



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

August 18, 2022 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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on 12, 2022; written notice was filed with the Clerk of the Township on 12, 2022.

IV. ROLL CALL

Class I: Mayor Belgard

Class II: Mr. Alexander,

Class III: Mrs. DiFilippo,

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

Alternates: Vacant

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

V. APPROVAL OF MINUTES

1. July 21, 2022

VI. COMPLETENESS DETERMINATION

1. **Applicant:** Ransome Properties - 1655 Mount Holly Road – Block: 404, Lot: 4
Minor Site Plan

VII. OLD BUSINESS: NONE

VIII. NEW BUSINESS

1. **Applicant:** Michael Lang, 301 Orange Drive. **Block:** 404.03, Lot: 8. Proposed bulk variance. Accessory storage building for collector vehicles.

2. **Applicant:** James Matthews, 303 Orange Drive. **Block:** 404.03, Lot: 7. Proposed bulk variance. Accessory storage building for collector vehicles.

IX. ADOPTION OF RESOLUTIONS



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

August 18, 2022 at 7:00 PM

1. Resolution # P-8-2022:

Abundant Life Fellowship Inc. – Minor site plan. EMT Renewals installation of 216 solar panels. On car ports 125ft. x 41ft. mounted solar panel with canopy. 4151 S. Route 130 Block: 401 Lot: 1 in the commercial zone. Compliance in accordance with the letter of May 19th from Mr. Darji and Fox's office. Also Mr. Augustino's May 24th letter.

2. Resolution # P-9-2022:

Burlington Coat Factory – Preliminary & Final Site plan approval. Amended site plan for 119 trailer spaces, relocation of the guard facility. Applicant is consolidating lots 12.02 & 12.03. The applicant has agreed to comply with Environmental Resolutions July 19th 2022 letter on three conditions associated with the approval.

X. CORRESPONDENCE

1. Environmental Resolutions- William H. Kirchner-Sewerage Authority Engineer
Performance Guarantee and Inspection Escrow- Edgewater Park Self Storage
2. Environmental Resolutions- William H. Kirchner-Sewerage Authority Engineer
Performance Guarantee and Inspection Escrow- McDonald's
3. Kristen Calabro- Program Manager-Bohler
McDonald's Phasing Plan
4. Environmental Resolutions- Rakesh Darji, Ed Fox
Public Storage- Compliance Review
5. Jennifer Harris-Environmental Resolutions
McDonalds-Fees
6. Notice placed in Burlington County Time for change in Ordinance No. 2022-08

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Agenda

January 6, 2022 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 December 22, 2021; written notice was emailed to the Burlington County Times and the Courier Post on December 22, 2021; written notice was filed with the Clerk of the Township on December 22, 2021.

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

At the Township Committee Reorganization meeting held on Tuesday, January 4, 2022 the following appointments were made by the Township Committee:

1. **Class I Member** for 1-year term: Mayor William A. Belgard III
2. **Class II Member** for 1-year term: John Alexander
3. **Class III Member** for 1-year term: Lauren DiFilippo
4. **Class IV Member** for 4-year term: Vincent Smith
5. **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 Re-Organization meeting, please come forward to receive the Oath of Office, administered by, _____?

V. ROLL CALL – *Read by previous Secretary*

Class I: Mayor Belgard

Class II: Mr. Alexander,

Class III: Mrs. DiFilippo,

Class IV: Chairwoman Johnson, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Mr. Malecki,

Alternates: Ms. Bonner, Mrs. Tumminia.

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.

VII. NOMINATIONS – *Read by previous Secretary*



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Agenda

January 6, 2022 at 7:00 PM

1. At this time, I would like to ask the Planning Board Members for nominations of the Chairperson for the year 2022.

- 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 2022.**

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 2021.

- 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 2022.**

❖ OATH OF OFFICE TO THE VICE CHAIRPERSON

3. Planning Board Solicitor for the year 2022 was nominated and appointed by the Township Committee at their re-organization meeting on Tuesday, January 4, 2022.

