

RESOLUTION NO. P – 1 – 2025

NOTICE OF 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 7:00 PM 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.

RESOLUTION BY CONSENT AGENDA

NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Malecki					X
Mr. Aaronson	X				
Mrs. Cannon-Moye	X				
Mr. Smith	X				
Mr. Kauker	X				
Mr. Nolan					X
Mrs. Tumminia					X
Ms. Bonner	X				
Chairwoman Johnson	X				
Mr. Black	X				
Ms. D'Errico	X				

CERTIFICATION

I, **PATRICIA CAHALL**, Secretary of the Planning Board of the Township of Edgewater Park, 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, County of Burlington, State of New Jersey, at its Re-Organization Meeting held on Thursday, January 9, 2025 at the Edgewater Park Municipal Building at 7:00 p.m.



PATRICIA CAHALL
Planning Board Secretary

RESOLUTION NO. P – 2 – 2025

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 through-out 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 9, 2025, shall be in accordance with Resolution #P-1-2025, designating the dates, times and places of such meetings which incorporated within this Resolution by reference.

RESOLUTION BY CONSENT AGENDA

NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Malecki					X
Mrs. Cannon-Moye	X				
Mr. Kauker	X				
Mr. Smith	X				
Mr. Aaronson	X				
Mr. Nolan					X
Ms. Bonner	X				
Mrs. Tumminia					X
Chairwoman Johnson	X				
Mr. Black	X				
Ms. D'Errico	X				

CERTIFICATION

I, **Patricia Cahall**, Secretary of the Planning Board of the Township of Edgewater Park, 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, County of Burlington, State of New Jersey, at its Re-Organization Meeting held on Thursday, January 9, 2025 at the Edgewater Park Municipal Building at 7:00 p.m.

Patricia Cahall

Patricia Cahall
Planning Board Secretary

RESOLUTION NO. P - 3 – 2025

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, LLP | Solicitor |

SECTION II:

These contracts are awarded without competitive bidding as "Professional Services", in accordance with N.J.S.A. 40A: JJ-5(1) (a) et seq. of the Local Public Contract Law, and/or awarded with N.J.S.A. J9:44A-20.4 et seq.; the above named Professionals are licensed to practice in the State of New Jersey.

Pursuant to N.J.S.A. 40A: l l-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 to the 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.

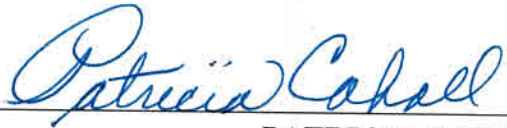
RESOLUTION BY CONSENT AGENDA

NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Malecki					x
Mr. Aaronson	x				
Mrs. Cannon-Moye	x				
Mr. Smith	x				
Mr. Kauker	x				
Ms. Bonner	x				
Mrs. Tumminia					x

NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Nolan					x
Chairwoman Johnson	x				
Mr. Black	x				
Ms. D'Errico	x				

CERTIFICATION

I, **PATRICIA CAHALL**, Secretary of the Planning Board of the Township of Edgewater Park, 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, County of Burlington, State of New Jersey, at its Re-Organization Meeting held on Thursday, January 9, 2025 at the Edgewater Park Municipal Building at 7:00 p.m.


PATRICIA CAHALL
Planning Board Secretary

RESOLUTION NO. P – 4 – 2025

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF EDGEWATER PARK, ANNUAL REPORT OF VARIANCE APPLICATIONS AND FORMAL RECOMMENDATIONS TO TOWNSHIP COMMITTEE FOR CONSIDERATION OF CHANGES TO ZONING CODE

WHEREAS, N.J.S.A. 40:55D-70.1 requires the board of adjustment at least once a year, to review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any and to provide the report and resolution to the governing body and the planning board; and

NOW, THEREFORE, BE IT RESOLVED by the Edgewater Park Township Planning Board, County of Burlington and State of New Jersey that in its capacity as a zoning board of adjustment heard the following variance applications during 2024 and that the memorializing resolutions are, if applicable, on file in the Township Municipal Building:

Applicant	Property	Result	Description / First Paragraph of Resolution
Hearing Date	Block & Lot	Resolution #	
Talaria NJ LLC	950 Mt. Holly Road	Approved	Use variance approval for the purpose of converting an existing 3,600 square foot building on the property for cannabis wholesale use.
6/20/2024	203 4.01	P-8-2024	
Bandhan Celebrations	826 Perkins Lane	Approved	Variance to occupy existing printing facility to store party supplies and equipment. Customer visits on a by appointment only basis. The subject property is located within the Township's R-2 zoning district.
6/20/2024	203 7.01	P-9-2024	
Edgewater Park Senior Apts. LLC	210 Delanco Road	Approved	Use variance to construct a one hundred percent age and income restricted multi family apartment building. Site improvements include parking, stormwater management, lighting, and landscape improvements. Bulk variance relief and submission waiver approvals.
7/18/2024	502 11	P-13-2024	
New Jersey American Water	102 Cooper Street	Approved	Variance to expand the existing water treatment facility. Facility is located within the R-5 (Single Family Residential) District. Improvements to include site popping, replacement of emergency generator, electrical and control systems and other utility related improvements.
7/18/2024	803 1.01 & 2	P-14-2024	
McDonalds USA, LLC	4295/4299 U.S. Route 130 South	Approved	Variance for the reconfiguration of a McDonald's restaurant freestanding business identification signage. Original plans required amended approval and granting of any variance(s).
7/18/2024	502 13.02 & 13.03	P-15-2024	

RESOLUTION BY CONSENT AGENDA

NAME	YES	NO	RECUSED	ABSTAINED	ABSENT
Mr. Malecki					X
Mr. Aaronson	X				
Mrs. Cannon-Moye	X				
Mr. Smith	X				
Mr. Kauker	X				
Ms. Bonner	X				
Mrs. Tumminia					X
Mr. Nolan					X
Chairwoman Johnson	X				
Mr. Black	X				
Ms. D'Errico	X				

CERTIFICATION

I, **PATRICIA CAHALL**, Secretary of the Planning Board of the Township of Edgewater Park, 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, County of Burlington, State of New Jersey, at its Re-Organization Meeting held on Thursday, January 9, 2025 at the Edgewater Park Municipal Building at 7:00 p.m.


