

**TOWNSHIP OF EDGEWATER PARK  
400 DELANCO ROAD  
EDGEWATER PARK, NEW JERSEY 08010**

**RESOLUTION P-1-2015**

**NOTICE OF ANNUAL SCHEDULED MEETINGS**

Notice is hereby given by the Planning Board of the Township of Edgewater Park, that the following is a list of the regular meetings of the Planning Board of the Township of Edgewater Park, County of Burlington, State of New Jersey.

**REGULAR MONTHLY OFFICIAL PUBLIC MEEETINGS**

All such meetings to be held at 7:00 P.M. at the Municipal Building, 400 Delanco Road, Edgewater Park, New Jersey. Formal official action may be taken at such meetings on any and all business involving the Planning Board may be discussed.

January 15, 2015	July 16, 2015
February 19, 2015	August 20, 2015
March 19, 2015	September 17, 2015
April 16, 2015	October 15, 2015
May 21, 2015	November 19, 2015
June 18, 2013	December 17, 2015

Action taken on motion made by \_\_\_\_\_,  
seconded by \_\_\_\_\_ to adopt the Resolution the following  
roll call vote was taken.

Planning Board	Yes	No	Abstain
Mr. Phil Aaronson			
Mr. John Alexander			
Comitteeman William Belgard			
Mrs. Marian Johnson			
Mr. Kenneth Kauker			
Mr. Charles Robinson			
Mr. Vincent Smith			
Mayor Michael Trainor			
Mr. Jeff Westphal			
Chairperson			
Alt No. 1, Mr. Stephen Malecki			
Alt No. 2 Mrs. Gwendolyn Bonner			

EDGEWATER PARK PLANNING BOARD

By: \_\_\_\_\_  
, Chairperson

Attest:

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Kathleen Evans, Secretary

Dated: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

**TOWNSHIP OF EDGEWATER PARK  
400 DELANCO ROAD  
EDGEWATER PARK, NEW JERSEY 08010**

**PLANNING BOARD, RESOLUTION #P2-2015**

Whereas, the “Open Public Meetings Act” requires that advance written notice of all meetings of the Planning Board be posted in one public place designated by the Planning Board and mailed, telephoned, faxed or hand delivered to two newspapers designated by Resolution and mailed to all persons requesting a copy of same.

Now, therefore, be it resolved by the Planning Board of the Township of Edgewater Park, County of Burlington and the State of New Jersey, that,

Section 1. All advance written notices of the Planning Board meetings shall be posted by the Secretary on the Official Bulletin Board located in the Township Municipal Building.

Section 2. All advance written notices of the Planning Board meetings shall be given to the two newspapers:

Burlington County Times

Courier Post Newspaper

Section 3. All advance written notices of the Planning Board meetings throughout the year shall be mailed to all persons requesting copy of the same, after payment by such persons of a fee of \$5.00, News Media shall be exempt from such fees.

Section 4. The schedule of regular official Planning Board meetings and regular work sessions for the period from and after this reorganization meeting in January 8 2015, shall be in accordance with the Resolution No. P1-2015, designating the dates, times and places of such meetings which incorporated within this Resolution by reference.

Action taken on motion made by \_\_\_\_\_,  
seconded by \_\_\_\_\_ to adopt the Resolution the following  
roll call vote was taken.

Planning Board	Yes	No	Abstain
Mr. Phil Aaronson			
Mr. John Alexander			
Comitteeman William Belgard			
Mrs. Marian Johnson			
Mr. Kenneth Kauker			
Mr. Charles Robinson			

Mr. Vincent Smith			
Mayor Michael Trainor			
Mr. Jeff Westphal			
Chairperson			
Alt No. 1, Mr. Stephen Malecki			
Alt No. 2 Mrs. Gwendolyn Bonner			

# EDGEWATER PARK PLANNING BOARD

By: \_\_\_\_\_, Chairperson

Attest:

