

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

PLANNING BOARD RESOLUTION #P-1-2017

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 MEETINGS

All such meetings to be held at 7:00PM at the Municipal Building, 400 Delanco Road, Edgewater Park, New Jersey. Formal action may be taken at any and all scheduled meetings. Planning Board reserves the right to enter into closed session. The Planning Board also reserves the right to schedule additional meetings on an "As Needed" basis.

January 12, 2017 (Reorganization)	July 20, 2017
January 19, 2017	August 17, 2017
February 16, 2017	September 21, 2017
March 16, 2017	October 19, 2017
April 20, 2017	November 16, 2017
May 18, 2017	December 21, 2017
June 15, 2017	January 11, 2018 (Reorganization)

Action taken on motion 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			
Committeeman Mr. William Belgard			
Ms. Marian Johnson			
Mr. Kenneth Kauker			
Mr. Charles Robinson			
Mr. Vincent Smith			
Mayor Lauren Kremper			
Mr. Jeff Westphal			
Alt No. 1 Mr. Stephen Malecki			
Alt No. 2 Ms. Gwendolyn Bonner			
Chairperson			

EDGEWATER PARK PLANNING BOARD

By: _____
, Chairperson

**TOWNSHIP OF EDGEWATER PARK
400 DELANCO ROAD
EDGEWATER PARK, NEW JERSEY 08010
PLANNING BOARD RESOLUTION #P-2-2017
OPEN PUBLIC MEETINGS ACT**

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 the same.

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

Section 3. All advance written copies 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 fee of \$50.00, 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 12, 2017, shall be in accordance with Resolution #P1-2017, designating the dates, times and places of such meetings which incorporated within this Resolution by reference.

Action taken on motion 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			
Committeeman William Belgard			
Ms. Marian Johnson			
Mr. Kenneth Kauker			
Mr. Charles Robinson			
Mr. Vincent Smith			
Mayor Lauren Kremper			
Mr. Jeff Westphal			
Chairperson			
Alt No. 1 Mr. Stephen Malecki			
Alt No. 2 Ms. Gwendolyn Bonner			

EDGEWATER PARK PLANNING BOARD

By: _____, Chairperson

Attest:

Kevin P. Johnson, Secretary

Dated: _____

Date of Approval: _____

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

PLANNING BOARD RESOLUTION # P3-2017

AUTHORIZING AWARD OF CONTRACTS FOR PROFESSIONAL SERVICES

Whereas, there exists a need for Solicitor, Engineer and Planner and;

Whereas, Requests for Qualifications and Proposals were solicited through a fair and open process in accordance with N.J.A.C. 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 the 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:	Environmental Resolutions Inc.	Engineer
B:	Environmental Resolutions Inc.	Planner
C:	Raymond, Coleman & Heinhold LLC	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 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 _____ ,

Seconded by _____ to adopt the Resolution the following roll call was taken.

Planning Board	Yes	No	Abstain
Mr. Phil Aaronson			
Mr. John Alexander			
Committeeman William Belgard			
Marian Johnson			
Mr. Kenneth Kauker			
Mr. Charles Robinson			
Mr. Vincent Smith			
Mayor Lauren Kremper			
Mr. Jeff Westphal			
Alt No. 1 Mr. Stephen Malecki			
Alt No. 2 Ms. Gwendolyn Bonner			
Chairperson			

EDGEWATER PARK PLANNING BOARD

By: _____
, Chairperson

Attest:

Kevin P. Johnson, Secretary

Dated: _____

Date of Approval: _____

RESOLUTION NO. P-4-2017

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD
NEDAL INC.
BLOCK 1203, LOT 1
SITE PLAN APPROVAL**

WHEREAS, Nedal, Inc. has applied to the Planning Board of the Township of Edgewater Park for Preliminary and Final Site Plan Approval for property located at 4301 Route 130 South, known as Block 1203, Lot 1 (the “Property”) on the Official Tax Map of the Township of Edgewater Park, for the purpose of operating a used car dealership on a portion of the Property; and

WHEREAS, the Planning Board, at its December 15, 2016 Meeting, granted Conditional Use Variance and Bulk Variance approvals to the Applicant, subject to Site Plan Approval, for the proposed used car dealership; and

WHEREAS, the Application for Site Plan Approval was deemed complete by the Planning Board on January 19, 2017; and

WHEREAS, a public hearing to consider the application was held by the Edgewater Park Planning Board on January 19, 2017, 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 Planning Board after carefully considering the evidence presented by the Applicant in support of its application for 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 a Tenant of a portion of the Property. The Property is located entirely in the Commercial Light Industrial (C-LI-5) Zoning District of the Township. The Property is a corner lot with frontage on Route 130, Cooper Street and the jug-handle connecting Route 130 and Cooper Street.