PATRICIA CAHALL
Planning Board Secretary

PLANNING BOARD OF THE TOWNSHIP OF EDGEWATER PARK

RESOLUTION NO. P-5-2025

**CONCERNING THE APPLICATION OF
EDGEWATER PARK SENIOR APARTMENTS, LLC
FOR EXTENSION OF MINOR SUBDIVISION APPROVAL**

WHEREAS, Edgewater Park Senior Apartments, LLC (the “Applicant”), has applied to the Planning Board of the Township of Edgewater Park (the “Board” or “Planning Board”) for an Extension of Minor Subdivision Approval pursuant to N.J.S.A. 40:55d-47(g) for property located at 210 Delanco Road, known as Block 502, Lot 11 (the “Property”) on the Official Tax Map of the Township of Edgewater Park, for the purpose of subdividing the Property into proposed Lots 11.01 and 11.02 and for the construction of a 58-unit age and income restricted multi-family apartment building on proposed Lot 11.01;

WHEREAS, the Planning Board, as memorialized by Resolution No. P-13-2024, adopted on August 15, 2024, granted Variances, Minor Subdivision and Preliminary and Final Site Plan Approval to the Applicant to develop a portion of the Property with the 58-unit age and income restricted multi-family apartment building; and

WHEREAS, pursuant to N.J.S.A. 40:55D-47(d), the Applicant’s minor subdivision approval is to expire on February 21, 2025, being 190 days from the date the memorializing resolution was adopted by the Board, unless a minor subdivision deed or a plat in conformity with such approval and the provisions of New Jersey’s Map Filing Law has been recorded in the Office of the Burlington County Clerk, or the Applicant has requested an extension of time pursuant to N.J.S.A. 40:55D-70(f) or (g); and

WHEREAS, prior to expiration, the Applicant requested an extension of time, as authorized by the Municipal Land Use Law of the State of New Jersey, to perfect the August 15, 2024 memorialized minor subdivision approval; and

WHEREAS, at the Board’s February 20, 2025 hearing on the Applicant’s extension request, the Applicant’s Attorney, Kristopher Berr, Esquire, Del Duca Lewis & Beer, represented to the Board that the Applicant has been unable to perfect the minor subdivision approval within the 190 day requirement due to outside agency review and that the Applicant has been diligently pursuing outside agency approval; and

EDGEWATER PARK SENIOR APARTMENTS, LLC - NO. P-5-2025

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

1. The Edgewater Park Planning Board retains jurisdiction over this application and extension request pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq.;
2. Based upon the request made by Applicant's counsel in writing and on the record, and in light of the provisions of N.J.S.A. 40:55D-47 (f) and (g), the Board approves the extension for a one-year period, to expire on February 21, 2026

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, following review on the record on the 20th day of February, 2025 and memorialized by this Resolution on the 20th day of March, 2025, that the Applicant's request for an extension of its minor subdivision approval is hereby GRANTED, with all terms and conditions of the prior resolution of approval remaining in full force and effect, to expire on February 21, 2026 if no further extension is granted or the minor subdivision approval is not perfected in the interim.

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 February 20, 2025.

**THE PLANNING BOARD OF THE
TOWNSHIP OF EDGEWATER PARK**


MARIAN JOHNSON, CHAIRWOMAN

Attested:


PATRICIA CAHALL, SECRETARY

Dated: 3/30/2025

Date of Approval: February 20, 2025

Date of Memorialization: March 20, 2025

PLANNING BOARD OF THE TOWNSHIP OF EDGEWATER PARK

RESOLUTION NO. P-6-2025

**CONCERNING THE APPLICATION OF
BANDHAN CELEBRATIONS
FOR PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL**

WHEREAS, Bandhan Celebrations, LLC (the “Applicant”), has applied to the Planning Board of the Township of Edgewater Park (the “Board” or “Planning Board”) for Preliminary and Final Major Site Plan Approval for property located at 826 Perkins Lane, known as Block 203, Lot 7.01 (the “Property”) on the Official Tax Map of the Township of Edgewater Park, for the purpose of converting an existing one-story building into a warehouse use for the Applicant’s party supply/decorations business; and

WHEREAS, the Planning Board, as memorialized by Resolution No. P-9-2024 adopted on July 18, 2024, granted variance approval pursuant to *N.J.S.A. 40:55D-70(d)(1)* for the proposed party supply warehouse use, a use not otherwise permitted in the Township’s R-2 Zoning District; and

WHEREAS, variances pursuant to *N.J.S.A. 40:55D-70(c)* are required as the Applicant’s proposed use and development of the Property do not comply with the parking, landscaping, circulation and lighting requirements of the Township’s Land Development Ordinance; and

WHEREAS, the Application was deemed complete by the Board on February 20, 2025; and

WHEREAS, a public hearing to consider the Application was held by the Planning Board on February 20, 2025, 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 during the February 20, 2025 Public Hearing:

