as may come before the Board for consideration, including hearings on Applications for development filed with the Board. Formal action will be taken. If you are unable to access the information on the Edgewater Park website, please contact the Board Secretary at 609-877-2217 to schedule a "by-appointment" only inspection.

IV. ROLL CALL

Class I: Mayor Amutah

Class II: Mr. Alexander,

Class III: Mr. Belgard,

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 17, 2020



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

October 15, 2020 at 7:00 PM

VI. OLD BUSINESS

1. Carried from September 17, 2020:

Applicant: Urban Edgewater Renewal – **4355 US Route 130 South** – Block: 1202.09, Lot: 2 & 11
Minor Site Plan for Complete Phase I of the Redevelopment Plan to: repair, rebuild sections and overlay the parking lot; reconfigure the parking lot; upgrade and add landscaping; upgrade site lighting, together with adding two new free standing signs, within Ordinance requirements.

*Would like to address the various issues raised in ERI's review letter provided on 9/14/2020 prior to coming before the board; consents to an extension to 11/19/2020.

VII. COMPLETENESS DETERMINATION

Both applications are being heard tonight; professionals advised completeness/hearing in one night.

1. **Applicant:** McDonald's– **4295/4299 US Route 130 South** – Block: 502, Lot: 13.02, 13.03
Use Variance relief, preliminary and final site plan approval, minor subdivision approval with associated "c" variance relief; to allow the applicant to re-subdivide the existing lot line separating the two lots to construct, establish, and maintain an approximately 4,310 sq. ft. McDonald's fast food restaurant with side-by-side drive thru.
2. **Applicant:** Rivin & Galina Melomedman– **717 Green Street** – Block: 312, Lot: 4
Variance application to construct a family residence.

VIII. NEW BUSINESS

1. **Applicant:** Edgewater Storage– **4201 US Route 130 South** – Block: 404, Lot: 2.02
Seeking Preliminary Major Site Plan and Variance/Waiver Approvals in order to construct a self-storage facility, and related site improvements. The self-storage facility will be located within 7 buildings of various sizes, including an office.

*Due to notice deficiency, applicant is asking to be carried to the November meeting, and will re-notice. Also, must remedy the large, outstanding municipal lien prior to being heard.
2. **Applicant:** McDonald's– **4295/4299 US Route 130 South** – Block: 502, Lot: 13.02, 13.03
Use Variance relief, preliminary and final site plan approval, minor subdivision approval with associated "c" variance relief; to allow the applicant to re-subdivide the existing lot line separating the two lots to construct, establish, and maintain an approximately 4,310 sq. ft. McDonald's fast food restaurant with side-by-side drive thru.
3. **Applicant:** Rivin & Galina Melomedman– **717 Green Street** – Block: 312, Lot: 4
Variance application to construct a family residence.



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

October 15, 2020 at 7:00 PM

IX. ADOPTION OF RESOLUTIONS

1. Jubilee Christian Worship Center – **1704/1708 Bridgeboro Road** – Block: 404, Lot: 7
Variance & Waiver of Site Plan.
Resolution # **P-7-2020**

2. Exeter Mt. Holly Land, LLC – **US Route 130** – Block: 501, Lot: 1, 6
Variance, Preliminary, & Final Major Site Plan.
Resolution # **P-8-2020**

X. MEETING OPEN TO THE PUBLIC

XI. CORRESPONDENCE

1. E-mail from Edgewater Storage asking to be carried to November.
2. E-mail from Urban Edgewater Renewal for consent to be extended to November.

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Special Meeting Public Agenda

November 11, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

Zoom meeting information:

Phone/Video information: #1-301-715-8592

Zoom meeting ID: 980 1960 2017 | Passcode: 444295

<https://zoom.us/j/98019602017?pwd=OHFFOEEyR0RSaUNzZXdlcDNKNUhUQT09>

IV. ROLL CALL

Class I: Mayor Amutah

Class II: Mr. Alexander,

Class III: Mr. Belgard,

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 17, 2020

VI. OLD BUSINESS

1. Carried from September 17, 2020:

Applicant: Urban Edgewater Renewal – **4355 US Route 130 South** – Block: 1202.09, Lot: 2 & 11
Minor Site Plan for Complete Phase I of the Redevelopment Plan to: repair, rebuild sections and overlay the parking lot; reconfigure the parking lot; upgrade and add landscaping; upgrade site lighting, together with adding two new free standing signs, within Ordinance requirements.

*Would like to address the various issues raised in ERI's review letter provided on 9/14/2020 prior to coming before the board; consents to an extension to 11/19/2020.

VII. COMPLETENESS DETERMINATION

For any applications being heard tonight; professionals advised completeness/hearing in one night.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Special Meeting Public Agenda

November 11, 2020 at 7:00 PM

1. **Applicant:** McDonald's– **4295/4299 US Route 130 South** – Block: 502, Lot: 13.02, 13.03
Use Variance relief, preliminary and final site plan approval, minor subdivision approval with associated “c” variance relief; to allow the applicant to re-subdivide the existing lot line separating the two lots to construct, establish, and maintain an approximately 4,310 sq. ft. McDonald’s fast food restaurant with side-by-side drive thru.
2. **Applicant:** Rivin & Galina Melomedman– **717 Green Street** – Block: 312, Lot: 4
Variance application to construct a family residence.

