

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD MINUTES  
February 20, 2014, 7:00 P.M.**

**MEETING CALLED TO ORDER  
FLAG SALUTE  
STATEMENT OF THE MINUTES**

**ROLL CALL**

Mr. Aaronson, Mr. Alexander, Mr. Kauker, Mr. Robinson , Mr. Westphal, Mr. Malecki

Absent: Mr. Belgard, Mayor Pullion, Mr. Smith, Chairman Johnson, Mr. Sorrells

**APPROVAL OF MINUTES FROM – January 17, 2014**

**Motion- Mr. Aaronson**

**Seconded- Mr. Kauker**

**Roll Call:** Mr. Aaronson, Mr. Alexander, Mr. Kauker, Mr. Robinson , Mr. Westphal, Mr. Malecki

**OLD BUSINESS**

**HYUNDAI CITY  
BLOCK 1801, LOT 3  
4395 ROUTE 130  
EDGEWATER PARK TOWNSHIP  
VARIANCE APPROVAL & AMENDED SITE PLAN APPROVAL  
RESOLUTION P-6-2014**

**Motion- Mr. Westphal**

**Seconded- Mr. Robinson**

**Roll Call:** Mr. Aaronson, Mr. Alexander, Mr. Kauker, Mr. Robinson , Mr. Westphal, Mr. Malecki

**NEW BUSINESS**

**NONE**

**MEETING OPEN TO THE PUBLIC**

**CORRESPONDENCE**

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Edgewater Park Township  
Planning Board Meeting  
February 20, 2014

**ADJOURNMENT**

**Motion- Mr. Westphal**  
**Seconded- Mr. Malecki**

**Roll Call:** Mr. Aaronson, Mr. Alexander, Mr. Kauker, Mr. Robinson , Mr. Westphal, Mr. Malecki

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD MINUTES  
March 20, 2014, 7:00 P.M.**

**MEETING CALLED TO ORDER  
FLAG SALUTE  
STATEMENT OF THE MINUTES**

**ROLL CALL**

Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal,  
Chairman Johnson, Mr. Malecki

**Absent: Mayor Pullion**

**APPROVAL OF MINUTES FROM – February 20, 2014**

**Motion- Mr. Robinson**

**Seconded- Mr. Westphal**

**Roll Call:** Mr. Aaronson, Mr. Alexander, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal,  
Chairman Johnson, Mr. Malecki

Abstained: Chairman Johnson, Mr. Belgard

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**Refuge Ministries  
4313 Route 130 S Park Plaza  
Block 1202.07 Lot 4 & 4.05  
D-3 Use Variance**

**Mr. Belgard recused himself from the meeting.**

**Mr. Morgan introduced himself as the attorney for the ministry. Mr. Coleman swore in Pastor Kevin Flowers and Sharon Flowers.**

**Application because of zoning denial. Using 86 and 87A as a place of worship. Exhibit A1 provided is the unit layout plan. The hashtags delineate the two units A6 and A7A, formally used by the art program. A sanctuary and office will be in the building. Adequate parking is available.**

Pastor Flowers testified that the ministry has been in several locations in Burlington County. Attendance is approximately 35 people, adults and children. Activities include food distribution, clothing distribution, book bags for school children. Services will be at 11 a.m. on Sunday. Midweek will include Wednesday evening from 7-9 p.m. The ministry will have a positive impact on the town.

Mr. Morgan asked Pastor Flowers about the parking, building A2 in exhibit A1. There are 2 other ministries in the building. There is adequate parking for all the ministries.

The D-3 Use Variance is being requested, parking is adequate, waste removal will be a dumpster in the back. Prior variances with regards to the other churches, shrubbery is already being installed and will be complete within a week. Signage will be the multi use sign already in place in the building, a sign will be placed on the building.

Mr. Coleman asked about daycare. No daycare will be provided. Saturday will be used for food distribution. Summer camps will not be available.

Mr. Darji spoke and stated a D-3 variance is conditionally permitted. The applicant doesn't meet some of the conditions because of existing conditions. Existing conditions are lot 3 acres, front setback of 60 feet, not complied with, impervious coverage of 50% is not complied with. 750 square feet consist of the entire space. There will be offices installed. Mr. Darji asked the board to consider the impact of the noncompliance with 50% impervious coverage and the setback. Abundant parking is available. Mr. Darji spoke with Mr. Lee from Petinaro who indicated that they will comply with the shrubbery that is to be planted. Mr. Darji spoke of the lighting and the improvements done to the parking, the curbing is in good shape, ADA access will be complied with. The sidewalks will be evaluated at a later time.

Mr. Darji suggested that the board ask for compliance on the sidewalks to grant the conditional use. Safety is the goal.

Mr. Coleman asked about outdoor activities for children. Morning worship begins at 10 a.m. with Sunday School. Services begin at 11 a.m. to 1 p.m.

Mr. Morgan noticed for 7:30 correctly according to his paperwork.

The meeting was opened to the public. No public spoke.

Mr. Coleman reiterated that Refuge Ministries as demonstrated on Exhibit A1, Unit Layout, there will be no detrimental effect on the neighborhood, the approval will be for a D-3 use variance, a waiver for section 16-81:f(4) subject to sidewalks and parking lots be evaluated. A cash performance bond be established by the landlord owner for the landscaping that has been promised according to Mr. Darji's January 10, 2014 letter.

Use variances for a front yard setback to buildings & structures of 60 feet is required. The property does not comply with 50% maximum coverage.

Testimony regarding lease area and proposed ministry is required to determine compliance.

Motion to approve the application complete.

Motion: Mr. Kauker  
Second: Mr. Robinson

**ROLL CALL**

All voted in the affirmative; Mr. Aaronson, Mr. Alexander, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson

NONE

MEETING OPEN TO THE PUBLIC

CORRESPONDENCE - GIVEN

**ADJOURNMENT**

Motion- Mr. Aaronson  
Seconded- Mr. Westphal

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson, Mr. Malecki

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD MINUTES  
April 17, 2014 7:00 P.M.**

**MEETING CALLED TO ORDER**

**FLAG SALUTE**

**STATEMENT OF THE MINUTES**

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 14, 2014.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on, January 14, 2014.
- C. By filing written notice with the Clerk of the Township on January 14, 2014.