\_\_\_\_\_  
Kathleen Evans, Secretary

Dated: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

**TOWNSHIP OF EDGEWATER PARK  
400 DELANCO ROAD  
EDGEWATER PARK, NEW JERSEY 08010**

**PLANNING BOARD RESOLUTION # P3-2015**

**AUTHORIZING AWARD OF CONTRACTS FOR PROFESSIONAL SERVICES**

**WHEREAS**, there exists a need for a Solicitor, Engineer and Planner and;

**WHEREAS**, Requests for Qualifications and Proposals were solicited through a fair and open process in accordance with N.J.S.A.19:44A-20.5 et seq.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Edgewater Park, in the County of Burlington, and State of New Jersey, that the Chairperson and Planning Board Secretary are hereby authorized and directed to execute agreements for the following qualified professionals:

**SECTION I.**

A: \_\_\_\_\_, Engineer  
B. \_\_\_\_\_, Planner  
C: \_\_\_\_\_, Solicitor

**SECTION II:**

These contracts are awarded without competitive bidding as “Professional Services”, in accordance with *NJSA 40A: 11-5(1)(a) et seq.* of the Local Public Contract Law, and /or awarded in accordance with *N.J.S.A. 19:44A-20.4 et seq.*; the above named Professionals are licensed to practice in the State of New Jersey.

Pursuant to NJSA 40A:11-5(1)(a) the following information is set forth:

- A. Duration of Contracts: All terms are for one-year.
- B. Amount of Contracts: All specified per contract and budget appropriation.
- C. This resolution and the above-mentioned contracts will be on file and available for public inspection in the Office of the Clerk of the Township of Edgewater Park.

**SECTION III:** This resolution shall be printed once in the “Burlington County Times” and the “Courier Post” as required by law within ten days of its adoption.

Action taken on motion made by \_\_\_\_\_,  
seconded by \_\_\_\_\_ to adopt the Resolution the following  
roll call vote was taken.

Planning Board	Yes	No	Abstain
Mr. Phil Aaronson			
Mr. John Alexander			
Comitteeman William Belgard			

Mrs. Marian Johnson			
Mr. Kenneth Kauker			
Mr. Charles Robinson			
Mr. Vincent Smith			
Mayor Michael Trainor			
Mr. Jeff Westphal			
Chairperson			
Alt No. 1, Mr. Stephen Malecki			
Alt No. 2 Mrs. Gwendolyn Bonner			

## EDGEWATER PARK PLANNING BOARD

By: \_\_\_\_\_, Chairperson

Attest:

\_\_\_\_\_  
Kathleen Evans, Secretary

Dated: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

**RESOLUTION NO. P- 1 -2015**

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD  
AUTO DIRECT  
BLOCK 1202, LOT 8  
VARIANCE APPROVAL  
PRELIMINARY AND FINAL SITE PLAN APPROVAL**

**WHEREAS**, Auto Direct Cars, LLC, has applied to the Planning Board of the Township of Edgewater Park for Variances and Preliminary and Final Site Plan Approval for property located at 4319 Route 130, known as Block 1202, Lot 8 (the “Property”) on the Official Tax Map of the Township of Edgewater Park, for the purpose of operating a used car dealership; and

**WHEREAS**, a variance pursuant to N.J.S.A. 40:55D-70(d)(3) is required because automobile dealerships are Conditional Uses in the C-3 Zoning District and the proposed development of the Property does not comply with all of the conditions specified in the Township’s Zoning Ordinance for such use; and

**WHEREAS**, variances pursuant to N.J.S.A. 40:55D-70(c) are required because the proposed development of the Property does not comply with the requirements for parking areas, drive aisle width, number of parking spaces and signage;

**WHEREAS**, the Application was deemed complete by the Planning Board on February 19, 2015; and

**WHEREAS**, a public hearing to consider the application was held by the Edgewater Park Planning Board on February 19, 2015, after appropriate public and personal notice was provided to all property owners within 200 feet of the Property and published in the Official Newspaper of the Township, as required by the land development regulations of the Township of Edgewater Park and the statutes of the State of New Jersey; and

**WHEREAS**, the Applicant presented evidence to the Board through testimony, plans and other evidence; and

**WHEREAS**, the following exhibits were introduced by the Applicant at the February 19, 2015 Public Hearing:

- A-1 - Aerial Photograph of the Property, dated 2012;
- A-2 - Color rendering of the Site Plan;
- A-3 - Sign Package;
- A-4 - Photograph of existing building;

## AUTO DIRECT

A-5 - Three dimensional rendering of proposed appearance of building; and

**WHEREAS**, the Planning Board after carefully considering the evidence presented by the Applicant in support of its application for Variances and Preliminary and Final Site Plan Approval, and after the meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

1. The Applicant is the Contract Purchaser of the Property. The Property is located entirely in the C-3 (Highway Commercial) Zoning District of the Township. The Property is currently improved with a one-story 24,135 square foot masonry building, a 1,905 square foot aluminum building and a frame garage, together with other site improvements. The Property was last used for a contractor supply business but is currently vacant and bank-owned.