A-1 Existing Site Conditions Aerial; and

A-2 Site Plan Rendering; and

BANDHAN - NO. P-6-2024

WHEREAS, the Board after carefully considering the evidence presented by the Applicant in support its Application for Variances and Preliminary and Final Major 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 owner of the Property, located in the Township's R-2 Zoning District, approximately 215,686.3 square feet in area. The Property is improved with a 1-story commercial building, a gravel driveway, concrete walkway and two (2) frame sheds. The most recent use of the Property was for a print shop.
2. The Applicant is proposing to utilize the existing building as a warehouse for its party supply/party decorations business, a use that received use variance approval from the Board and memorialized by Resolution No. P-9-2024 adopted on July 18, 2024.
3. Use variance approval included a condition requiring the Applicant to obtain site plan approval from the Board prior to commencement of the Applicant's proposed use.
4. The Applicant has provided the Board with the following:
 - a. Standard Development Application;
 - b. Preliminary and Final Major Site Plan, prepared by Samuel J. Agresta, PE, PP, CME, dated 11/08/24;
 - c. Freshwater Wetland Delineation, prepared by McLaughlin Environmental, dated 09/04/24;
 - d. Plan of Survey, prepared by Edward F. Kuhn, Jr., PLS, dated 10/01/24.
5. The taxes on the Property are current or exempt.
6. The Applicant has paid and/or posted all required fees and agreed to keep the review escrow current.
7. Proper notice of the application for Variance and Preliminary and Final Major Site Plan Approval has been given, based upon the certified list from the Office of the Edgewater Park Tax Assessor.
8. The following "C" variances are required for the proposed use and development of the Property:
 - a. Parking Area – paved surface and curbing required; Applicant is proposing no curbing and paving less than the entire parking area;

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- b. Parking in Landscape Buffer Area – parking prohibited within 30' landscape buffer area; Applicant is proposing to continue parking 23 feet from side lot line, within the required 30 foot buffer;
- c. Landscape Buffer Area – 30 feet required as Property abuts residential uses; Applicant is proposing to maintain the existing 23 foot buffer area;
- d. Internal Circulation Area – Heavy traffic areas require paving; Applicant is proposed to re-stone the ingress/egress drive(s); and
- e. Parking Area Lighting – 1 footcandle required; Applicant is proposing 0.4 footcandles at the ADA parking space.

9. The Applicant was represented at the February 20, 2025 Public Hearing by Christopher J. Norman, Esquire, Platt Law Group, with Amrit Patel, the Applicant's Representative and Samuel Agresta, PE, PP, the Applicant's Professional Engineering, appearing, each being duly sworn and Mr. Agresta recognized as an expert in support of the Application.

10. Mr. Norman represented to the Board that the Application is to satisfy the condition of use variance approval requiring the Applicant to obtain site plan approval prior to commencing use of the Property.

11. Mr. Patel provided the following sworn testimony during the February 20, 2025 Public Hearing:

- a. There is no change to the business operation as testified during the June 20, 2024 Public Hearing for use variance approval;
- b. There will be no more than one (1) or two (2) employees at the site;
- c. Customers come to the site by appointment only between the hours of 9:00 a.m. and 5:00 p.m.;
- d. Normally, the Applicant will utilize a box truck once a week;
- e. The box truck will be the only vehicle that will be parked at the site overnight;
- f. The site's existing lighting is sufficient for the proposed use of the Property.

12. Mr. Agresta provided the following sworn testimony during the February 20, 2025 Public Hearing:

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- a. He is the Applicant's professional engineer and prepared the Site Plan;
- b. Describes the existing conditions of the site and identifies the location of the wetlands located on the Property;
- c. The warehouse building is approximately 15,000 square feet with limited lighting on the building;
- d. In order to maintain the existing 23 foot buffer area, the parking stalls will be flipped to the other side of the building;
- e. A portion of the drive aisle, starting mid-way of the building and around to the back loading door, will be paved;
- f. The trash dumpster will be located to an area outside of the wetlands;
- g. The closest residence to the newly paved area is 100+ feet away;
- h. Curbing is not proposed, otherwise it will impede run-off flow;
- i. Paving is not proposed for all required areas because of the impact of the paving on environmentally sensitive areas;
- j. The Applicant is not proposing any identification signage;
- k. There will be five (5) paved parking spaces and seven (7) parking spaces, with wheel stops, in non-paved areas;
- l. Currently, the Applicant utilizes a rented box truck; if the Applicant purchases a box truck in the future, it will also be parked in the rear of the building;
- m. Signage will be added to identify employee parking and how parking is directed;
- n. The Applicant's business does not require tractor trailer deliveries;
- o. The existing septic system is being inspected.

13. The February 20, 2025 hearing was opened to the public with concerns expressed regarding environmental conditions and use of a box truck.

14. Rakesh Darji, the Board Engineer, and Edward Fox, the Board Planner, were present to review their January 23, 2025 Review Letter and were satisfied that the Applicant can and will address their review comments as the proposed improvements are limited for this existing improved site, recently used for a printing business.

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

1. The Applicant has submitted a Complete set of plans so that the Board has the necessary information to make a decision on the application for Variance and Preliminary and Final Major Site Plan Approval.

2. This application relates to a specific piece of property and the purposes of the zoning laws of the State of New Jersey and of the zoning ordinance of the Township of Edgewater Park would be advanced by the deviation from the zoning ordinance requirements pertaining to parking, buffer areas, and circulation, as specified herein, 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 and the development of the Property as proposed will promote the safety, health and general welfare of the community.