**ROLL CALL**

Present: Mr. Aaronson, Mrs. Belgard, Mr. Kauker, Mr. Malecki, Mr. Robinson, Chairman Johnson

Absent: Mr. Alexander, Mr. Belgard, Mayor Pullion, Mr. Smith and Mr. Westphal

Also present: Cedric Minter, Zoning Officer

**APPROVAL OF MINUTES FROM MARCH 20, 2014**

**Motion- Mr. Robinson**

**Seconded- Mr. Kauker**

Voted in the affirmative: Mr. Aaronson, Mrs. Belgard, Mr. Kauker, Mr. Malecki, Mr. Robinson, Chairman Johnson

Motion carried: 5, 0, 0.

**OLD BUSINESS**

**Memorialization of  
Resolution P-7-2014  
Refuge Ministries  
4313 Route 130 S Park Plaza  
Block 1202.07 Lot 4 & 4.05  
D-3 Use Variance**

**Motion- Mr. Robinson  
Seconded- Mr. Aaronson**

Voted in the affirmative: Mr. Aaronson, Mrs. Belgard, Mr. Kauker, Mr. Malecki, Mr. Robinson,  
Chairman Johnson

Motion carried: 5, 0, 0.

**NEW BUSINESS -NONE**

**MEETING OPEN TO THE PUBLIC - NONE**

**CORRESPONDENCE-NONE**

**ADJOURNMENT**

The meeting was adjourned at 7:05 p.m.

**Motion- Mr. Robinson  
Seconded- Mr. Kauker**

Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mr. Kauker, Mr. Malecki, Mr.  
Robinson, Chairman Johnson

Motion carried: 5, 0, 0.

Respectfully Submitted:

\_\_\_\_\_  
Tanyika L Johns, Acting Secretary

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

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD MINUTES  
May 15, 2014, 7:00 P.M.**

**MEETING CALLED TO ORDER**

**FLAG SALUTE**

**STATEMENT OF THE MINUTES**

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 14, 2014.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on, January 14, 2014.
- C. By filing written notice with the Clerk of the Township on January 14, 2014.

**ROLL CALL**

Present: Mr. Aaronson, Mr. Alexander, Mr. Kauker, Mr. Malecki, Mayor Pullion, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson.

Absent: Mr. Belgard

**APPROVAL OF MINUTES FROM APRIL 17, 2014.**

**Motion- Mr. Robinson**

**Seconded- Mr. Kauker**

Voted in the affirmative: Mr. Aaronson, Mr. Kauker, Mr. Robinson , Mr. Malecki, Mr. Smith, Chairman Johnson.

Abstained: Mr. Alexander, Mayor Pullion, and Mr. Westphal

**OLD BUSINESS**

Upon discuss with the applicants there was a motion allow Hyundai City to be heard first on the agenda.

**Motion- Mr. Westphal      Seconded- Mr. Kauker**

Voted in the affirmative: Mr. Aaronson, Mr. Alexander, Mr. Kauker, Mr. Malecki, Mayor Pullion, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson.

**HYUNDAI CITY  
BLOCK 1801, LOT 3  
4395 ROUTE 130  
EDGEWATER PARK TOWNSHIP**

*Chairman Johnson recused herself from the meeting and stepped out of the room.*

Mr. Patrick McAndrew, Esquire, appeared before the board representing the applicant Hyundai City.

Mr. McAndrew stated the applicants were appearing for a new sign. Mr. McAndrew further stated the sign would be four feet smaller than was previously submitted.

Mr. Tom Coleman swore in Pat Ennis.

Mr. Coleman stated Mr. Ennis has appeared before numerous boards and has been qualified by New Jersey Land Use Boards providing expert testimony in his field.

Mr. Ennis testified both of the existing Hyundai signs will be removed.

Mr. Westphal questioned the height of the sign.

Mr. Ennis stated the sign was approximately seventeen (17) feet in height.

Mr. Kauker questioned what is going to happen with the banner signs across the property.

Mr. Coleman swore in the owner, Javier HozDevila. Mr. HozDevila testified they were before the board a couple of months ago and the sign they presented was twenty (22) feet. Mr. HoxDevila further testified the sign has been scaled down to an approximately seventeen (17) feet.

The following exhibits were presented:

Exhibit A-1 – Existing and Proposed sign with details.

Exhibit A-2- Distance view of existing and proposed signs.

Mr. HozDevila testified the existing signs at Barlow and Toyota are larger than the sign he is proposing.

Mr. HozDevila testified the sign will be in the same position as the Burlington Auto Park signs.

Mr. Kauker questioned what will happen with the banners across the front of the property because the banners are a prohibited use. Mr. HozDevila testified he did not know the signs were illegal.

Mr. Kauker specifically sited the applicant would need a variance from 16.90.1 General Regulations (3) Banner-type signs, except in celebration of public events and erected with the approval of the governing body.

Mr. Coleman stated the board could only address the application as submitted. They could not approve or disapprove the banner signs because that was not part of the application.

Mr. McAndrew stated at this time they will deal with the Hyundai sign presented tonight and come back to the board to address the banner signs.

Mr. HozDevila stated he will honor his word and come back to the board to address the banner signs but in the interim they will be removed.

Mr. Kauker questioned whether the sign will be illuminated. The applicant testified the sign will be lit internally.

Mr. Alexander stated the sign would be low profile and more like a monument sign in keeping with the vision for Route 130 corridor.

The applicant agreed to additional landscaping around the base of the sign.

The board questioned how long has the sign been there.

Mr. Hozdevila stated since approximately 1999.

Mr. Ennis reported the sign was updated in 2001.

Mr. Darji stated the original signs predated the ordinance.

Mr. Robinson stated the board has to be willing to compromise.

Mr. Smith agreed to the compromise.

**OPEN TO THE PUBLIC FOR THE HYUNDAI CITY APPLICATION ONLY:**

Vice Chairman Robinson opened this Portion Of The Meeting To The Public.

Hearing No One Wishing To Speak This Portion Of The Meeting Was Closed To The Public.

Mr. Coleman seeing no member from the public wishing to speak stated variances would be needed to permit a monument sign not to exceed 156 square feet and a height of 17.32 feet with landscaping around the base of the sign, subject to the existing pole banner signs be removed, the existing signs be removed and compliance with the Engineer's letter date May 8, 2014.

**Motion- Mr. Westphal**

**Seconded- Mr. Kauker**

**Roll Call:** Mr. Aaronson, Mr. Alexander, Mr. Kauker, Mr. Malecki, Mayor Pullion, Mr. Robinson , Mr. Smith and Mr. Westphal,

Motion Carried: 8, 0, 0.