2. The Property is 0.842 acres in area and is entirely paved. The Property is improved with a 6,251 square foot masonry building with a 450 square foot frame shed attached to the northeast corner of the masonry building. Various styles of fencing are also located on the

Property.

3. The Applicant is proposing to operate a used car dealership on the Property, a Conditional Use in the C-LI-5 Zoning District. A used car dealership previously operated on the Property. Conditional Use and Bulk Variances were granted by the Planning Board at its December, 2016 meeting for the Applicant's proposed used car dealership, subject to Site Plan Approval.

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

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

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

7. The following variances were granted by the Board:

a. Conditional Use pursuant to N.J.S.A. 40:55D-70(d)(3) for the proposed used car dealership;

b. Bulk Variances pursuant to N.J.S.A. 40:55D-70(c) to permit:

i. Lot Area of 0.842 acres;

ii. Lot Width of 273.91 feet;

iii. Lot Depth of 171.73 feet;

iv. Front yard setback to buildings/structures of 27.40 feet from Cooper Street and 39.50 feet from Route 130;

v. Front yard setback to display area for cars parked within the Cooper Street right-of-way and 2 feet from the Route 130 right-of-way;

vi. Side yard setback to buildings/structures of 32.30 feet

vii. Side yard setback between vehicle display and storage areas abutting non-residential zoning districts permitting vehicles to be displayed within the jug handle right-of-way

viii. Impervious Coverage of 100%

ix. No Landscaped Areas;

x. No Landscape buffers along rear and side yards when abutting non-residential zoning districts;

xi. No Landscape buffers along street line; and

xii. 660 feet distance between automobile dealerships.

8. James A. Clancy and Nedal Abu Humoud testified on behalf of the Applicant at the January 17, 2017 Public Hearing.

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

- a. The Applicant's business is limited to the sale of motor vehicles only;
- b. The hours of operation will be 8:00 a.m. to 7:00 p.m., Mondays through Saturdays and closed on Sundays;
- c. All detailing will be done inside the building;
- d. No engine work will be performed on site but fluids will be topped off;
- e. A cleaning service has been obtained and all trash will be removed from the site by a janitor;
- f. The business will have 3 to 4 customers per day.

10. Mr. Clancy, after being duly sworn, testified as follows:

- a. He is the Applicant's Professional Engineer, licensed in the State of New Jersey and has been qualified by New Jersey Land Use Boards to provide expert testimony in his field;
- b. As required by the Conditional Use Variance granted by the Board at its December, 2016 meeting, a Site Plan has been submitted;
- c. The Applicant wants to increase the number of vehicles to be displayed for sale from 25 approved as part of Conditional Use Variance approval to 28;
- d. The fire lane will be striped but the vehicle display stall will not be striped;
- e. No signage, other than signage permitted by the Edgewater Park Ordinance, will be installed/erected;
- f. "Way-faring" signs as recommended by the Board Engineer are not required because of the size and configuration of the site;
- g. A "No Left Turn" sign is proposed for the Cooper Street exit rather than a "No Exit" sign as required by Conditional Use Variance Approval due to the limited number of customers expected to visit the site and that a right turn exit would not require vehicles to cross traffic to complete the exit turn;
- h. The jughandle will be utilized for entrance only into the site and not an

exit;

11. The Board Engineer/Planner reviewed his January 19, 2017 Review Letter with the Board and did not raise any concerns that the Applicant did not submit a floor plan and revised its plans relating to the number of vehicles to be displayed, not providing “way-faring” signs and the traffic circulation pattern, including ingress and egress for the site.