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 of Edgewater Park.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 20th day of February, 2025, that this Board hereby grants to the Applicant the following:

1. Variances to permit (i) uncurbed parking areas; (ii) parking areas not fully paved; (iii) parking within the required 30 foot wide buffer area, 23 feet from the side lot line; (iv) a landscape buffer width of 23 feet; (v) all heavy traffic areas not paved and (vi) a lighting level of 0.4 footcandles for the ADA parking space; and

2. Preliminary and Final Major Site Plan Approval for the development of the Property for use as a warehouse (with incidental office) use for the Applicant's party supply/party decorations business, as proposed by the Applicant, in accordance with the Plans and Testimony submitted by the Applicant, subject to the following conditions:

a. Subject to the Applicant obtaining all other approvals that may be required for the development, including, but not limited to Burlington County Planning Board approval,

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Burlington County Soil Conservation District approval and Burlington County Board of Health Approval for the use of the existing septic system.

b. 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.

c. 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 the conditions shall the required site plan be executed and building permits, certificates of occupancy or zoning permits be issued.

d. Subject to the sworn testimony and representations of the Applicant's witnesses and representatives at the June 20, 2024 and February 20, 2025 Public Hearings, whether formalized in this Resolution or not.

e. Subject to the submission of revised plans complying with the review comments of the Board's professionals and with this Resolution, as may be required.

f. Subject to the Applicant posting all required inspection fees and performance and maintenance guarantees, required by the Municipal Land Use Law of the State of New Jersey for construction of the development, as approved.

g. 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 permits.

h. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from 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.

i. 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.

h. Subject to the review comments of the Board Engineer and Board Planner as contained in the June 13, 2024 and January 23, 2025 Review Letters of Environmental Resolutions, Inc., by Rakesh R. Darji, PE, PP, CME and Edward Fox, AICP, PP, except as same may be modified by this Resolution.

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i. Subject to no more than two (2) employees at the site during normal business operations.

j. Subject to the Applicant working with the Board Planner for the submission of a revised landscape plan, supplementing the site's landscaping. Failure of the Board Planner to approve the supplemental landscaping shall require further Board review.

k. Subject to one (1) box truck, whether rented, leased or owned, permitted to be parked on-site overnight, with the parking location in the rear of the building.

l. Subject to the driveway at the street in front of the building being paved.

ROLL CALL VOTE

Those in Favor: 8

Those Opposed: 0

Those Abstaining: 0

CERTIFICATION

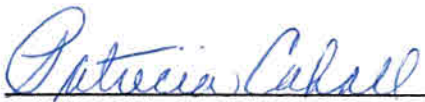
I hereby certify that this foregoing Resolution is a true memorializing resolution, as adopted by the Planning Board of the Township of Edgewater Park in accordance with its decision at its regular meeting on February 20, 2025.

**THE PLANNING BOARD OF THE
TOWNSHIP OF EDGEWATER PARK**



MARIAN JOHNSON, CHAIRWOMAN

Attested:



PATRICIA CAHALL, SECRETARY

Dated: 3/20/2025

Date of Approval: February 20, 2025

Date of Memorialization: March 20, 2025

PLANNING BOARD OF THE TOWNSHIP OF EDGEWATER PARK

RESOLUTION NO. P-7-2025

**CONCERNING THE APPLICATION OF
DANIEL PARK, JR.
FOR VARIANCE APPROVAL
BLOCK 1601, LOT 34**

WHEREAS, Daniel Park, Jr. (the “Applicant”) has applied to the Planning Board of the Township of Edgewater Park (the “Board”) for variance approval for property located at 301 Woodlane Road, known as Block 1601, Lot 34 (the “Property”), on the Official Map of the Township, for the purpose of constructing an addition to the existing single family residential dwelling; and

WHEREAS, variances are required pursuant to *N.J.S.A. 40:55D-70(c)* because the proposed development of the Property does not satisfy the impervious coverage and accessory building setback requirements of the Zoning Ordinance; and

WHEREAS, the application was deemed complete by the Board on February 20, 2025; and

WHEREAS, a public hearing to consider the application was held by the Edgewater Park Planning Board on February 20, 2025, 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 the 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 42,691 SF in area, located in the Township’s R-1 Zoning District. The Property is improved with a 2 story single family residential dwelling, detached garage, an in-ground swimming pool, fencing and stone driveway.

2. The Applicant is proposing to construct an addition to the existing dwelling.

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3. The Applicant submitted an application to the Planning Board for variance approval, providing the Board with the following:

- a. Standard Development Application;
- b. Plan of Survey, prepared by Avi Luzon, PLS, dated 10/15/13, hand annotated by Applicant with changes proposed to the Property;
- c. Proposed additional features statement, including description of new improvements, list of improvements to be removed and a lot coverage calculation; and
- d. Plan of Survey, prepared by Cleo E. McCall, PLS, dated 11/17/24, hand annotated by Applicant.

4. The taxes on the Property are current.

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

6. 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.

7. The following variances are required for the proposed development of the Property:

- a. Impervious coverage – 10% maximum permitted, 11.12% proposed;
- b. Accessory structure side yard setback – 3.0 feet required, 1.4 feet existing.

8. The Applicant provided the following sworn testimony during the February 20, 2025 Public Hearing:

- a. The one-story addition will match the existing dwelling which was constructed in 1840;
- b. A demolition permit has been obtained to remove a portion of the existing house;
- c. The house is less than 30 feet in height;
- d. There will be no adverse run-off onto neighbor's properties as stormwater drains from Woodland Road toward the Property and lays in the Property's front yard area;

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- e. Standard house gutters will be used to direct stormwater from the addition to the Property's front yard.
- 9. The February 20, 2025 Hearing was opened to the Public without comment.
- 10. The Board Planner reviewed the January 23, 2025 letter of Environmental Resolutions, Inc. and advised the Board that the Applicant's testimony addressed the review comments provided therein.

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 requirements specified herein for impervious coverage and accessory structure setback, as requested by the Applicant.
- 2. 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.
- 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 20th day of February, 2025, that this Board hereby grants to the Applicant variances to permit (i) an impervious coverage of 11.12% and (ii) a side yard setback of 1.4 feet for the existing detached garage, for the development of the Property to include the construction of a 1,429 square foot addition to the existing dwelling, in accordance with the application, plans and testimony submitted by the Applicant, 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.

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2. The fulfillment of all 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 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 at the February 20, 2025 Public Hearing, whether formalized in this Resolution or not.