*Chairman Johnson returned.*

**L&T KITCHEN & STONE INC  
BLOCK 1202, LOT 7  
4307 ROUTE 130  
EDGEWATER PARK TOWNSHIP  
MINOR SITE PLAN**

Mr. Patrick McAndrew, Esquire, appeared before the board representing the applicant L&T Kitchen and Stone Inc.

Mr. McAndrew stated the site was an existing building next to the 45<sup>th</sup> Street Pub previously a furniture store. Mr. McAndrew also stated the applicant is proposing to break the one unit into four store front units. Mr. McAndrew further stated the site is 90% developed.

Mr. Coleman swore in the owner/applicant Mr. Victor Lee.

Mr. Coleman swore in Mr. Allan Christianson, a licensed Architect since 1984. Mr. Coleman state Mr. Christianson has appeared before numerous boards and has been qualified by New Jersey Land Use Boards providing expert testimony in his field.

The following exhibits were presented.

Exhibit A-1- Color version of proposed store fronts and existing store fronts.  
Exhibit A-2 Page C-6

Mr. Christianson testified in order to make the property more aesthetically pleasing they will be making four store fronts instead of one large store front.

Mr. Christianson further testified the applicant will change the color of the store front which will include a mesh front. Mr. Christianson further testified each store front will confirm to the twenty foot sign size requirement. The tenants are just for illustration.

Mr. Victor Lee, the applicant testified the planned hours of operation are normal business hours from 9 am – 6 pm depending on who he rents to. Mr. Lee further testified the kitchen stores hours are between 9 am – 6 pm and that he plans to rent to retail.

Mr. Christianson testified the applicant can comply with every item in the fire officials report dated March 15, 2014.

Mr. Lee testified he would agree as a condition of approval that restaurants will not be a permitted use and any non-conforming retail would have to come back before the board for approval.

The board questioned whether the parking could be continued to the back? Mr. Christianson testified the parking cannot be continued to the back because trucks need a wider space to turn in the loading area.

The board questioned whether the applicant can have more parking in the front. Mr. Darji stated not without New Jersey Department of Transportation approval.

Mr. Darji stated he considered the entire panel as a sign not just the lettering as Mr. Christianson testified. Mr. Darji questioned the size of the lettering. Mr. Christianson testified the sign is fifteen (15) feet by approximately three (3) feet. Mr. Darji stated the applicant would need a variance for the size of the panel on the sign for the store fronts.

Mr. Christianson testified the mesh is more aesthetically pleasing; Mr. Darji agreed.

Mr. Darji stated the size of the sign is forty-five feet (45) feet as opposed to twenty (20) feet.

Mr. Darji further stated a variance will be needed for all four signs.

Mr. Coleman questioned whether the existing banner on the side of the building be removed. Mr. Lee testified the sign will be removed.

Mr. Lee stated he is in discussion with Park Plaza to use their parking but a formal arrangement has not been made.

Mr. Coleman stated the board should consider the applicant request on the application submitted with twenty-seven (27) spaces rather than the forty-one (41) spaces required.

Mr. Darji stated the five spaces along the back do not meet the requirements. Mr. Darji further suggested if they slant the spaces they would meet requirements. Applicant will modify the spaces.

Mr. Christianson testified the spaces on the side of the building comply.

Upon a questions from the board, Mr. Lee testified his space would connect to the back of the building and he would utilize the loading ramp for his facility. Mr. Lee further testified store fronts would get deliveries in the front.

Mr. Darji questioned the America with Disabilities Act (ADA) ramps. Mr. Christianson testified they are using the existing ADA ramps and they are four feet wide. Dr. Darji stated they must meet ADA requirements by slope of the ramps and detectable warning surfaces. Mr. Christianson testified the applicant would comply with ADA requirements.

Chairman. Johnson questioned whether there is enough space for small trucks to move around. Mr. Darji stated there is a standard drive aisle but you could not back out.

Mayor Pullion questioned whether deliveries would be in and out. Mr. Lee testified there would only be deliveries and no storage would stay on site.

Mr. Darji questioned the surfacing to be added. Mr. Darji suggested a surrey seal or a mill and overlay. Mr. McAndrew stated the applicant was agreeable to this condition.

Mr. Darji questioned the lighting in the front of the building. Mr. Christianson testified the lighting only coming up and going down, the canopy will have a small light. Mr. Christianson further stated there are no changes to site lighting.

Mr. Darji requested the existing sign show dimensions from the curb or the property line.

Mr. Lee testified they are not proposing to make changes to the sign.

Mr. Kauker referencing sheet C-6 questioned whether the applicant could find additional parking on the lot.

Chairman Johnson stated the lack parking spaces are an issue.

Mr. Lee testified the back and side parking could be for employees only.

Mr. Alexander questioned whether the sprinklers were adequate. Mr. Christianson testified the sprinkler system is appropriate for the same use.

**CHAIRMAN JOHNSON OPENED TO THE PUBLIC FOR THE L&T KITCHEN & STONE INC APPLICATION ONLY:** This Portion Of The Meeting Was Opened To The Public.  
Hearing No One Wishing To Speak This Portion Of The Meeting Was Closed To The Public.

Mr. Coleman hearing no public wishing to speak stated the applicant was seeking an approval to grant a minor site plan with a variance for a three (3) by fifteen (15) box sign with the lettering to be no greater than four feet, existing preconditions are subject to condition that the lighting be downward lit, surrey surface coding be used and existing ADA ramps be brought current standards, the five parking spots in the rear and side be designated as employee only, compliance with the Township Engineer letter dated May 8, 2014, that a less intensive retail use will be sought, the rear parking spaces will be angled, the applicant will make an effort to address the parking situation with Park Plaza, additional plantings will be done and compliance with the Fire Official's letter dated March 15, 2014.

**Motion- Mr. Robinson**

**Seconded- Mr. Aaronson**

**Roll Call:** Mr. Aaronson, Mr. Alexander, Mr. Kauker, Mr. Malecki, Mayor Pullion, Mr. Robinson , Mr. Smith, Mr. Westphal and Chairman Johnson.

Motion Carried: 9, 0, 0.