2. The Applicant is proposing to operate a used care dealership on the Property, a Conditional Use in the C-3 Zoning District. Improvements proposed by the Applicant include renovating the masonry building, removing the frame garage, installing new fencing, curbing, sidewalk lighting, signage and landscaping.

3. The taxes on the Property are current or exempt.

4. The Applicant has paid and/or posted all required fees and agreed to keep its escrow account current.

5. Proper notice of the application for Variances and Preliminary and Final Site Plan Approval has been given, based upon the certified list from the Office of the Edgewater Park Tax Assessor.

6. The proposed automobile dealership does not satisfy the following conditions listed for this conditional use in the C3 Zoning District and variances pursuant to N.J.S.A. 40:55D-70(d)(3) are required:

- a. Lot Area – 3 acres required, 1.83 acres existing;
- b. Lot Width – 300 feet required, 200 feet existing;
- c. Front yard setback to display area – 20 feet required, 8 feet proposed;
- d. Side yard setback to buildings/structures – 50 feet required, 2.8 feet existing;
- e. Side yard setback between parking/storage areas abutting non-residential zoning districts – 15 feet required, 1.8 feet existing;
- f. Rear yard setback – 50 feet required, 2.1 feet existing;
- g. Rear yard setback between parking areas abutting non-residential zoning

## AUTO DIRECT

districts – 15 feet required, existing parking area abuts property line;

- h. Impervious Coverage – 70% maximum permitted, 90.8% proposed;
- i. Building Coverage – 30% maximum permitted, 33.27% existing, 32.55% proposed;
- j. Landscaped Area – 30% required, 9.2% proposed;
- k. Landscape buffer widths along rear and side yards when abutting non-residential zoning districts – 15 feet required, 1.8 feet proposed;
- l. Landscape buffer widths along street line – 20 feet required, 8 feet proposed along Route 130 and 2 feet proposed along Dutko (formerly Kove); and
- m. Distance between automobile dealerships – 1,000 feet required, 665 feet proposed.

7. The proposed development of the Property does not satisfy the following requirements of the Zoning Ordinance and variances pursuant to N.J.S.A. 40:55D-70(c) are required:

- a. Parking area – Curbing required; uncurbed area proposed for portions of the parking areas;
- b. Drive aisle width – 25 feet required; 21.5 feet proposed;
- c. Customer parking spaces – 99 required; 12 proposed;
- d. Sign height for building mounted sign – Limited to 10% of the height of wall to which sign is attached; proposed height is 3.5 feet or 17.5% of wall height;
- e. Sign area for building mounted sign – 40 square feet permitted; 140 square feet proposed;
- f. Monument sign – one permitted with a maximum height of 8 feet, a maximum area of 75 square feet and a minimum setback from the curbline of 15 feet; one monument sign proposed with a height of 22 feet, area of 110.5 square feet and a setback of 8 feet from the curbline.

8. Nancy Abbott, Esquire, represented the Applicant at the February 19, 2015 Public Hearing. Robert Stout, James Miller and Robert Rothberg testified on behalf of the Applicant.