12. The January 19, 2017 Hearing was opened to the Public without comment.

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

1. The Applicant has submitted sufficient information in the form of plans, testimony, and narrative summaries in order for the Board to make a learned decision on the Application for Preliminary and Final Site Plan Approval for a used car dealership to be operated on a portion of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 19th day of January, 2017, that this Board hereby grants to the Applicant:

1. Preliminary and Final Site Plan Approval for a used car dealership to be operated on a portion of the Property as requested by the Applicant, subject to the following:

a. 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’s Land Use Coordinator.

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

c. Subject to the testimony of the Applicant and its witnesses and representatives at the January 19, 2017 Public Hearing.

d. Subject to the submission of revised plans complying with this Resolution, if required.

e. Subject to the Applicant posting all required inspection fees and performance and maintenance guarantees, required for construction of the project, as required.

f. 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 required building permits and/or the certificate of occupancy not being issued.

NEDAL, INC. – NO. P-____-2017

g. 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.

h. Subject to the Applicant complying with the January 19, 2017, review letter of Environmental Resolutions, Inc., by Rakesh R. Darji, PE, CME, PP, except as modified by this Resolution.

i. Subject to Resolution No. ____-2016, by which Conditional Use and Bulk Variance Approval was granted to the Applicant for the used car dealership, except as modified herein.

j. Subject to the number of motor vehicles to be displayed for sale not exceeding 28.

k. Subject to the jughandle driveway being limited to entrance only and the Cooper Street exit being limited to right turns out only.

l. Subject to the Applicant's use limited to the sale of motor vehicles only.

m. Subject to all detailing of motor vehicles being done inside the building.

n. Subject to the topping off of fluids being the only engine work permitted on site.

o. Subject to all trash generated by the Applicant's use of the Property being removed for proper disposal off site.

p. Subject to the Applicant mulching and adding flowers to the grass area and adding flower pots at the door(s) of the building.

q. Subject to the Applicant applying for and receiving all permits that are required prior to the commencement of construction. This Approval does not guarantee the issuance of any permit as the Applicant is required to comply with all other applicable codes, ordinances, rules, regulations and statutes for the issuance of such permits.

ROLL CALL VOTE

Those in Favor: 9

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 January 19, 2017.

EDGEWATER PARK PLANNING BOARD

Attest:

By: _____
MARIAN JOHNSON, Chairwoman

KEVIN JOHNSON, Secretary

Dated: _____

Date of Approval: _____

Date of Memorialization: _____

RESOLUTION NO. __P-5-2017__

**RESOLUTION OF THE PLANNING BOARD
OF THE TOWNSHIP OF EDGEWATER PARK, COUNTY OF BURLINGTON
ADOPTING THE 2017 MASTER PLAN REEXAMINATION REPORT**

WHEREAS, N.J.S.A. 40:55D-89 requires the Township Committee, at least every ten (10) years, to provide for a general reexamination of the Master Plan and the Development Regulations of the Township of Edgewater Park by the Township's Planning Board (the "Board"); and

WHEREAS, the Township's Master Plan and development regulations were last reexamined in 2007;

WHEREAS, through this Resolution, the Board memorializes its findings concerning the review and analysis of the Edgewater Park Township 2017 Master Plan Reexamination Report, prepared by Edward E. Fox, III, AICP, PP, New Jersey Professional Planner License No. 33LI00510400, Regional Planning Director, Department of Economic Development and Regional Planning of the Burlington County Bridge Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING BOARD OF THE TOWNSHIP OF EDGEWATER PARK, IN THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY, THAT:

1. The 2017 Master Plan Reexamination Report, prepared by the Board's Consultant, and attached to this Resolution, having been previously reviewed by the Members of the Board and the Board's Consulting Engineer, Planner and Solicitor, and no objection having been identified, is hereby Adopted by this Board.
2. The Board's Solicitor, Engineer, Planner and Secretary are hereby further authorized to undertake any and all action to provide a copy of this Resolution and the 2017 Master Plan Reexamination Report to the Burlington County Planning Board and to the New Jersey Office of Planning Advocacy. A Notice that the 2017 Master Plan Reexamination Report and this Resolution have been adopted by the Board shall be sent to the Commander of a military facility who has registered with the Township pursuant to N.J.S.A. 40:55D-12.4 and to the municipal clerk of each adjoining municipality.
3. **RECOMMENDATIONS.** The Board's Solicitor, Engineer, Planner and Secretary are hereby further authorized to undertake any and all action that may be required to implement the recommendations listed in the 2017 Master Plan Reexamination Report, including the preparation of amendments to the Township's Land Use Development Regulations and the preparation of updates to the Master Plan's Land Use and Open Space and Recreation Plan Elements.