5. Subject to the Applicant securing all permits required prior to the start of construction with the Applicant being advised that variance approval does not guarantee the issuance of any required zoning permit, construction permit or certificate of occupancy as the Applicant is subject to all applicable codes, statutes, ordinances, rules and regulation governing the issuance of said permits or certificates.

6. Subject to the Applicant assuming all risk if construction of the improvements commences prior to the expiration of the appeals period.

7. Subject to the Property's impervious coverage, post construction of the improvements referenced herein, not exceeding 11.12%

8. Subject to the comments of the Board Engineer and Planner as contained in the January 23, 2025 Review Letter of Environmental Resolutions, Inc., by Rakesh R. Darji, PE, CME, PP, CFM and Edward Fox, AICP, PP.

ROLL CALL VOTE

Those in Favor:	8
Those Opposed:	0
Those Abstaining:	0

PARK - RESOLUTION NO. P-7-2025

CERTIFICATION

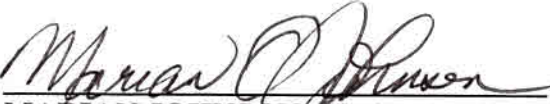
I hereby certify that this foregoing Resolution is a true memorializing resolution, as adopted by the Planning Board of the Township of Edgewater Park in accordance with its decision at its regular meeting on February 20, 2025.

EDGEWATER PARK PLANNING BOARD

Attest:



PATRICIA CAHALL, Secretary

By: 

MARIAN JOHNSON, Chairwoman

Dated: 3/20/2025

Date of Approval: February 20, 2025

Date of Memorialization: March 20, 2025

PLANNING BOARD OF THE TOWNSHIP OF EDGEWATER PARK

RESOLUTION NO. P-8-2025

**CONCERNING THE APPLICATION OF
EDGEWATER PARK URBAN RENEWAL
FOR AMENDED SITE PLAN APPROVAL**

WHEREAS, Edgewater Park Urban Renewal, LLC (the “Applicant”) has applied to the Planning Board of the Township of Edgewater Park (the “Board”) for Amended Site Plan Approval for property located on U.S. Route 130 and Woodlane Road, known as Block 1202.09, Lots 2 and 11 (the “Property”) on the Official Tax Map of the Township of Edgewater Park, for the purpose of modifying previously approved improvements to the Edgewater Park Commons retail center; and

WHEREAS, the Property is located in the C-3 Highway Commercial Zoning District and within the redevelopment area known as the “Non-Condensation Redevelopment Area Consisting of the Former Pathmark Shopping Center Site”; and

WHEREAS, the Board, as memorialized by Resolution No. P-10-2020, granted Minor Site Plan Approval to the Applicant for the Phase I Redevelopment of Edgewater Park Commons; and

WHEREAS, the redevelopment of Edgewater Park Commons is also the subject of a Redevelopment Agreement between the Applicant, as Redeveloper, the Township of Edgewater Park and the Township Committee, as Redevelopment Entity; and

WHEREAS, the modifications to the previously approved improvements will require variances and/or design exceptions, as the proposed Phase I modifications do not comply with all requirements or design standards of the Ordinance; and

WHEREAS, the Application for Amended Site Plan Approval was deemed complete by the Board Engineer and Planner on January 27, 2025; and

WHEREAS, a public hearing to consider the Application was held by the Planning Board on March 20, 2025, 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

EDGEWATER URBAN RENEWAL – NO. P-8-2025

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

WHEREAS, the following Exhibits were introduced by the Applicant during the March 20, 2025 Public Hearing:

- A-1 Aerial Photograph of Property;
- A-2 Site Plan Rendering with Landscaping Overlay; and
- A-3 2020 Approved Site Plan; and

WHEREAS, the Board after carefully considering the evidence presented by the Applicant in support of its Application for Amended 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 owner of the Property, approximately 13.90 acres in area, located in the Township's C-3 Highway Commercial Zoning District. The Property is improved with a 116,950 square foot shopping center building, a standalone Dunkin (Donuts) and an abandoned gas station¹. The Property is included in the Redevelopment Plan adopted for the "Non-condemnation Redevelopment Area Consisting of the Former Pathmark Shopping Center Site."

2. The Applicant is the Redeveloper of the Property, in accordance with a Redevelopment Agreement by and between the Township of Edgewater Park, the Township Committee of the Township of Edgewater Park and the Applicant.

3. The Applicant is now proposing to modify the site improvements to the Edgewater Park Commons retail center, previously approved as a Minor Site Plan for the Phase I Redevelopment of the Property, as memorialized by Resolution No. P-10-2020, and has provided the Board with the following:

- a. Township of Edgewater Park Development Application, dated 12/23/24;
- b. Completed Checklist;
- c. Stormwater Management Report, prepared by William C. Viola, PE, North Start Design, LLC, dated 12/24;
- d. Boundary and Topographic Survey, prepared by Thomas F. Miller, PLS, Stonefield Engineering and Design, dated 01/04/18, revised 05/20/20; and

¹ Neither the Dunkin Donuts nor the gas station sites are included with the current Application.