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

4. Planning Board Engineer for the year 2022 was nominated and appointed by the Township Committee at their re-organization meeting on Tuesday, January 4, 2022.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Reorganization Meeting Agenda

January 6, 2022 at 7:00 PM

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

5. Planning Board Planner for the year 2022 was nominated and appointed by the Township Committee at their re-organization meeting on Tuesday, January 4, 2022.

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

6. Nominations for Planning Board Secretary for the year 2022.

- 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 2022.

VIII. SET DATE AND TIME OF PLANNING BOARD MEETINGS FOR THE YEAR 2022:
Previously third Thursdays of every month, time commencing at 7:00 PM.

Date: _____; **Time:** _____

IX. RESOLUTIONS

- **Resolution P-1-2022**
Notice of scheduled meetings.
- **Resolution P-2-2022**
Open Public Meetings Act.
- **Resolution P-3-2022**
Professional Contracts.
- **Resolution P-4-2022**
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 6, 2022 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

January 20, 2022 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 Belgard

Class II: Mr. Alexander,

Class III: Mrs. DiFilippo,

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

Alternates: Mrs. Tumminia.

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

❖ OATH OF OFFICE

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

V. APPROVAL OF MINUTES

1. December 16, 2021 – Regular Meeting
2. January 6, 2022 – Re-Organization Meeting

VI. COMPLETENESS DETERMINATION

1. **Applicant:** RT130S LLC – **Route 130 South** – Block: 1202, Lot: 9.10, 10.10
Bulk variance for sign.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

1. **Applicant:** Public Storage – **4351 Route 130 South** – Block: 1202.09, Lot: 2
Minor Site Plan for a solar photovoltaic system on the roof of Building C and within Building A.



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

January 20, 2022 at 7:00 PM

2. **Applicant:** RT130S LLC – **Route 130 South** – Block: 1202, Lot: 9.10, 10.10
Bulk variance for sign.

IX. ADOPTION OF RESOLUTIONS
None

X. MEETING OPEN TO THE PUBLIC

XI. CORRESPONDENCE

1. ERI – Edgewater Park Commons Phase I Redevelopment – 4355 Route 130 South – 1/5/2022

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

February 17, 2022 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, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022.

IV. ROLL CALL

Class I: Mayor Belgard

Class II: Mr. Alexander,

Class III: Mrs. DiFilippo,

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

Alternates: Mrs. Tumminia.

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

V. APPROVAL OF MINUTES

1. January 20, 2022

VI. COMPLETENESS DETERMINATION

1. **Applicant:** Curaleaf NJ II, Inc. – **4237 US Route 130 South** – Block: 501, Lot: 4
Bulk Variance, Preliminary & Final Site Plan

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

None

IX. ADOPTION OF RESOLUTIONS

1. **Resolution # P-5-2022:**

Public Storage – A waiver of site plan approval for the purpose of installing a rooftop solar photovoltaic system on one of the existing self-storage buildings located at the property.

2. **Resolution # P-6-2022:**

RT130S LLC, Ariel Successor – A variance approval for its' sign package for the Eagle Chase development.



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

February 17, 2022 at 7:00 PM

X. MEETING OPEN TO THE PUBLIC

XI. CORRESPONDENCE

1. ERI – Minor Subdivision Approval & Preliminary & Final Major Site Plan with Bulk & Use Variances & Waivers Conformance Review – 4295/4299 US Route 130 South – McDonald’s USA, LLC – 1/28/2022
2. NJPO – November/December 2021

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

March 17, 2022 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, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022.

IV. ROLL CALL

Class I: Mayor Belgard

Class II: Mr. Alexander,

Class III: Mrs. DiFilippo,

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

Alternates: Mrs. Tumminia.