**NEW BUSINESS: NONE**

**OPEN TO THE PUBLIC:** Chairman Johnson opened this Portion Of The Meeting The Public.  
Hearing No One Wishing To Speak This Portion Of The Meeting Was Closed To The Public.

**CORRESPONDENCE-NONE**

**ADJOURNMENT**

**Motion- Mr. Westphal**

**Seconded- Mr. Malecki**

**Time 9:04 PM**

**Roll Call:** Mr. Aaronson, Mr. Alexander, Mr. Kauker, Mr. Malecki, Mayor Pullion, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson.

By: \_\_\_\_\_  
Tanyika L. Johns, Acting Board Secretary

By: \_\_\_\_\_  
Marion Johnson, Chairman

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD MINUTES  
June 19, 2014, 7:00 P.M.**

**MEETING CALLED TO ORDER**

**FLAG SALUTE**

**STATEMENT OF THE MINUTES**

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 14, 2014.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on, January 14, 2014.
- C. By filing written notice with the Clerk of the Township on January 14, 2014.

**ROLL CALL**

Present: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Kauker, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson.

Absent: Mayor Pullion

Also present: Mr. Chuck Petrone, Planning Board Solicitor, Mr. Rakesh Darji, Planning Board Engineer and Mr. Cedric Minter, Zoning Officer.

**APPROVAL OF MINUTES FROM May 15, 2014.**

**Motion- Mr. Robinson**

**Seconded- Mr. Aaronson**

Discussion: NONE

Voted in the affirmative: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Kauker, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson

Motion carried, 9,0,0.

**OLD BUSINESS**

**MEMORIALIZATION OF  
RESOLUTION P-8-2014  
DODGE CITY  
BLOCK 1801, LOT 3  
4395 ROUTE 130**

**VARIANCE FOR SIGN**

**Motion- Mr. Robinson**

**Seconded- Mr. Kauker**

Discussion: NONE

Voted in the affirmative: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Kauker, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal

Motion carried, 9,0,0.

**MEMORIALIZATION OF  
RESOLUTION P-9-2014  
L&T KITCHEN & STONE INC  
BLOCK 1202, LOT 7  
4307 ROUTE 130  
MINOR SITE PLAN**

**Motion- Mr. Westphal**

**Seconded- Mr. Robinson**

Discussion: A letter was presented by the Fire Official addressing concerns about the means of egress on the property. Upon discussion between professionals and the board several changes were made to the resolution with regards to egress and the boards authority of enforcement.

Voted in the affirmative: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Kauker, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson

Motion carried, 9,0,0.

**NEW BUSINESS  
PHIL AND LOIS AARONSON  
BLOCK 1704, LOT 1  
403 CLIFF AVE  
USE VARIANCE**

Mr. Petrone informed Mr. Belgard that he could not be present because a use variance was being considered.

Mr. Aaronson recused himself from the application.

Mr. Kauker recused himself because he was within 200 feet of the subject property.

Mr. Mike Avila, Professional Planner for the State of New Jersey, Licensed Engineer and Planner a graduate from Drexel.

Mr. Petrone swore in Mr. Avila and Mrs. Aaronson.

Mr. Darji stated he has worked with Mr. Avila has appeared before numerous boards and has been qualified by New Jersey Land Use Boards providing expert testimony in his field.

Chairman Johnson and the board accepted Mr. Avila as an expert in his field.

Mr. Avila present the following exhibits:  
Exhibit A-1 Photo location for the property.  
Exhibit A-2 Sewer Bill from 1983.

Mr. Petrone explained to Mrs. Aaronson because of members having to recuse themselves there were only six members to vote on the application and the applicant would need five votes to pass.

Mrs. Aaronson gave her consent to proceed with the application.

Mr. Avila testified the existence of the apartment is a preexisting nonconforming condition.

Mr. Avila read *N.J.S.A. 40:55d 70(d)*. Where a proposed use is determined to be “inherently beneficial” to society, the positive criteria and negative criteria requirements are less stringent. Specifically, the positive criteria is presumptively satisfied and the negative criteria is resolved by balancing the benefits of the project against any detriments, considering whether any detrimental effect can be reduced by imposing reasonable conditions, and then determining after weighing of the positive and negative factors (as ameliorated by the conditions) whether the grant of the variance would cause a substantial detriment to the public good into the record.

Mr. Avila testified the use serves a public good because it promotes the public good.

Mr. Avila also testified the property has been that way since the 1940’s and it is situated in the residential section the Township of compatible in size and condition.

Mr. Avila further testified the site is particularly suited because there are two separate entrances.

Mr. Avila testified the different entrances and there are different modes of ingress and egress for the different properties. It is a resident property with a residential use. There are also two separate water and gas meters.

Mr. Avila referred to Exhibit A-2, a sewer bill from 1983 which shows two units are being billed for sewer.

Mr. Avila testified the house will look like a house and not an apartment and the Aaronson’s will be able to provide six parking spaces.

Mr. Avila testified the property is uniquely suited because there is also an egress in the back.

Mr. Avila testified the apartment provides housing opportunity for New Jersey residents, the Aaronson’s will occupy the second floor unit and they are very active in the community.

Provide sufficient space with the parking.

Mr. Avila testified as to the negative criteria, the impact of the apartment on the zoning master plan and the intent of zone.

Mr. Avila testified one of the negative is the traffic and there will not be increased volume in traffic because the apartment has already been operating.

Mr. Avila testified another adverse impact would be to the utility for public water and sewer but there are no new sewer and water services.

Mr. Avila testified the apartment would not adversely impact the neighborhood because the house is in keeping with the character of the neighborhood because the property looks like a single family house.

Mr. Darji stated the use is already in existence, it meets the positive criteria by providing housing and the apartment already exists. Mr. Darji further agreed the negative criteria the board should consider is the parking and existing utilities.

Mr. Darji questioned the fence along the eastern property line where the neighbor's fence encroaches. Mrs. Aaronson does not have an objection to the neighbor's fence encroaching on her property line.

Chairman Johnson questioned the long term effects of granting a use variance for this particular property.

Mr. Petrone stated there is no precedence law in Land Use Law; every application stands on its own.

Mr. Alexander questioned the long term implication and whether the property can be owner occupied.

Mr. Darji stated there are controls for the use variance that the Board has every right to impose.

Mr. Petrone stated you can attach reasonable conditions. For example the board can request the unit must be owner occupied and further limit their number of units to two units.

Mr. Robinson questioned whether the resolution would go for the life of the property.