VIII. NEW BUSINESS

1. **Applicant:** Edgewater Storage– **4201 US Route 130 South** – Block: 404, Lot: 2.02
Seeking Preliminary Major Site Plan and Variance/Waiver Approvals in order to construct a self-storage facility, and related site improvements. The self-storage facility will be located within 7 buildings of various sizes, including an office.

*Due to notice deficiency, applicant is asking to be carried to the November meeting, and will re-notice. Also, must remedy the large, outstanding municipal lien prior to being heard.
2. **Applicant:** McDonald's– **4295/4299 US Route 130 South** – Block: 502, Lot: 13.02, 13.03
Use Variance relief, preliminary and final site plan approval, minor subdivision approval with associated “c” variance relief; to allow the applicant to re-subdivide the existing lot line separating the two lots to construct, establish, and maintain an approximately 4,310 sq. ft. McDonald’s fast food restaurant with side-by-side drive thru.

*Due to municipal building closure for exposure cleaning, the applicant is going to re-notice to be heard at the December meeting, and will re-notice.
3. **Applicant:** Rivin & Galina Melomedman– **717 Green Street** – Block: 312, Lot: 4
Variance application to construct a family residence.

IX. ADOPTION OF RESOLUTIONS

1. Jubilee Christian Worship Center – **1704/1708 Bridgeboro Road** – Block: 404, Lot: 7
Variance & Waiver of Site Plan.
Resolution # **P-7-2020**
2. Exeter Mt. Holly Land, LLC – **US Route 130** – Block: 501, Lot: 1, 6
Variance, Preliminary, & Final Major Site Plan.
Resolution # **P-8-2020**



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

November 11, 2020 at 7:00 PM

X. MEETING OPEN TO THE PUBLIC

XI. CORRESPONDENCE

1. E-mail from Edgewater Storage asking to be carried to November.
2. E-mail from Urban Edgewater Renewal for consent to be extended to November.

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

November 19, 2020 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 13, 2020; written notice was emailed to the Burlington County Times and the Courier Post on January 13, 2020; written notice was filed with the Clerk of the Township on January 13, 2020.

Zoom meeting information:

Phone/Video information: #1-301-715-8592

Zoom meeting ID: 980 1960 2017 | Passcode: 444295

<https://zoom.us/j/98019602017?pwd=OHFFOEEyR0RSaUNzZXdlcDNKNUhUQT09>

IV. ROLL CALL

Class I: Mayor Amutah

Class II: Mr. Alexander,

Class III: Mr. Belgard,

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

➤ November 11, 2020

VI. OLD BUSINESS

1. Carried from September 17, 2020:

Applicant: Urban Edgewater Renewal – 4355 US Route 130 South – Block: 1202.09, Lot: 2 & 11
Minor Site Plan for Complete Phase I of the Redevelopment Plan to: repair, rebuild sections and overlay the parking lot; reconfigure the parking lot; upgrade and add landscaping; upgrade site lighting, together with adding two new free standing signs, within Ordinance requirements.

*Completeness was voted in the affirmative at the August 20, 2020 meeting.

VII. COMPLETENESS DETERMINATION

For the new application being heard tonight; professionals advised completeness/hearing in one night.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

November 19, 2020 at 7:00 PM

1. **Applicant:** Edgewater Storage– **4201 US Route 130 South** – Block: 404, Lot: 2.02
Seeking Preliminary Major Site Plan and Variance/Waiver Approvals in order to construct a self-storage facility, and related site improvements. The self-storage facility will be located within 7 buildings of various sizes, including an office.

VIII. NEW BUSINESS

2. **Applicant:** Edgewater Storage– **4201 US Route 130 South** – Block: 404, Lot: 2.02
Seeking Preliminary Major Site Plan and Variance/Waiver Approvals in order to construct a self-storage facility, and related site improvements. The self-storage facility will be located within 7 buildings of various sizes, including an office.

IX. ADOPTION OF RESOLUTIONS

1. Rivin & Galina Melomedman– **717 Green Street** – Block: 312, Lot: 4
Variance application to construct a family residence.
Resolution # **P-9-2020**

X. MEETING OPEN TO THE PUBLIC

XI. CORRESPONDENCE

1. Packet from ERI about TWA Application Form for a sanitary sewer pipe extension at Roosevelt Park; Land Use.

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

December 17, 2020 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 Amutah

Class II: Mr. Alexander,

Class III: Mr. Belgard,

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

1. November 19, 2020

VI. OLD BUSINESS

1. **Applicant:** Edgewater Storage – **4201 US Route 130 South** – Block: 404, Lot: 2.02
Seeking Preliminary Major Site Plan and Variance/Waiver Approvals in order to construct a self-storage facility, and related site improvements. The self-storage facility will be located within 7 buildings of various sizes, including an office.
Completeness determined: November 19, 2020

VII. COMPLETENESS DETERMINATION

1. **Applicant:** McDonald's – **4295/4299 US Route 130 South** – Block: 502, Lot: 13.02, 13.03
Use Variance relief, preliminary and final site plan approval, minor subdivision approval with associated "c" variance relief; to allow the applicant to re-subdivide the existing lot line separating the two lots to



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

December 17, 2020 at 7:00 PM

construct, establish, and maintain an approximately 4,310 sq. ft. McDonald's fast food restaurant with side-by-side drive thru.