9. Mr. Stout, after being duly sworn, testified as follows:

- a. He is the Applicant's Professional Engineer, licensed in the State of New

## **AUTO DIRECT**

Jersey and has been qualified by New Jersey Land Use Boards to provide expert testimony in his field;

- b. Utilizing Exhibit A-1 describes the site and the variances required;
  - c. The Applicant is utilizing an already improved property and the variances required are pre-existing conditions, the non-conformance of which is not increased as a result of the Applicant's development proposal;
  - d. The Applicant will comply with the requirements of the February 16, 2015 Review Letter of the Board Engineer;
  - e. The masonry building will be used for detailing of automobiles to be sold;
  - f. Two new landscape islands have been provided;
  - g. All exterior lights will be replaced;
  - h. The entire site will be repaved and the lot will be striped in front of the building for inventory and the side for customer parking areas only; the remainder of the parking areas will remain unstriped;
  - i. There will be no painting or body work on motor vehicles performed on site. There will be no servicing of automobiles on site other than those being sold by the Applicant or sold by the Applicant to its customers.
  - j. Twelve (12) parking spaces are provided for customer parking but customers will be able to utilize the parking area for the automobiles being displayed for sale, which is 108 spaces;
  - k. The existing pylon sign will be removed and the height of the proposed monument sign has been reduced to 10 feet;
  - l. The proposed signs are consistent with the size of the existing signs;
  - m. The existing LED light will be retained by the Applicant and will comply with the Ordinance requirements for "flashing";
  - n. No hazardous waste will be stored on site and oil will be recycled and removed from the site by an appropriately licensed company;
  - o. A trash enclosure, enclosed in white PVC, with a recycling bin, has been added to the site plan; and
  - p. The monument sign will not be located in the site triangle.
10. Mr. Rothberg, after being duly sworn, testified as follows:
- a. He is a principal of the Applicant;

## AUTO DIRECT

- b. The proposed used car dealership is a family owned business;
  - c. They operate similar dealerships in Delran and Palmyra;
  - d. The hours of operation will be Monday through Saturday, 9:00 a.m. to 8:00 p.m.;
  - e. The business will not be open on Sundays;
  - f. No car carriers will access the site;
  - g. The Applicant will work with the Board Engineer to improve the landscaping plan for the site;
11. Mr. Miller, after being duly sworn, testified as follows:
- a. He is the Applicant's Professional Planner, licensed in the State of New Jersey and had been qualified by New Jersey Land Use Boards to provide expert testimony in his field;
  - b. Describes the Property in relation to the surrounding uses;
  - c. The Property is adjacent to the Pep Boys Auto Parts and Service center to the East and Park Plaza to the West;
  - d. The standard of review for a (d)(3) variance is a relaxed standard in comparison to the Medici standard for a (d)(1) variance;
  - e. The focus of a (d)(3) variance is not on the use but is on the site itself and how the site can accommodate the use even though the conditions established by ordinance are not satisfied;
  - f. The enhancements, improvements and upgrades to the Property proposed by the Applicant support the Property as an appropriate location for an automobile dealership, as the impact of any deviation from the established conditions are mitigated by the enhancements proposed to the Property;
  - g. The size of the signs are larger than permitted to provide proper identification and are sized appropriately for the setback of the building; these signs can be read by the viewer.
12. The February 19, 2015 Hearing was opened to the public without comment.
13. The Board Engineer/Planner reviewed his February 16, 2015 for the Board and the Applicant, through the testimony of its witnesses agreed to comply with the comments contained in same.
14. The Applicant is requesting variance approval to provide greater utilization for

## AUTO DIRECT

and to improve the aesthetics of the Property.

15. Without variance approval, the Applicant would be unable to develop the Property as proposed.

**AND, WHEREAS,** based upon the above factual findings, the Planning Board has come to the following conclusions:

1. The Applicant has submitted a complete set of plans in connection with its application, so that the Planning Board has the necessary information to make a decision on the application for Variances and Preliminary and Final Site Plan Approval for the proposed development of the Property.

2. This application relates to a specific piece of property and the purposes of the zoning laws of the State of New Jersey and the Zoning Ordinance of the Township of Edgewater Park would be advanced by the deviation from the Zoning Ordinance requirements specified herein for conditional use, parking, drive aisle width and signage, as requested by the Applicant.

3. The benefits of the deviation from the Zoning Ordinance requirements specified herein would substantially outweigh any detriment to the public good as variance approval would allow for the development of the Property, and otherwise promote the safety, health and general welfare of the Township.