Mr. Petrone stated the variance was protected as long it is not abandoned or substantially in need of repair.

Mr. Avila testified the apartment is an existing non conforming use.

Mr. Malecki questioned whether we can put a condition that more than two units will not be added.

Mr. Westphal stated the condition to have no more than two units is not an unusual request.

Mr. Robinson questioned whether the next application can be denied.

Mr. Petrone stated each application will be taken on its own merits.

**OPEN TO THE PUBLIC FOR THE AARONSON APPLICATION ONLY:**

Chairman Johnson opened this Portion of The Meeting To The Public.

Hearing No One Wishing To Speak This Portion Of The Meeting Was Closed To The Public.

Mr. Petrone seeing no member from the public wishing to speak stated the applicant is seeking a use variance to legitimize the two preexisting apartment units; subject no more than two units, the property be owner occupied, rental be inspected and subject to inspections under that ordinance is applied for and in

**Motion-Mr. Robinson**

**Seconded- Mr. Westphal**

Discussion: NONE

Voted in the affirmative: Mr. Alexander, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson

Motion carried, 6,0,0.

**OPEN TO THE PUBLIC:** Chairman Johnson opened this Portion Of The Meeting The Public.

Hearing No One Wishing To Speak This Portion Of The Meeting Was Closed To The Public.

**CORRESPONDENCE**

**ADJOURNMENT**

**Motion- Mr. Robinson**

**Seconded- Mr. Westphal**

**Time: 7:42 PM**

**Roll Call:** Mr. Aaronson, Mr. Alexander, Mr. Kauker, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson

By: \_\_\_\_\_  
Tanyika L. Johns, Acting Board Secretary

By: \_\_\_\_\_  
Marion Johnson, Chairman

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD MINUTES  
July 17, 2014, 7:00 P.M.**

**MEETING CALLED TO ORDER**

**FLAG SALUTE**

**STATEMENT OF THE MINUTES**

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 14, 2014.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on, January 14, 2014.
- C. By filing written notice with the Clerk of the Township on January 14, 2014.

**ROLL CALL**

Present: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Malecki, Mr. Robinson, Mr. Westphal.

Absent: Mr. Kauker, Mayor Pullion, Mr. Smith and Chairman Johnson

Also present: Mr. Tom Coleman, Planning Board Solicitor, Mr. Rakesh Darji, Planning Board Engineer and Mr. Cedric Minter, Zoning Officer.

**APPROVAL OF MINUTES FROM JUNE 19, 2014.**

**Motion-Mr. Alexander**

**Seconded- Mr. Westphal**

Discussion: None

Voted in the Affirmative: Mr. Alexander, Mr. Belgard, Mr. Malecki, Mr. Robinson, Mr. Westphal

Abstained: Mr. Aaronson (parts pertaining to his application)

Motion carried: 5,0,1

**OLD BUSINESS**

**MEMORIALIZATION OF  
RESOLUTION P-10-2014  
PHIL AND LOIS AARONSON  
BLOCK 1704, LOT 1  
403 CLIFF AVE  
USE VARIANCE**

**Motion-Mr. Westphal**

**Seconded-Mr. Alexander**

Discussion: None

Voted in the Affirmative: Mr. Alexander, Mr. Malecki, Mr. Robinson, Mr. Westphal

Motion carried: 4,0,0

**NEW BUSINESS**

**BURLINGTON COAT FACTORY**

**BLOCK 502, LOT 13**

**4287 ROUTE 130**

**SITE PLAN AMENDMENT**

Mr. Brian Guest explained the application is to make a separate entrance with a small vestibule. There is approximately twenty square feet of additional space being added and relocation of some handicap parking spaces.

Mr. Coleman respectfully requested the board accept Mr. Patrick Ennis as an expert in his field. Vice-Chairman Robinson agreed.

Mr. Ennis explained the current entrance parking spaces and handicap parking will remain the same. There will be a fenced area to provide a lunch area for the employees.

In reference to the June 25, 2014 engineer review letter, Mr. Ennis agreed with the engineers general comments.

Mr. Ennis testified there are no variances requested.

Mr Darji stated the applicant addressed all the comments in the June 25, 2014 Engineer review letter.

Mr. Alexander questioned what was change being requested. Mr. Guest stated the cafeteria changed.

Mr. Aaronson questioned if there are additional lighting. Mr. Friedland stated there is no additional lighting and whatever lighting is there will be adequate.

**Open to the public for Burlington Coat Only:**

Vice-Chairman Robinson opened this Portion of The Meeting To The Public.

Hearing No One Wishing To Speak This Portion Of The Meeting Was Closed To The Public.

Mr. Coleman hearing no one from the public wishing to speak stated the application is to approve an amended minor site plan subject to the applicant complying with the June 25, 2014 Engineer letter with adjustments as testified.

**Motion- Mr. Westphal**

**Seconded- Mr. Alexander**

Discussion: None

Voted in the Affirmative: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Malecki, Mr. Robinson, Mr. Westphal

Motion carried: 6,0,0

**CELLCO dba VERIZON WIRELESS  
BLOCK 620, LOT 3 and 4.01  
703 VAN ROSSUM AVE  
PRELIMINARY AND FINAL PLAN  
AND USE VARIANCE**

**Carrying the application to the August 21, 2014 meeting.**

**Motion-Mr. Alexander**

**Seconded- Mr. Aaronson**

Discussion: Mr. Coleman stated the applicant had a conflict with a professional and requested to be heard at the August 21, 2014 meeting. Any residents are duly noted the application will be heard at such time.

Voted in the Affirmative: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Malecki, Mr. Robinson, Mr. Westphal.

Motion carried: 6,0,0

**OPEN TO THE PUBLIC:** Vice Chairman Robinson opened this Portion Of The Meeting The Public. Hearing No One Wishing To Speak This Portion Of The Meeting Was Closed To The Public.

**CORRESPONDENCE**

**BURLINGTON COAT FACTORY  
BLOCK 502 LOT 12  
DEVELOPERS AGREEMENT-ENTRANCE PROJECT**

Mr. Guest stated the applicant would be submitting a formal application for development in September.

Mr. Aaronson questioned whether the previous approvals lapsed.

Mr. Darji stated the agreement is to restructure to have an entrance on Delanco Road and exit onto Route 130.

There was lengthy discussion about the truck entrancing and exiting onto Route 130.