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

V. APPROVAL OF MINUTES

1. February 17, 2022

VI. COMPLETENESS DETERMINATION

1. **Applicant:** Edson DeFreitas – North Milman Avenue & Walnut Alley – Block: 601, Lot: 1
Appeal of Zoning Officer Decision; build a single-family home.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

Applicant: Curaleaf NJ II, Inc. – 4237 US Route 130 South – Block: 501, Lot: 4
Bulk Variance, Preliminary & Final Site Plan

IX. ADOPTION OF RESOLUTIONS

None

X. MEETING OPEN TO THE PUBLIC



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

March 17, 2022 at 7:00 PM

XI. CORRESPONDENCE

1. 2/14/2022 – NDG – McDonald’s Sidewalk Easement Draft
2. 3/2/2022 – ERI – McDonald’s Sanitary Sewer Review
3. 3/10/2022 – BC Engineering Department – McDonald’s Subdivision

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

April 21, 2022 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, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022.

IV. ROLL CALL

Class I: Mayor Belgard

Class II: Mr. Alexander,

Class III: Mrs. DiFilippo,

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

Alternates: Mrs. Tumminia.

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

V. APPROVAL OF MINUTES

1. March 17, 2022

VI. COMPLETENESS DETERMINATION

None

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

None

IX. ADOPTION OF RESOLUTIONS

1. **Resolution # P-7-2022:**

Curaleaf NJ II Inc. – Change in use and Preliminary and Final Major Site Plan Approval for 4237 US Route 130 South for the purpose of operating an adult use recreational cannabis dispensary from a portion of the building.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Agenda

April 21, 2022 at 7:00 PM

X. MEETING OPEN TO THE PUBLIC

XI. CORRESPONDENCE
None

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

May 19, 2022 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, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022.

IV. ROLL CALL

Class I: Mayor Belgard

Class II: Mr. Alexander,

Class III: Mrs. DiFilippo,

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

Alternates: Mrs. Tumminia.

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

V. APPROVAL OF MINUTES

1. April 21, 2022

VI. COMPLETENESS DETERMINATION

1. **Applicant:** Abundant Life Fellowship, Inc. – **4151 South US Route 130** – Block: 401, Lot: 1
Plan amendment, the site use will remain unchanged. Proposed development for installation of a carport with mounted solar panel canopy over the portion of the existing approved parking area on site.
2. **Applicant:** Burlington Coat Factory Realty Edgewater Park – **Route 130 & Cooperstown Road** – Block: 502, Lot: 12.02, 12.03, & 13
Preliminary & Final Major Site plan for the construction of 155 tractor trailer parking spaces, expansion of existing stormwater basin, and associated improvements. Existing lots 12.02 & 12.03 are to be consolidated.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

None



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

May 19, 2022 at 7:00 PM

IX. ADOPTION OF RESOLUTIONS

None

X. MEETING OPEN TO THE PUBLIC

XI. CORRESPONDENCE

None

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

July 21, 2022 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, 2022; written notice was emailed to the Burlington County Times and the Courier Post on January 12, 2022; written notice was filed with the Clerk of the Township on January 12, 2022.

IV. ROLL CALL

Class I: Mayor Belgard

Class II: Mr. Alexander,

Class III: Mrs. DiFilippo,

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

Alternates: Mrs. Tumminia.

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

V. SWAERING IN OF NEW PLANNING BOARD SECRETARY- PAT CAHALL

VI. APPROVAL OF MINUTES

1. May 19, 2022

VII. COMPLETENESS DETERMINATION

1. **Applicant:** Ransome Properties - 1655 Mount Holly Road – Block: 404, Lot: 4
Minor Site Plan

VIII. OLD BUSINESS

1. **Applicant:** Michael Lang, 301 Orange Drive. Block: 404.03, Lot: 8. Proposed bulk variance.
Accessory storage building for collector vehicles.