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- e. Minor Site Plan, prepared by William C. Viola, PE, North Start Design, LLC, dated 12/17/24 (9 sheets).
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 the review escrow current.
6. The 2020 Phase I Redevelopment Approval included the following improvements to the Property:
 - a. Repair and reconstruction of portions of the parking lot, including seal coating, milling and overlay or full depth reconstruction;
 - b. Replacement of concrete parking islands with landscape islands;
 - c. Replacement of light fixtures;
 - d. Providing accessible parking spaces and ramps;
 - e. Landscaping improvements;
 - f. Parking area re-striping; and
 - g. Installation of two (2) freestanding signs.
7. The 2020 Approval included a design standard waiver to permit 47 parking spaces located less than 10 feet from the southern property line and within a landscape buffer area.
8. The following variances/waivers are required for the modifications to the Phase 1 Redevelopment Approval:
 - a. Impervious Coverage – 85% maximum permitted, 88.3% existing, 86.4% per 2020 Approval, 85.9% now proposed;
 - b. Parking and Drive Aisle Landscape Buffer at Eastern Property Line – 10 feet minimum, 4.34 feet existing and proposed, 10.1 feet per 2020 Approval;
 - c. Landscape Buffer at Southern Property Line -10 feet minimum, 0.75 feet existing and proposed, 0.7 feet per 2020 Approval; and
 - d. Light Pole Height – 25 feet maximum, 30 feet existing, proposed and per 2020 Approval.
9. The Applicant was represented at the March 20, 2025 by Robert S. Baranowski, Jr., Esquire, Hyland Levin Shapiro LLP, with William C. Viola, Jr., PE, the Applicant's

EDGEWATER URBAN RENEWAL – NO. P-8-2025

Professional Engineer, and Max Klein, the Applicant's Representative, appearing, each being duly sworn and Mr. Viola recognized as an expert in support of the Application.

10. Mr. Baranowski made the following representations to the Board during the March 20, 2025 Public Hearing:

- a. The Redevelopment Agreement for the Property was executed in 2019;
- b. The 2020 Approval contemplated a three (3) phase redevelopment of the Property;
- c. The Applicant has not completed all of the improvements for the Phase I redevelopment of the Property; some improvements have been completed, some improvements in process and some improvements not started;
- d. The proposed modifications to the 2020 Approval are to scale down the 2020 approved improvements;
- e. The Applicant is committed to addressing the February 20, 2025 Review Letter of the Board Engineer and Board Planner;
- f. Big Lots has filed for bankruptcy and will be closing and vacating Edgewater Park Commons;
- g. The basin has been cleaned and will remain available for Township use as necessary;
- h. The Applicant has agreed to the Township placing a Welcome to Edgewater Park sign² at a location to be agreed to by the Township and the Applicant.

11. Mr. Viola provided the following sworn testimony during the March 20, 2025 Public Hearing:

- a. He is the Applicant's Professional Engineer;
- b. The Dunkin and former gas station sites are not part of the Application currently before the Board;
- c. The existing building has one (1) current tenant, a fitness center; an indoor trampoline park is a prospective tenant with its space undergoing fit-out. The space previously occupied by Big Lots is available for occupancy;

² The sign and installation shall not be the responsibility of the Applicant.

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- d. The 2020 Approval improvements are described and identifies those improvements completed and the modifications proposed to the 2020 Approval;
- e. The detention basin will be restored and/or repaired, cleaned, maintained and operational;
- f. Access point improvements are not proposed;
- g. The modifications to the 2020 Approval will result in less landscaped islands throughout the parking lot but more asphalt repairs;
- h. The 2025 modifications will result in a larger reduction in the site's impervious coverage in comparison to the 2020 Approval;
- i. The lighting plan is substantially similar to the 2020 Approval with 30 foot light poles and downward facing LED fixtures;
- j. Shields will be added to the light fixtures if necessary;
- k. The current plan will channelize traffic entering the site as striping has been added around the old gas station to discourage motor vehicle traffic; a goal of the Redevelopment Plan was for the channeling of traffic entering the site;
- l. The current plan also provides ADA compliant parking spaces with accessible routes to the sidewalk in front of the building, including handicap ramps;
- m. The number of parking spaces will comply with the Ordinance requirement;
- n. The current plan provides for an 85.9% impervious coverage, less than the 86.4% from the 2020 Approval;
- o. The Applicant's responsibility is to reduce the impervious coverage to 85% when all of the redevelopment phases are completed;
- p. The current plan maintains the existing conditions of a 4.34 feet parking and drive aisle landscape buffer at the eastern property line and the 0.75 feet landscape buffer at the southern property line;
- q. Twelve (12) loading spaces are required for this center and the 2020 Approval included seven (7) loading spaces; there is sufficient space in the

EDGEWATER URBAN RENEWAL – NO. P-8-2025

rear of the building to provide twelve (12) 15 feet by 40 feet loading spaces;

- r. The Applicant will work with the Board Engineer with respect to on-going basin repairs and maintenance;
- s. The current plan utilizes the existing parking lot islands with landscaping; new islands included in the 2020 Approval have been eliminated;
- t. The fitness center operates on a 24/7 basis, 365 days per year, and employs approximately 40 employees;
- u. The fitness center generates little trash and utilizes 2-yard trash containers with once a week pick-up;
- v. The fitness center, in the normal course of business, has no delivery needs;
- w. The indoor trampoline park will have 40 employees and operates 2:00 p.m. – 9:00 p.m., Monday – Thursday; 12:00 noon – 10:00 p.m. on Friday; 10:00 a.m. - 10:00 p.m. on Saturday; and 10:00 a.m. – 9:00 p.m. on Sunday; additional hours are added in the summer;
- x. The indoor trampoline park will utilize two (2) 10-yard dumpsters for trash with twice a week pickup;
- y. The indoor trampoline park will receive food and drink deliveries as a normal part of its business;
- z. Chain link trash enclosures will be added at the rear of the building for the tenants solid waste disposal needs;
- aa. Downward facing wall packs will be added to the rear of the building to provide security lighting;
- bb. Cart corrals are not proposed in the current plan;
- cc. The Applicant will work with the Board Engineer with respect to a location for a bike rack;
- dd. Four (4) electric vehicle charging stations have been installed at the center; bollards will be added at the stations if not currently installed.