**ADJOURNMENT**

**Motion- Mr. Robinson**

**Seconded- Mr. Malecki**

**Time: 7:25 PM**

**Roll Call:** Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Malecki, Mr. Robinson, Mr. Westphal,

By: \_\_\_\_\_

By: \_\_\_\_\_

Tanyika L. Johns, Acting Board Secretary

Marion Johnson, Chairman

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD MINUTES  
October 16, 2014, 7:00 P.M.**

**MEETING CALLED TO ORDER**

**FLAG SALUTE**

**STATEMENT OF THE MINUTES**

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 14, 2014.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on, January 14, 2014.
- C. By filing written notice with the Clerk of the Township on January 14, 2014.

**ROLL CALL**

Present: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Chairman Johnson, Mr. Kauker, Mr. Smith, Mr. Malecki, Mr. Robinson, Mr. Westphal .

Absent: Mayor Pullion

Also present: Mr. Tom Coleman, Planning Board Solicitor, Mr. Rakesh Darji, Planning Board Engineer, Barbara Fegley, Planning Board Planner and Cedric Minter, Zoning Officer.

**APPROVAL OF MINUTES FROM September 18, 2014**

**Motion- Mr. Robinson**

**Seconded- Mr. Westphal**

Discussion: NONE

Voted in the Affirmative: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson

Motion carried, 8, 0, 0

**OLD BUSINESS: NONE**

**NEW BUSINESS**

**BURLINGTON COAT FACTORY**

**BLOCK 502, LOTS 12, 13, 13.05 & 13.06**

**COOPER STREET (CR 630) & COOPERTOWN ROAD (CR 624)**

**PRELIMINARY AND FINAL SITE PLAN**

**AND MINOR SUBDIVISION**

Mr. Ken Kauker recused himself from the meeting. Mr. Kauker sat in the audience.

Brian M. Guest, of Parker McCay, Attorney for the Applicant, Burlington Coat Factory

Major purposes of this development is to eliminate truck back up on Route 130 and a more efficient use of site to have a dedicated drop off zone for trucks so there is not a large back up of truck and have a larger queing area for trucks.

Robert Stout – Site Engineer for Stout and Caldwell Engineers, LLC

**A-1 Exhibit 2012 Color Arial Map (outline of properties)**

Mr. Stout stated that there will be no physical changes to the site, only to the property line.

Mr. Stout stated that the two front parcels (pad sites) and what they are proposing to do is to consolidate with a portion of Lot 12, which would be a 6 1/2 acre parcel which would be used for future development. The back portion is approximately 11 acres and the subject for the site plan for the subdivision. They plan to subdivide 3 Lots into 1; consolidate into 1 site plan.

Mr. Stout further stated that the main reason Burlington Coat Factory is before the Planning Board is “they need more trailer storage”.

**Exhibit A-2 – Site Plan, Color Version of Landscaping Plan**

Mr. Robinson suggested that they move their stand and board plan to the left so others could see.

Mr. Stout stated that the trucks come in off of route 130.

Mr. Stout stated that the plan is to redirect the access and take the trucks off of Route 130 and to come down Delanco Road – Coopertown Road past Cramps Liquor Store where there will be an entrance that will be much larger than it is currently. 3 lines for quing and a bypass lane.

Chairman Johnson questioned how close the site is to the Car Wash. Will people be able to see as they come out of the Car Wash?

Robert Stout stated, yes, absolutely people will be able to see as they come out of the Car Wash.

Jeff Westphal questioned that what they are calling a deceleration lane is in fact the shoulder of the road.

Robert Stout stated that yes it is the shoulder of the road and not a deceleration lane. What it doesn't do is push cars into the travel lane.

Chairman Johnson questioned, what is the plan if 25 trucks show up? Will they spill out onto Delanco Road-Coopertown Road?

Robert Stout stated that they have room for 26 trucks and they never have exceeded 14 trucks in a que.

Chairman Johnson questioned and pointed out that the trucks where passed the McDonalds and also stated that the last time BCF was before the Board they promised that there would be no issues. She also comments and questions how this small road can handle all these trucks

Robert Stout stated that his analysis takes them pasted the McDonalds, in front of the gas station to Cooper Street. He assures Chairman Johnson that there will not be an issue like that, in part because of the larger queing area.

Bill Belgard questioned the impact to Cooper Street.

Robert Stout states that there is zero impact to Cooper Street. There are no improvements being done there.

Bill Belgard questioned that Cooper Street has been a large problem due to employees leaving at the end of the day.

Robert Stout stated that the trucks will only be exiting onto Route 130. There is no change in the level of service in the roadway system.

There was lengthy discussion of queing and jocking around for spaces.

Robert Stout stated and commented on Internal Circulation

- Basin design
- Landscaping
- DEP regulations for noise
- Lighting

Jeff Westphal questioned if tractor trailers will be waiting to drop loads. No tractor hooked to a trailer waiting over night to make a delivery

Robert Stout stated that there would only be trailers. Burlington Coat Factory is a 24 hour 7 days per week operation. There is also a guard at the guard shack at all times who directs where the trailers go.

Chairman Johnson questions landscaping within the parking area.

Robert Stout stated that they are working with Rakesh Darji and Barbara Fagley of ERI to add addition landscaping with some buffing by the Car Wash, clean up front on Route 130 side.

Robert Stout also comments that there will be dense coverage with burm and an 8 foot chain link fence, black coated vinyl fence.

Chairman Johnson questioned lighting. Will it be down lighting? Will it reflect?

Robert Stout stated that the lighting will zero foot candle levels.

Nathan Mosley-Traffic Engineer from Shrophire Associates for applicant Burlington Coat Factory  
Mr. Mosley stated that his group a real quick traffic study for the applicants.

Mr. Mosley stated that the proposed improvements to the site do not result in additional traffic.

Mr. Mosley stated that it is a re-routing of existing traffic.

Mr. Mosley also stated that the level of traffic on Coopertown Road and Route 130 will not change.

Chairman Johnson questioned large trucks and their ability to make a right hand turn given the lanes are not very wide. Is there enough room to make the turns?

Mr. Mosley stated that there is enough of a radii to make the right hand turn.

Mr. John Ditullio testifies for the applicant, Burlington Coat Factory

Mr. Ditullio stated that there are 10 trucks in Q, back up on Route 130. The extra space makes less truck traffic. Affords opportunities to drop trailers at designated spaces.