2. **Applicant:** Curaleaf– **4237 US Route 130 South** – Block: 501, Lot: 4
Change-in-use and Minor Site Plan Approval to allow the applicant to renovate and convert the existing 21,890 sq. ft. building into a 7,640 sq. ft. medicinal cannabis dispensary.

VIII. NEW BUSINESS

1. **Applicant:** McDonald's – **4295/4299 US Route 130 South** – Block: 502, Lot: 13.02, 13.03
Use Variance relief, preliminary and final site plan approval, minor subdivision approval with associated "c" variance relief; to allow the applicant to re-subdivide the existing lot line separating the two lots to construct, establish, and maintain an approximately 4,310 sq. ft. McDonald's fast food restaurant with side-by-side drive thru.
2. **Applicant:** Curaleaf– **4237 US Route 130 South** – Block: 501, Lot: 4
Change-in-use and Minor Site Plan Approval to allow the applicant to renovate and convert the existing 21,890 sq. ft. building into a 7,640 sq. ft. medicinal cannabis dispensary.

IX. ADOPTION OF RESOLUTIONS

1. Edgewater Park Urban Renewal, LLC – **US Route 130/Woodlane Road** – Block: 1202.09, Lot: 2 & 11
Minor Site Plan for Complete Phase I of the Redevelopment Plan to: repair, rebuild sections and overlay the parking lot; reconfigure the parking lot; upgrade and add landscaping; upgrade site lighting, together with adding two new free standing signs, within Ordinance requirements.
Resolution # **P-10-2020**

X. MEETING OPEN TO THE PUBLIC

XI. CORRESPONDENCE

1. None

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

December 17, 2020 at 7:00 PM

I. MEETING CALLED TO ORDER

II. FLAG SALUTE

III. STATEMENT OF THE MINUTES

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Phone/Video information: #1-301-715-8592

Zoom meeting ID: 980 1960 2017 | Passcode: 444295

<https://zoom.us/j/98019602017?pwd=OHFFOEEyR0RSaUNzZXdlcDNKNUhUQT09>

IV. ROLL CALL

Class I: Mayor Amutah

Class II: Mr. Alexander,

Class III: Mr. Belgard,

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

1. November 19, 2020

VI. OLD BUSINESS

1. **Applicant:** Edgewater Storage – **4201 US Route 130 South** – Block: 404, Lot: 2.02
Seeking Preliminary Major Site Plan and Variance/Waiver Approvals in order to construct a self-storage facility, and related site improvements. The self-storage facility will be located within 7 buildings of various sizes, including an office.
Completeness determined: November 19, 2020

VII. COMPLETENESS DETERMINATION

1. **Applicant:** McDonald's – **4295/4299 US Route 130 South** – Block: 502, Lot: 13.02, 13.03
Use Variance relief, preliminary and final site plan approval, minor subdivision approval with associated “c” variance relief; to allow the applicant to re-subdivide the existing lot line separating the two lots to



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

December 17, 2020 at 7:00 PM

construct, establish, and maintain an approximately 4,310 sq. ft. McDonald's fast food restaurant with side-by-side drive thru.

2. **Applicant:** Curaleaf– **4237 US Route 130 South** – Block: 501, Lot: 4
Change-in-use and Minor Site Plan Approval to allow the applicant to renovate and convert the existing 21,890 sq. ft. building into a 7,640 sq. ft. medicinal cannabis dispensary.

VIII. NEW BUSINESS

1. **Applicant:** McDonald's – **4295/4299 US Route 130 South** – Block: 502, Lot: 13.02, 13.03
Use Variance relief, preliminary and final site plan approval, minor subdivision approval with associated "c" variance relief; to allow the applicant to re-subdivide the existing lot line separating the two lots to construct, establish, and maintain an approximately 4,310 sq. ft. McDonald's fast food restaurant with side-by-side drive thru.
2. **Applicant:** Curaleaf– **4237 US Route 130 South** – Block: 501, Lot: 4
Change-in-use and Minor Site Plan Approval to allow the applicant to renovate and convert the existing 21,890 sq. ft. building into a 7,640 sq. ft. medicinal cannabis dispensary.

IX. ADOPTION OF RESOLUTIONS

1. Edgewater Park Urban Renewal, LLC – **US Route 130/Woodlane Road** – Block: 1202.09, Lot: 2 & 11
Minor Site Plan for Complete Phase I of the Redevelopment Plan to: repair, rebuild sections and overlay the parking lot; reconfigure the parking lot; upgrade and add landscaping; upgrade site lighting, together with adding two new free standing signs, within Ordinance requirements.
Resolution # **P-10-2020**

X. MEETING OPEN TO THE PUBLIC

XI. CORRESPONDENCE

1. None

XII. ADJOURNMENT