12. Mr. Klein provided the following sworn testimony during the March 20, 2025 Public Hearing:

EDGEWATER URBAN RENEWAL – NO. P-8-2025

- a. He is the Applicant's representative and project manager for the site improvements;
- b. With Big Lots' bankruptcy, it has been a struggle trying to keep the main building occupied;
- c. Space is available; an indoor trampoline park, will join the fitness center;
- d. The trampoline space is undergoing tenant fit-out with materials and supplies on order;
- e. The 2025 plan is for more paving work than the 2020 Approval as the entire parking area will be re-paved and not a mixture of re-paving and seal coating;
- f. Re-paving of the entire parking lot will have a 20 year life in comparison to a 3 year life for seal coating;
- g. The 2020 additional landscape islands have been removed, otherwise, additional work would be required to relocate lighting and electric service; the current plan allows us to utilize what's in place;
- h. In response to comments from the Board, additional islands will be added in order to reduce the speed of traffic entering the site from Woodlane Road; as the site's occupancy increases, additional parked cars will also aide in reducing the speed of vehicles circulating the site;
- i. The Applicant will request Title 39 enforcement at the center;
- j. The prior construction official issued permits for the installation of signage at the site;
- k. The Applicant acknowledges that no new certificates of occupancy will be issued for leased space unless all site improvements are completed in accordance with Board approval;
- m. The Applicant further acknowledges that it remains subject to the Redevelopment Agreement, and that the Applicant will work with the Board's Professionals as to basin repair and maintenance, landscaping, night light testing, stormwater maintenance and pre-construction coordination.

EDGEWATER URBAN RENEWAL – NO. P-8-2025

13. Board Members expressed concerns with respect to the length of time it is taking the Applicant to make the approved improvements, that not all of the improvements made comply with Township standards, that the Applicant has not received all required approvals prior to making improvements and that the Applicant has not done what is required by the 2020 Approval, the Redevelopment Agreement and the Redevelopment Plan.

14. The Board Engineer and Planner reviewed the February 20, 2025 review letter of Environmental Resolutions, Inc and testified that (i) the Applicant, for this Phase of the Redevelopment, will include a mid-block crossing in lieu of the sidewalk as recommended in Review Comment 10 as the mid-block crossing is more appropriate at this time and advised the Applicant that sidewalk along Route 130 will be required for the future redevelopment phases; and (ii) the Applicant, based on the representations of the Applicant's attorney and the testimony of the Applicant's professional engineer and project manager has or will address their review comments.

15. The March 20, 2025 Hearing was opened to the Public without comment.

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

1. The Applicant has submitted a Complete set of plans so that the Board has the necessary information to make a decision on the application for Amended Site Plan and Variance/Waiver Approval.

2. This application relates to a specific piece of property and the purposes of the zoning laws of the State of New Jersey and of the zoning ordinance of the Township of Edgewater Park would be advanced by the deviation from the zoning ordinance requirements/standard pertaining to impervious coverage, light pole height and parking/landscaping buffers, as specified herein, as requested by the Applicant.

3. The benefits of the deviation from the zoning ordinance requirements/standards specified herein would substantially outweigh any detriment to the public good as variance/waiver approval and the development of the Property as proposed will promote the safety, health and general welfare of the community.

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 of Edgewater Park.

EDGEWATER URBAN RENEWAL – NO. P-8-2025

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 20th day of March, 2025, that this Board hereby grants to the Applicant the following:

1. Variances to permit (i) an impervious coverage of 85.9%, which is less than the expected impervious coverage with the original Phase I Redevelopment and (ii) the utilization of the existing 30 foot light poles;
2. Waivers to permit a 4.34 feet parking and drive aisle landscape buffer at the eastern property line and a 0.75 feet landscape buffer at the southern property line;
3. Amended Site Plan Approval for the Phase I Redevelopment of the Property as proposed by the Applicant, in accordance with the Plans, Testimony and Exhibits submitted by the Applicant, with Amended Site Plan Approval subject to the following conditions:
 - a. Proof that the Applicant has applied for the necessary approval(s), as may be required, from all other agencies, including Burlington County Planning Board, Burlington County Soil Conservation District, New Jersey Department of Transportation and New Jersey Department of Environmental Protection, 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 representations/testimony of the Applicant and its witnesses and representatives at the March 20, 2025 Public Hearing, whether formalized in this Resolution or not.
 - d. Subject to the February 20, 2025 Review Letter of Environmental Resolutions, Inc., by the Board Engineer, Ryan G. McCarthy, PE, CME, and the Board Planner, Edward Fox, AICP, PP, except as may be modified herein.
 - e. Subject to the submission of revised plans complying with the February 20, 2025 Review Letter and this Resolution, as required.
 - f. Subject to the Applicant posting all required inspection fees and performance and maintenance guarantees, required by the Municipal Land Use Law of the State of New Jersey for construction of the development as approved.

EDGEWATER URBAN RENEWAL – NO. P-8-2025

g. 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 permits.

h. 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.

i. Subject to the Applicant working with the Board Engineer and Board Planner to address all outstanding review comments and conditions of this Approval, including, but not limited to a light study confirming the adequacy of the site's lighting post-fixture replacement and the installation of light shields if necessary; location of additional landscaped islands to be added to the site; stormwater basin repair and maintenance, including the investigating and making of repairs to the existing stormwater management facilities that are deemed necessary by the Board Engineer; landscaping; the mid-block crosswalk; bike rack location; and location for the Welcome to Edgewater Park sign.

j. Subject to the Applicant working with the Township of Edgewater Park for the Township's use of the drainage basin as may be necessary to alleviate stormwater issues in that area of the Township, provided the Township's as needed use of the basin does not impact the Property.

k. Subject to the Applicant providing a landscaping plan which details the proposed landscape improvements throughout the site, including the revegetation for screening purposes surrounding the stormwater basin.

l. Subject to the Applicant having a pre-construction site meeting with the Board Engineer to delineate the grading changes required for the proposed improvements and to improve stormwater drainage and to coordinate construction activity to minimize impacts to tenants and visitors to the site.