Mr. Aaronson questioned what is the growth plan for Burlington Coat Factory at this site?

Mr. Ditullio stated that there is no specific growth plan and that they are peek processing. They run three shifts of operation. They are at 95% full of utilizing space.

Mr. Ditullio stated that their growth plan doesn't lay out a plan as far as employees go. It s about the merchandize. When they are at full capacity then they use shuttles to move back and forth.

Mr. Westphal questioned the amount of trucks in the lot.

Mr. Ditullio stated that there are 20 -30 truck in the lot.

Mr. Stout is called back to address ERI letter of 10-13-2014.

Referring to planted areas, minor subdivision

Barbara Fagley questioned the fence and its rite of way. Spoke of two variances.

Mr. Darji commented on the fence, black vinyl. It will fit in better.

Mr. Guest stated that items 6-10 (see letter) are issues that need to be addressed.

Mr. Darji stated that Mr. Guest should just through the items that haven't been agreed upon.

Mr. Guest stated that BCF has tried to get a meeting with the County regarding truck traffic.

There was a lengthy discussion on truck traffic.

Chairman Johnson questioned, what kind of businesses would they be looking for to be in the front of Burlington Coat Factory?

Mr. Guest stated that they would be looking for businesses to comply with current zoning (retail)

Mr. Darji commented that he met with Mr. Guest on several issues prior to this meeting, grading and drainage, maintenance of storm water system, and landscaping.

Barbara Fagley commented that there was issues with number 50 and 54, watering and irrigation so that the vegetation lives.

Mr. Alexander questions traffic issues. Trucks exiting.

Mr. Mosley stated that they will maintain the corner as best as they can. Commented on the deceleration lane and shoulder lane.

Mr. Coleman questioned, how does the company know to get out there and tell trucks to move?

Mr. Ditullio stated that the flow of the trucks is taken care of by the guard in the guard shack. The guard instructs the trucks.

Mr. Coleman confirms that the guard shack will monitor 24 hours a day.

Mr. Alexander questioned weight bearing signage.

Mr. Guest stated that there will be signage to clearly direct trucks to the new entrance and that it only a truck entrance.

Chairman Johnson questioned should there be a fire while all of the trucks are backed up.

Mr. Guest stated that in the event of a fire in a truck, the truck would either go in the exit or drive through the fence.

Mr. Darji stated that the applicant would comply with the Fire Official.

### **OPEN TO THE PUBLIC**

Chairman Johnson Opened This Portion To The Public. Hearing No One Wishing To Speak This Portion Of The Meeting Was Closed To The Public.

Mr. Coleman's stated the applicant, Burlington Coat Factory is seeking a minor subdivision, together with preliminary and final site plan approval for a number of lots referenced in Mr. Darjis letter 10-13-2014. The approval would be to grant the preliminary and final site plan approval, together with a subdivision and configuration of lots as testified by Mr. Stout. There are a lot of laborers set forth in Mr. Darjis letter of 10-13-2014, specifically 3 particular variances needing, lot depth variance for new lot 12.01 where 500 feet is required. Mr. Coleman was corrected and he stated that there are 2 variances, the 8 foot fence and a fence in the front yard along Coopertown Road. The approval would be subject to all the terms and conditions set forth in the letter from ERI of 10-13-2014 excluding those concessions if you will, arrived at, through testimony and the other comments raised by Barbara and Rakesh.

### **ADJOURMENT**

**Motion-**

**Seconded-**

**Time \_\_\_\_\_ PM**

**Motion- Mr. Kauker**  
Discussion; NONE

**Seconded- Chairman Johnson**

Voted in the Affirmative: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Kauker, Chairman Johnson  
Motion carried: 5, 0, 0

**MEMORIALIZATION OF  
RESOLUTION P-13-2014  
CELLCO dba VERIZON WIRELESS  
BLOCK 620, LOT 3 and 4.01  
703 VAN ROSSUM AVE  
PRELIMINARY AND FINAL PLAN  
AND USE VARIANCE**

**Motion- Mr. Alexander**  
Discussion: NONE

**Seconded- Mr. Aaronson**

Voted in the Affirmative: Mr. Aaronson, Mr. Alexander, Mr. Kauker, Chairman Johnson  
Motion carried: 4, 0, 0

**NEW BUSINESS: NONE**

**OPEN TO THE PUBLIC**

Chairman Johnson Opened This Portion Of The Meeting To The Public.  
Hearing No One Wishing To Speak This Portion Of The Meeting Was Closed To The Public.

**CORRESPONDENCE: NONE**

**ADJOURNMENT**

**Motion- Mr. Westphal**

**Seconded- Mr. Kauker**

**Time 7:14 PM**

**Roll Call:** Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Kauker,, Mr. Smith, Mr. Westphal,

By: \_\_\_\_\_  
Kathleen Evans, Board Secretary  
Chairman Johnson

By: \_\_\_\_\_  
Marion Johnson, Chairman

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD MINUTES  
November 20, 7:00 P.M.**

**MEETING CALLED TO ORDER**

**FLAG SALUTE**

**STATEMENT OF THE MINUTES**

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 14, 2014.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on, January 14, 2014.
- C. By filing written notice with the Clerk of the Township on January 14, 2014.

**ROLL CALL**

Present: Mr. Aaronson, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson.

Absent: Mayor Pullion and Cedric Minter, Zoning Officer

Also present: Mr. Tom Coleman, Planning Board Solicitor, Mr. Rakesh Darji, Planning Board Engineer,

**APPROVAL OF MINUTES FROM October 16, 2014**

**Motion- Mr. Robinson**

**Seconded- Mr. Westphal**

Discussion: NONE

Voted in the Affirmative: Mr. Aaronson, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal,  
Chairman Johnson

Motion carried, 6, 0, 0

**OLD BUSINESS: NONE**

**AUTHORIZATION TO APPROVE  
RESOLUTION NO. P-14-2014  
BURLINGTON COAT FACTORY  
BLOCK 502, LOTS 12, 13, 13.05 & 13.06  
AND P/O LOT 13**

**Motion-Mr. Aaronson**

**Seconded-Mr. Robinson**

Discussion: NONE

Roll Call: Mr. Aaronson, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson.