RESOLUTION NO. P-5-2017

4. **SEVERABILITY.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
5. **AVAILABILITY OF THIS RESOLUTION.** A copy of this Resolution shall be available for public inspection at the Offices of the Township Clerk and the Planning Board of the Township of Edgewater Park.
6. **EFFECTIVE DATE.** This Resolution shall take effect immediately.

MOTION: _____ **SECOND:** _____

ROLL CALL:

AYES: _____

NAYS: _____

CERTIFICATION

I, **KEVIN JOHNSON**, Secretary of the Township of Edgewater Park Planning Board, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and accurate copy of the resolution adopted by the Planning Board of the Township of Edgewater Park, at its regular meeting held on March 16, 2017 at the Edgewater Park Township Municipal Complex, at 7:00 p.m.

KEVIN JOHNSON
Planning Board Secretary

RESOLUTION NO. P-__8_-2016

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD
GEORGE LOWTHER
BLOCK 201, LOT 2
DENIAL OF USE VARIANCE**

WHEREAS, George Lowther has applied to the Planning Board of the Township of Edgewater Park for Variance Approval for property located at 713 Perkins Lane, known as Block 201, Lot 2 (the “Property”) on the Official Tax Map of the Township of Edgewater Park, to convert the existing single family residential dwelling into a duplex; and

WHEREAS, a variance pursuant to N.J.S.A. 40:55D-70(d)(1) is required because duplexes are not permitted uses in the R2 – Single Family Residential Zoning District; and

WHEREAS, the Application was deemed complete by the Planning Board on July 21, 2016; and

WHEREAS, a public hearing to consider the application was held by the Edgewater Park Planning Board on July 21, 2016, 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 exhibit was presented by the Applicant at the July 21, 2016 Public Hearing:

A-1 - Photograph of the Property showing the existing dwelling and the dwelling located on the adjacent lot;

WHEREAS, the Planning Board after carefully considering the evidence presented by the Applicant in support of his 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 143,152 square feet in area, located in the Township’s R-2 Single Family Residential Zoning District. The Property is improved with a 2 story single family residential dwelling and a detached garage.

2. The Applicant has submitted an application for Use Variance Approval pursuant to N.J.S.A. 40:55D-70(d)(1) to convert the existing single family residential dwelling into a

duplex.

3. The Applicant is proposing two (2) two-bedroom apartments, each 1,224 square feet in size. One apartment is proposed for the first floor of the existing dwelling and one apartment for the second floor. A 34 foot by 36 foot stone parking area with four parking spaces is also proposed, along with a row of six (6) inkberry hollies.

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

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

6. Proper notice of the application for Variance Approval has been given, based upon the certified lists from the Offices of the Edgewater Park and Delanco Tax Assessors.

7. Duplexes are not permitted in the R-2 Single Family Residential Zoning District.

8. The Applicant was represented at the July 21, 2016 Public Hearing by Patrick McAndrew, Esquire. The Applicant and Scott Williams testified on behalf of the Applicant.

9. The Applicant testified as follows:

- a. He purchased the Property in December, 2015 and owns another property near the Property;
- b. The house was built in 1910 and extensive repairs are required;
- c. Two (2) two bedroom apartment units are proposed, an upstairs unit and a downstairs unit;
- d. Each apartment will be rental units;
- e. The house is currently a 4 bedroom dwelling with all bedrooms on the second floor;
- f. A kitchen will be added to the upstairs apartment;
- g. Each unit will have a front and rear access;
- h. An enclosed porch will be accessed by one door with both units having a separate entrance from the enclosed porch area;
- i. The existing garage will be rehabbed and its ultimate use is unknown at this point;
- j. The Property is serviced by public water and a septic system;
- k. The house will retain its single family appearance;
- l. It is cost prohibitive to renovate the existing dwelling and rent it out as a single family dwelling, two units are required in order to make a return on

his investment.