4. Relief as requested by the Applicant can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance of the Township.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Edgewater Park, on the 19<sup>th</sup> day of February, 2015, that this Board hereby grants to the Applicant:

1. D(3) Variances to permit an automobile dealership as a conditional use without complying with the conditions for this conditional use in the C-3 Zoning District as established by Ordinance for lot area, lot width, front yard setback to display area, side yard setback to buildings and structures, side yard setback between parking/storage areas abutting non-residential zoning districts, rear yard setback, rear yard setback between parking areas abutting non-residential zoning districts, impervious coverage, building coverage, landscape areas and buffers and separation between similar businesses, as more specifically enumerated above;

2. C Variances to permit (i) certain areas of the parking area to remain uncurbed, (ii) a 21.5 foot drive aisle width, (iii) 12 parking spaces provided for customers, (iv) the building

## **AUTO DIRECT**

mounted sign to be 3.5 feet in height and 140 square feet in area and (v) the monument sign to be 10 feet in height, 75 square feet in area and setback 8 feet from the curbline;

3. Preliminary and Final Site Plan Approval to operate a used car automobile dealership from the Property, in accordance with the Application, Plans and Exhibits submitted by the Applicant, which Variances and Site Plan approvals are subject to the following conditions:

a. Proof that the Applicant has applied for the necessary approvals from all other agencies having jurisdiction over the Applicant's use of the Property as proposed shall be filed with the Township of Edgewater Park, including but not limited to approval of the Burlington County Planning Board and Burlington County Soil Conservation Office, if necessary.

b. The fulfillment of all other conditions precedent shall forthwith be reported in writing to the Township of Edgewater Park, which may cause such reports to be verified in an appropriate manner. Only upon the fulfillment of all of the conditions shall the site plan be signed or any required building permit, certificate of occupancy or zoning permit be issued.

c. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from any and all other agencies having jurisdiction in this matter, any and all approvals required by law and this approval is specifically conditioned upon the Applicant obtaining those approvals.

d. Subject to the sworn testimony of the Applicant and/or its agents and representatives at the February 19, 2015 Public Hearing.

e. Subject to comments of the Planning Board Engineer/Planner, as contained in the February 16, 2015 Review Letter of Environmental Resolutions, Inc., by Rakesh R. Darji, PE, PP, CME.

f. Subject to the comments of the Township Fire Official, as contained in the review letter of John P. Augustino.

g. Subject to the Applicant posting all required inspection fees and performance and maintenance guarantees that may be required for the development of the Property as proposed by the Applicant and approved by this Board.

h. Subject to the Applicant's escrow account for the review of its Application being current. Failure of the escrow account to be current may result in the non-issuance of

## **AUTO DIRECT**

permits.

i. Subject to this approval not guaranteeing the issuance of any zoning permit, construction permit or certificate of occupancy; the Applicant is subject to the applicable requirements in obtaining said permits or certificates.

j. Subject to the submission of revised plans complying with this approval, as may be required.

k. Subject to the Applicant working with the Board Engineer to enhance the landscaping plan for the site. Failure of the Applicant and Board Engineer to agree to an acceptable landscaping plan shall result in the Applicant appearing before the Board to resolve the landscaping issue.

l. Subject to no painting or body work of automobiles being performed on site. The only servicing of vehicles permitted on site is to automobiles being sold or sold by the Applicant to customers. All motor vehicle oil, resulting from oil changes, shall be store in a receptacle specifically designed to store used motor oil and removed from the site by a company or service licensed to remove and transport such oil.

m. Subject to the conditions of this Approval as specified herein and the site plan as finally approved by the signatures of the Township and the Board Engineer remaining applicable to the Applicant and the Applicant's grantees and assigns.

## **ROLL CALL VOTE**

Those in Favor: 7

Those Opposed: 0

Those Abstaining: 0

**AUTO DIRECT**

**CERTIFICATION**

I hereby certify that this foregoing Resolution is a true memorializing resolution, as adopted by the Planning Board of the Township of Edgewater Park in accordance with its decision at its regular meeting on February 19, 2015.