**NEW BUSINESS  
JOHN J. JENKINS  
BLOCK 620, LOTS 3 & 4.01  
703 VAN ROSSUM AVENUE  
EDGEWATER PARK, NEW JERSEY 08010  
PRELIMINARY AND FINAL AMENDED/  
MODIFIED SITE PLAN APPROVAL AND  
USE VARIANCE APPLICATION**

Mr. Jeffrey Snow, Attorney for Mr. John J. Jenkins and then introduces Mr. Jenkins.

Mr. Snow indicated to the Board that he doesn't appear often, so he would prefer Mr. Jenkins to approach the Board and state the reason for his coming before the Planning Board.

Mr. Jenkins is sworn in and is seeking approval for a Use Variance.

Exhibit A-1 – Picture of Signage, example of similar business, located in Bridgeton, New Jersey

Mr. Jenkins explained that there is a current dealer using the space. There is one employee, called a signatory. The signatory is only there 20 hours per week. The role of the signatory is to open mail and to also be there in the event the State comes in and wants to look at the log books for an audit of the dealer. This individual will have access to those records.

Mr. Jenkins stated that the dealer will come to the office approximately one day per month to update the log book. The log book must stay in the office along with the temporary car tags. The office is very secure and fire proof.

Mr. Jenkins stated that office is 72 square feet, which is a tiny space. Per Mr. Jenkins, that is the regulation of the State.

Mr. Coleman asked Mr. Jenkins to clarify. What are the hours of operation?

Mr. Jenkins stated that the hours of operation are; Monday, Tuesday, Thursday and Friday from 9:00 AM to 2:00 PM, with no evening hours or Saturday or Sunday hours.

Mr. Coleman questioned how many employees will be at the office.

Mr. Jenkins stated, one (1) employee, which that employee will have access to all offices.

Chairman Johnson questioned, what is going in the space?

Mr. Jenkins stated that there are offices going in the space.

A very lengthy discussion about what exactly is the space being used for.

Mr. Darji questioned, how does the operation work? How does one guy make money?

Mr. Jenkins stated that the broker, wholesaler or antique dealer buys a car and then makes a profit by selling it.

**OPEN TO THE PUBLIC**

Chairman Johnson Opened This Portion To The Public. Hearing No One Wishing To Speak This Portion Of The Meeting Was Closed To The Public.

**Motion-Mr. Robinson  
Motion passed**

**Seconded-Mr. Alexander**

Discussion: NONE

Voted in the affirmative: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Kauker, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson

Motion carried: 9,0,0

**ADJOURMENT**

**Motion- Mr. Robinson**

**Seconded- Mr. Alexander**

**Time 8:14 PM**

By: \_\_\_\_\_  
Kathleen Evans, Board Secretary

By: \_\_\_\_\_  
Marion Johnson, Chairman

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD MINUTES  
December 18, 7:00 P.M.**

**MEETING CALLED TO ORDER**

**FLAG SALUTE**

**STATEMENT OF THE MINUTES**

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner:

- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 14, 2014.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on, January 14, 2014.
- C. By filing written notice with the Clerk of the Township on January 14, 2014.

**ROLL CALL**

Present: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson.

Absent: Mayor Pullion

Also present: Mr. Chuck Petrone, Planning Board Solicitor, Mr. Rakesh Darji, Planning Board Engineer, and Cedric Minter, Zoning Official.

**APPROVAL OF MINUTES FROM November 20, 2014**

**Motion- Mr. Robinson**

**Seconded- Mr. Malecki**

Discussion: NONE

Voted in the Affirmative: Mr. Aaronson, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson

Motion carried, 7, 0, 0

**OLD BUSINESS:**

**MEMORIALIZATION OF  
RESOLUTION NO. P-15-2014  
JOHN J. JENKINS  
BLOCK 620, LOTS 3 & 4.01  
703 VAN ROSSUM AVENUE  
EDGEWATER PARK, NJ 08010  
PRELIMINARY AND FINAL AMENDED/  
MODIFIED SITE PLAN APPROVAL**

## AND USE VARIANCE APPLICATION

**Motion- Mr. Robinson**

**Seconded-Mr. Westphal**

Discussion: NONE

Roll Call: Mr. Aaronson, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson.

Voted in the Affirmative: 6,0,0

## NEW BUSINESS

### INFORMAL PRESENTATION

### FOX RUN DEVELOPMENT

### REGARDING MODIFICATIONS OF

### SITE PLAN

### BLOCK 1202, LOT 4.01

### PHASE I, 41 LOTS

### PHASE II, 35 LOTS

### PHASE III, 26 LOTS

Patrick Ennis of Backbone & Sweetwater began his informal presentation of the driveway plan.

Mr. Petrone advised the applicant, Mr. Ennis that the meeting was informal.

Mr. Dargi stated that the approval for Fox Run Development was approval in 2012 for double wide shared driveways.

Mr. Dargi stated that the driveway relocation plan that applicant presented is not an amendment to original application.

Mr. Ennis stated that there will be 60 single driveways. There will not be an impact on parking. Traffic patterns stays the same. The look of the plan will change showing single driveways instead of the doublewide shared driveway.

Mr. Jeff Goodwin stated all of the same information that Mr. Ennis was presenting.

Chairman Johnson questioned the length of the driveway itself. Can two cars park in the driveway? Is it long enough for two cars?

Mr. Ennis stated that the driveways are long enough to accommodate two (2) cars in the driveway and (1) one additional car in the garage.

Mr. Belgard questioned parking issues.

Mr. Ennis stated that there are designated parking stalls for units and additional parking for others.

(Lengthy discussion on parking.)

Mr. Darji stated that there are 66 additional spaces other than the units and garage spaces.

**ADDITIONAL NEW BUSINESS:  
REORGANIZATION MEETING  
SCHEDULED TO BE HELD  
JANUARY 8, 2015 AT 7:00 PM  
AT THE MUNICIPAL BUILDING**

All members agreed to the date, time and place. No vote was taken.

**OPEN TO THE PUBLIC**

Chairman Johnson Opened This Portion To The Public. Hearing No One Wishing To Speak This Portion Of The Meeting Was Closed To The Public.

**ADJOURNMENT**

**Motion- Mr. Robinson**

**Seconded- Mr. Westphal**

**Time 7:22 PM**

Roll Call: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mr. Kauker, Mr. Malecki, Mayor Pullion, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson.

By: \_\_\_\_\_  
Kathleen Evans, Board Secretary

By: \_\_\_\_\_  
Marion Johnson, Chairman