2. **Applicant:** James Matthews, 303 Orange Drive. Block: 404.03, Lot: 7. Proposed bulk variance.
Accessory storage building for collector vehicles.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

July 21, 2022 at 7:00 PM

IX. NEW BUSINESS

1. **APPLICANT:** Burlington Coat Factory, **130 & Cooperstown Road**-Block: 502, Lots: 12.02, 12.03, & 13. Preliminary & Final Major Site plan for the construction of 155 tractor trailer parking spaces, expansion of existing stormwater basin, and associated improvements. Existing lots 12.02 & 12.03 are to be consolidated.
2. **APPLICANT:** Abundant Life Fellowship, Inc. **4151 South US Route 130**-Block: 401 Lot: 1 Plan amendment, the site use will remain unchanged. Proposed development for installation of a carport with mounted solar panel canopy over the portion of the existing approved parking area on site.

X. ADOPTION OF RESOLUTIONS

1. **Resolution # P- -2022:**
Ordinance No. 2022-08 – Section: 310-17, Medical Cannabis Transfer Tax
Excluded the language of Section 310-17 from the Ordinance and renumbered the sections of the ordinance accordingly.

XI. MEETING OPEN TO THE PUBLIC

XII. CORRESPONDENCE

1. 6/28/2022- ERI – Edgewater Park Self Storage
2. 6/30/2022- Burlington Stores
3. 7/12/2022-Wendy Cruise: Ordinance No.2022-08 Section: 310-17

XIII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

September 15, 2022 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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on 12, 2022; written notice was filed with the Clerk of the Township on 12, 2022.

IV. ROLL CALL

Class I: Mayor Belgard

Class II: Mr. Alexander,

Class III: Mrs. DiFilippo,

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

Alternates: Vacant

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

V. APPROVAL OF MINUTES

1. August 18, 2022

VI. COMPLETENESS DETERMINATION- NONE

VII. OLD BUSINESS: NONE

VIII. NEW BUSINESS-NONE

IX. ADOPTION OF RESOLUTIONS

1. Resolution # P-11-2022:

Michael Lang – **301 Orange Drive** – Block: 404.03, Lot: 8. Proposed bulk variance. Accessory storage building for collector vehicles. The applicant to install a 30 feet wide x 16.5 feet tall accessory storage facility. Total: 1,500 square feet. A “c” variance will also be required of a future driveway as a driveway to the accessory structure will increase the impervious coverage of the property to an amount greater than the maximum impervious coverage permitted.

2. Resolution # P-12-2022:

James Matthews – **303 Orange Drive**: Block: 404.03 Lot: 7, 8. Proposed bulk variance. Accessory storage building for collector vehicles. The applicant to install a 30 feet wide x 16 feet tall accessory storage facility. Total: 960 square feet. A “c” variance will also be required of a future driveway as a driveway to the accessory structure will increase the impervious coverage of the property to an amount greater than the maximum impervious coverage permitted.

X. CORRESPONDENCE

1. Environmental Resolutions- Rakesh Dargi-Board Engineer
Subdivision/Legal Description Review #2- McDonald’s USA, LLC
2. Environmental Resolutions- Rakesh Dargi-Board Engineer
Preliminary and Final Major Site Plan with Bulk and Use Variances and Waivers Conformance Review #3 - McDonald’s USA, LLC
3. Kristen Calabro- Program Manager-Bohler
Plans Review-McDonald’s USA, LLC
4. Environmental Resolutions- Rakesh Darji-Board Engineer
Plans Review- McDonald’s. Set of 8 plans.
5. Michael Lario
Minor Subdivision Deed- McDonald’s
6. Proof Of Publication- Burlington County Time
Resolution No. P-8-2022, EMT Renewables
Resolution No. P-9-2022, Burlington Coat Factory
7. County of Burlington- Public Works-Planning Board
Burlington Pike Spec Warehouse- Exeter

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



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

October 20, 2022 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 Belgard

Class II: Mr. Alexander ,

Class III: Mrs. DiFilippo ,

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

Alternates: Vacant

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

OATH OF OFFICE

Jeff Daloisio for the 2022 Planning Board Alternate I. Oath of Office, administered by, Thomas J. Coleman III, Esquire

V. APPROVAL OF MINUTES

1. September 15, 2022

VJ. COMPLETENESS DETERMINATION: NONE

VII. OLD BUSINESS: NONE

VIII. NEW BUSINESS

1. **Applicant: Ransome Properties- 1655 Mount Holly Road** - Block: 404, Lot: 4 Minor Site Plan. Removal of (2) 100-gallon tanks that currently service the property and install an above ground (1) 1,000-gallon propane tank next to the existing concrete storage bins, approximately 33 feet from the southerly corner of the existing 2-story building. The application indicates that the propane tank will be utilized to heat the on-site office as well as a tank refill station for sale to the public.