**EDGEWATER PARK PLANNING BOARD**

Attest:

By: \_\_\_\_\_  
**MARIAN JOHNSON, Chairwoman**

\_\_\_\_\_  
**KATHLEEN EVANS, Secretary**

Dated: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

Date of Memorialization: \_\_\_\_\_

**RESOLUTION NO. P-2-2015**

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD  
SANDRA DIFILIPPO  
BLOCK 1305, LOT 4**

**WHEREAS**, Sandra DiFilippo has applied to the Planning Board of the Township of Edgewater Park for variance approval for property located at 306 N. Garden Boulevard, known as Block 1305, Lot 4 (the “Property”), for the purpose of constructing a covered porch addition to her existing single family detached residential dwelling; and

**WHEREAS**, a variance is required because the proposed front porch does not satisfy the front yard setback requirement of the Edgewater Park Zoning Ordinance; and

**WHEREAS**, the application was deemed complete by the Planning Board on July 16, 2015; and

**WHEREAS**, a public hearing to consider the application was held by the Edgewater Park Planning Board on July 16, 2015, after appropriate public and personal notice was provided to all property owners within 200 feet of the Property and published in the Official Newspaper of the Board, as required by the land development regulations of the Township of Edgewater Park and the statutes of the State of New Jersey; and

**WHEREAS**, the Applicant presented evidence to the Board through testimony, plans and other evidence; and

**WHEREAS**, the Board after carefully considering the evidence presented by the Applicant in support of her application for variance approval, and after the meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

1. The Applicant is the owner of the Property, approximately 12,563 square feet in area located in the Township’s R-4 Residential Zoning District. The Property is improved with a one-story single family detached residential dwelling.

2. The Applicant has submitted an application for a variance pertaining to the Ordinance requirement for front yard setback in the R-4 Zoning District, providing the Board with a proposed set of plans and testimony.

3. The taxes on the Property are current.

4. The Applicant has paid and/or posted all required fees and agreed to keep her review escrow current.

## DIFILIPPO - RESOLUTION NO. P-2-2015

5. Proper notice of the application for variance approval has been given, based upon the certified list from the Office of the Edgewater Park Tax Assessor.

6. The Applicant is proposing to replace an existing front porch with a covered porch.

7. The existing front porch complies with the 30 foot front yard setback requirement in the R-4 Zoning District.

8. The proposed front porch will encroach six (6) feet into the required 30 foot front yard setback, requiring a variance pursuant to *N.J.S.A. 40:55D-70(c)*.

9. Walter Ruff testified for the Applicant as follows:

- a. He is the Applicant's contractor;
- b. The proposed covered porch will be constructed of the same material as the existing dwelling and will fit in with the character of the existing dwellings in the neighborhood;
- c. The proposed porch will not adversely effect the neighbors or neighborhood;
- d. The proposed porch will be as depicted on the drawing submitted that shows steps on each side of the porch;
- e. The front yard setback of the proposed porch will be 24 feet.

10. The July 16, 2015 Hearing was opened to the Public without comment.

11. The Applicant is requesting variance approval to allow her to construct the covered front porch as proposed, to provide greater utilization for this Property and to improve the aesthetics of the Property and the neighborhood.

12. Without variance approval, the Applicant would be unable to construct the addition and deck as proposed, which is otherwise in conformance with the ordinance requirements of the Township of Edgewater Park.

**AND WHEREAS**, based upon the above factual findings, the Planning Board has come to the following conclusions:

1. This application relates to a specific piece of property and the purposes of the zoning laws of the State of New Jersey and the zoning ordinance of the Township of Edgewater Park would be advanced by the deviation from the zoning ordinance requirement specified herein for front yard setback, as requested by the Applicant.

## DIFILIPPO - RESOLUTION NO. P-2-2015

2. The benefits of the deviation from the zoning ordinance requirement specified herein would substantially outweigh any detriment to the public good as variance approval would allow for the development of the Property, and otherwise promote the safety, health and general welfare of the Township.

3. Relief as requested by the Applicant can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Township.

4. The Applicant has submitted the necessary information, in the form of plans and testimony, for the Planning Board to make an informed decision on the Application.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Edgewater Park, on the 16<sup>th</sup> day of July, 2015, that this Board hereby grants to the Applicant a variance to permit a 24 foot front yard setback to permit the construction of a covered front porch on the Property, in accordance with the plans submitted by the Applicant and subject to the following:

1. Proof that the Applicant has applied for the necessary approval(s) from all other agencies having jurisdiction over the Applicant's use of the Property shall be filed with the Township of Edgewater Park.