m. Subject to the Applicant's continued compliance with the obligations and responsibilities of its Redevelopment Agreement and with the Redevelopment Plan for the Property.

n. Subject to the Applicant applying for and receiving all zoning permits and construction permits that are required prior to the commencement of construction. This Approval does not guarantee the issuance of said permits and any subsequent certificate of

EDGEWATER URBAN RENEWAL – NO. P-8-2025

occupancy as the Applicant is required to comply with all other applicable codes, ordinances, rules, regulations and statutes for the issuance of such permits and certificate. The Applicant has been made aware and acknowledges that certificates of occupancy will not be issued for new tenants/occupants of the unless all site improvements approved for this Application have been completed to the satisfaction of the Board or Township Engineer.

o. Subject to the Applicant making its affordable housing development fee payment as may be required by Township Ordinance and New Jersey State Law for the redevelopment of the Property.

p. Subject to the Applicant's revised plans also including chain link fence trash enclosures for each tenant space, downward facing wall packs at the rear of the building for security lighting, identified loading areas at the rear of the building and electric vehicle charging station bollards.

q. Subject to the Applicant requesting that the Township provide Title 39 enforcement at the site.

r. Subject to the Applicant submitting an operations and maintenance manual for the stormwater management facilities at the site, to be approved by the Board Engineer. In accordance with the NJDEP's Best Management Practices, a stormwater declaration shall be recorded in the County Recording Office identifying the party responsible for and the continuing maintenance requirements. The stormwater declaration shall be submitted for the review and approval of the Board Attorney and Board Engineer prior to recording.

ROLL CALL VOTE

Those in Favor:	7
Those Opposed:	0
Those Abstaining:	0

EDGEWATER URBAN RENEWAL – NO. P-8-2025

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 March 20, 2025.

**THE PLANNING BOARD OF THE
TOWNSHIP OF EDGEWATER PARK**


MARIAN JOHNSON, CHAIRWOMAN

Attested:


PATRICIA CAHALL, SECRETARY

Dated: 4/17/2025

Date of Approval: March 20, 2025

Date of Memorialization: April 17, 2025

PLANNING BOARD OF THE TOWNSHIP OF EDGEWATER PARK

RESOLUTION NO. P-9-2025

**RESOLUTION OF THE PLANNING BOARD
OF THE TOWNSHIP OF EDGEWATER PARK
FINDING TOWNSHIP ORDINANCE NO. 2025-04
CONSISTENT WITH THE MASTER PLAN OF THE
TOWNSHIP OF EDGEWATER PARK**

WHEREAS, pursuant to the Municipal Land Use Law of the State of New Jersey (*N.J.S.A.* 40:55D-26, 32, 62 and 64), the Planning Board of the Township of Edgewater Park (the “Board”) is obligated to review any and all proposed land use control ordinances, including amendments to the Official Map, and make a report of any inconsistencies with the Master Plan prior to adoption by the Township Committee of the Township of Edgewater Park;

WHEREAS, at its March 18, 2025 meeting, the Township Committee of the Township of Edgewater Park, County of Burlington, introduced Ordinance No. 2025-04, entitled “**AN ORDINANCE OF THE TOWNSHIP OF EDGEWATER PARK, IN THE COUNTY OF BURLINGTON, NEW JERSEY AMENDING AND SUPPLEMENTING SECTION 310-2 AND SECTION 310-42 OF THE LAND DEVELOPMENT AND ZONING TOWNSHIP CODE OF THE TOWNSHIP OF EDGEWATER PARK**” and, by Township Resolution 2025-52, has referred Ordinance 2025-04 to the Board for the Board’s Master Plan consistency review and recommendation;

WHEREAS, through this Resolution, the Board wishes to memorialize its findings concerning the review and analysis of Township Ordinance 2025-04, amending and revising Chapter 310 (Land Development and Zoning), Article 2 (Terminology), by amending Section 2-2 (Definitions) and amending and revising Chapter 310, Article 42 (Performance Standards), by amending Section 42-6 (Alternative energy sources), of the Code of the Township of Edgewater Park.

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 amendments to Chapter 310 (**Land Development and Zoning**), Article 2 (**Terminology**), Section 2-2 (**Definitions**) and Article 42 (**Performance Standards**), Section 42-6 (**Alternative Energy Sources**) of the Code of the Township of Edgewater Park, as set forth in Township Ordinance 2025-04, introduced by the Township Committee of the Township of Edgewater Park on March 18, 2025, having been previously reviewed by the Consulting Engineer, Planner and Solicitor to the Planning Board, are hereby found by this Board to be not inconsistent with the Master Plan of the Township of Edgewater Park.

2. This Resolution shall constitute the report of the Board required pursuant to the Municipal Land Use Law (*N.J.S.A. 40:55D-26*) for the Board's review of Township Ordinance 2025-04.

3. The Board's Solicitor, Consulting Engineer, Planner and Secretary are hereby further authorized to undertake any and all action to forward this Resolution to the Township Committee for their consideration prior to adoption of Ordinance 2025-04.

4. This Resolution shall take effect immediately.

Board Member	Yes	No	Abstain	Absent	Motion
Marian Johnson, Chairperson	✓				
Kenneth Kauker, Vice Chairperson	✓				
Stephen Malecki	✓				
Phillip Aaronson				✓	
Sarah Cannon-Moye				✓	
Vincent Smith	✓				
Brian Nolan <i>Resigned</i>					
Gwendolyn Bonner	✓				
Bonnie Tumminia	✓				
Edward Black Alt.1	✓				
Sharon D'Errico, Alt. 2	✓				

CERTIFICATION

I, PATRICIA CAHALL, Secretary of the Planning Board of the Township of Edgewater Park, 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, at its Regular Meeting held on April 17, 2025.


PATRICIA CAHALL, Board Secretary