10. Mr. Williams testified as follows:

- a. He is the Applicant's Engineer with 35 years of experience and he is a licensed professional engineer and professional planner in the State of New Jersey;
- b. The Applicant's proposed duplex use is particularly suited for the Property as the Property is located in the corner of the Township and is buffered by railroad tracks and a wooded area;
- c. The Property is large and can accommodate up to three (3) single family residential dwellings;
- d. The Applicant is not proposing any new construction on the Property and it is a more efficient use of the land to renovate and utilize the existing building for the proposed duplex use;
- e. Utilizing the existing building preserves the environment as trees do not have to be removed to accommodate new construction and maintains existing light, air and open space;
- f. Only four (4) parking spaces are being added to the Property so there will be no negative impact to the zone plan;
- g. It will be more negative to the area to have a deteriorating building;
- h. The proposed duplex has less density than the density permitted in the R-2 Zoning District of one (1) unit per 40,000 square feet.

11. During the public portion of the July 21, 2016 Public Hearing, 4 residents of Perkins Lane testified as follows:

- a. Linda Raymond who was concerned that allowing a duplex for this Property would result in three (3) homes, currently vacant, being converted into duplexes and changing the character of the neighborhood from that of single family to multi-family use. Ms. Raymond also testified that she did not believe there was any hardship to the Applicant supporting the application as the Applicant could renovate the existing dwelling and rent it out as a single family use;

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- b. Eric Wells who testified that he has lived on Perkins Lane for 17 years and is opposed to the Applicant's plan to convert the Property to a duplex use because it will change the character of Perkins Lane. Perkins Lane should be kept as single family uses.
- c. Mal Anderson who also opposed the Applicant's plan as it would set a precedent for multi-family uses on Perkins Lane and that if the Board approved the duplex use on the Property, he would rent out his garage as an apartment.
- d. Paul Beck who also opposed the Application as there is no reason to convert the house into a duplex as it has previously been rented out as a single family dwelling and that the entire Perkins Lane is single family.

12. The Board Engineer and Planner stated that no duplexes currently exist on Perkins Lane and that future applicants will argue that a duplex use on the Property supports additional multi-family uses in the area as these multi-family uses will not impact the zone plan. The Board Engineer and Planner also stated that the Property, although large enough, may not be able to support three (3) single family residential dwellings because the existing lot frontage is not sufficient and a street off of Perkins Lane would be required to give each lot the frontage required in the R-2 Zoning District.

13. Board members expressed their concern with changing the character of the Perkins Lane neighborhood and that the R-2 permitted uses maintains this character of a single-family residential area. Duplex uses are permitted in the Multi-Family Residential Zoning District.

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 use variance 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 not be advanced by the deviation from the Zoning Ordinance requirement specified herein that duplex uses are not permitted in the R-2 Zoning District, as requested by the

LOWTHER – NO. P-__8__-2016

Applicant.

3. The benefits of the deviation from the Zoning Ordinance requirement specified herein would not substantially outweigh any detriment to the public good as use variance approval would not promote the safety, health and general welfare of the Perkins Lane neighborhood and Township.

4. Relief as requested by the Applicant cannot be granted without substantial detriment to the public good and would substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance of the Township, as the single family character of Perkins Lane, as recognized as part of the R-2 Zoning District, would be detrimentally changed.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 21st day of July, 2016, that this Board hereby denies to the Applicant a variance pursuant to N.J.S.A. 40:55D-70(d)(1) for the conversion of the single family residential dwelling located on the Property in the R-2 Zoning District into a duplex.

ROLL CALL VOTE

Those in Favor of Variance: 0

Those Opposed to Variance: 8

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 21, 2016.

EDGEWATER PARK PLANNING BOARD

Attest:

By: _____
MARIAN JOHNSON, Chairman

KEVIN JOHNSON, Secretary

Dated: _____

Date of Approval: _____

Date of Memorialization: _____