2. The fulfillment of all other conditions precedent shall forthwith be reported in writing to the Township of Edgewater Park, which may cause such reports to be verified in an appropriate manner. Only upon the fulfillment of all of the conditions shall the site plan be signed or any required building permit, certificate of occupancy or zoning permit be issued.

3. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from any and all other agencies having jurisdiction in this matter, any and all approvals required by law and this approval is specifically conditioned upon the Applicant obtaining those approvals.

4. Subject to the sworn testimony of the Applicant and her witness at the July 16, 2015 Public Hearing.

5. Subject to the Applicant receiving all required permits for the porch prior to the commencement of construction. Variance approval does not guaranty the issuance of the required permits as the Applicant is subject to the applicable construction code.

**DIFILIPPO - RESOLUTION NO. P-2-2015**

6. Subject to the covered porch as constructed having a front yard setback of not less than 24 feet.

7. Subject to the covered porch being as shown on the drawing submitted with steps on each side of the porch.

**ROLL CALL VOTE**

Those in Favor: 8

Those Opposed: 0

Those Abstaining: 0

**CERTIFICATION**

I hereby certify that this foregoing Resolution is a true memorializing resolution, as adopted by the Planning Board of the Township of Edgewater Park in accordance with its decision at its regular meeting on July 16, 2015.

**EDGEWATER PARK PLANNING BOARD**

**Attest:**

**By:** \_\_\_\_\_  
**MARIAN JOHNSON, Chairwoman**

\_\_\_\_\_  
**KATHLEEN EVANS, Secretary**

Dated: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

Date of Memorialization: \_\_\_\_\_

**TOWNSHIP OF EDGEWATER PARK  
400 DELANCO ROAD  
EDGEWATER PARK, NEW JERSEY 08010**

**PLANNING BOARD RESOLUTION # P3-2014**

**AUTHORIZING AWARD OF CONTRACTS FOR PROFESSIONAL SERVICES**

**WHEREAS**, there exists a need for a Solicitor, Engineer and Planner and;

**WHEREAS**, Requests for Qualifications and Proposals were solicited through a fair and open process in accordance with N.J.S.A.19:44A-20.5 et seq.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Edgewater Park, in the County of Burlington, and State of New Jersey, that the Chairperson and Planning Board Secretary are hereby authorized and directed to execute agreements for the following qualified professionals:

**SECTION I.**

A: \_\_\_\_\_, Engineer  
B. \_\_\_\_\_, Planner  
C: \_\_\_\_\_, Solicitor

**SECTION II:**

These contracts are awarded without competitive bidding as “Professional Services”, in accordance with *NJSA 40A: 11-5(1)(a) et seq.* of the Local Public Contract Law, and /or awarded in accordance with *N.J.S.A. 19:44A-20.4 et seq.*; the above named Professionals are licensed to practice in the State of New Jersey.

Pursuant to NJSA 40A:11-5(1)(a) the following information is set forth:

- A. Duration of Contracts: All terms are for one-year.
- B. Amount of Contracts: All specified per contract and budget appropriation.
- C. This resolution and the above-mentioned contracts will be on file and available for public inspection in the Office of the Clerk of the Township of Edgewater Park.

**SECTION III:** This resolution shall be printed once in the “Burlington County Times” and the “Courier Post” as required by law within ten days of its adoption.

Action taken on motion made by \_\_\_\_\_,  
seconded by \_\_\_\_\_ to adopt the Resolution the following  
roll call vote was taken.

Planning Board	Yes	No	Abstain
Mr. Phil Aaronson			
Mr. John Alexander			
Comitteeman William Belgard			

Mrs. Marian Johnson			
Mr. Kenneth Kauker			
Mr. Charles Robinson			
Mr. Vincent Smith			
Mayor Michael Trainor			
Mr. Jeff Westphal			
Chairperson			
Alt No. 1, Mr. Stephen Malecki			
Alt No. 2 Mrs. Gwendolyn Bonner			

## EDGEWATER PARK PLANNING BOARD

By: \_\_\_\_\_  
, Chairperson

Attest:

\_\_\_\_\_  
Kathleen Evans, Secretary

Dated: \_\_\_\_\_

Date of Approval: \_\_\_\_\_