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

October 20, 2022 at 7:00 PM

IX. ADOPTION OF RESOLUTIONS: NONE

X. CORRESPONDENCE

1. **Ransome Properties-** Notice of hearing date
2. **Broder Law Group**
Proof of Publication for hearing date.
Affidavit of Service
3. **Proof of Publication-Burlington County Times**
Resolution No. P 11-2022, Michael Lang
Resolution No. P-12-2022, James Matthews
4. **Jeff Daloisio** - Application to serve on planning board.
5. **Jeff Daloisio** - Oath of Office swearing in by Tom Coleman.

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



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

November 17, 2022 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 Belgard

Class II: Mr. Alexander

Class III: Mrs. Difilippo

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

Alternates: Mr. Dolosio

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

V. Approval Of Minutes

1. October 20, 2022

VI. COMPLETENESS DETERMINATION

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

VII. OLD BUSINESS: NONE

VIII. NEW BUSINESS: NONE

IX. ADOPTION OF RESOLUTIONS



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

November 17, 2022 at 7:00 PM

1. Resolution # P-13-2022

Ransome Properties-1655 Mount Holly Road - Block: 404, Lot: 4 . Minor Site Plan.

Install an above ground (1) 1,000-gallon propane tank next to the existing concrete storage bins, approximately 33 feet from the southerly corner of the existing 2- story building. The 1,000-gallon tank will be installed on a concrete pad that is enclosed within a gated chain link fence. The two 1 00- gallon tanks will not be removed and will be used to heat the building. The one 1,000-gallon tank will not be used to heat the building, for sales only. No other site improvements are proposed.

X. CORRESPONDENCE-NONE

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Meeting Public Agenda

December 15, 2022 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 10, 2022; written notice was emailed to the Burlington County Times and the Courier Post on 12, 2022; written notice was filed with the Clerk of the Township on 12, 2022.

IV. ROLL CALL

Class I: Mayor Belgard

Class II: Mr. Alexander,

Class III: Mrs. DiFilippo,

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

Alternates: Mr. Daloisio

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

V. APPROVAL OF MINUTES

1. November 17, 2022

VI. COMPLETENESS DETERMINATION-

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

VII. OLD BUSINESS: Hoover Truck and Bus Center

Mr. Minter - Zoning /Construction Official to present testimony after reviewing the recorded proceedings from the February 15, 2018 Planning Board meeting concerning the location of Hoover's inventory as stated by the parties on behalf of Hoover Truck and Bus Center.

VIII. NEW BUSINESS—NONE

IX. ADOPTION OF RESOLUTIONS

- 1. Resolution #: P-13-2022-Correction of Block Number Ransome Properties, LLC. - 1655 Mount Holly Road**
Block: 404, Lot: 4. Minor Site Plan

X. CORRESPONDENCE

1. Proof Of Publication- Burlington County Times
Resolution No. P-13-2022, Ransome Properties, LLC
2. Revision: **Resolution No. P-13-2022, Ransome Properties, LLC**
3. Sanitary Sewer Review- **Jennifer A. Harris, PE (Sewerage Authority Engineer's Office)**
Re: Take Five Oil. 4333 Route 130. Block: 1202.11, Lot: 23
4. Revised Plans/Letter- **Kimley Horn**
Re: OCV Development/Take Five Oil
5. Notice of Completeness/Final Hearing-**Parker McCay**
Re: OCV Development/Take Five Oil
6. NJPO- September/October

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT