

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD AGENDA
February 19, 2015 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, 2015.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on, January 14, 2015.
- C. By filing written notice with the Clerk of the Township on January 14, 2015.

ROLL CALL

Present: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Mrs. Bonner, Mr. Kauker, Mr. Malecki, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal, Chairman Johnson.

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

APPROVAL OF MINUTES FROM December 18, 2014

Motion-

Seconded-

Discussion:

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

OLD BUSINESS: NONE

NEW BUSINESS

**AUTO DIRECT CARS, LLC
BLOCK 1202, LOT 8
4319 S. ROUTE 130
EDGEWATER PARK, NJ 08010
PRELIMINARY AND FINAL MAJOR SITE PLAN
AND NONRESIDENTIAL AND MULTI-UNIT
RESIDENTIAL USE & BULK VARIANCES**

OPEN TO THE PUBLIC

CORRESPONDENCE

ADJOURNMENT

**Motion-
Time**

Seconded-

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

By: _____
Kathleen Evans, Board Secretary

By: _____
Marion Johnson, Chairman

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD AGENDA
MAY 21, 2015**

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, 2015.
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- C. By filing written notice with the Clerk of the Township on January 14, 2015.

ROLL CALL

Present: Mr. Aaronson, Mr. Alexander, Mr. Belgard, Ms. Bonner, Mr. Kauker, Mr. Malecki, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal, Chairman Johnson.

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

NEW BUSINESS:

**MEMORIALIZATION OF
RESOLUTION P-1-2015, WITH AMENDMENT
AUTO DIRECT CARS, LLC.
BLOCK 1202, LOT 8
4319 S. ROUTE 130
EDGEWATER PARK, NJ 08010
PRELIMINARY & FINAL SITE PLAN
CONDITIONAL USE VARIANCE**

Motion-

Seconded-

Discussion:

OPEN TO THE PUBLIC

CORRESPONDENCE:

ADJOURNMENT

Motion-

Seconded-

Time:

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

By: _____
Kathleen Evans, Board Secretary

By: _____
Marion Johnson, Chairman

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES
JULY 16, 2015**

MEETING CALL 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, 2015.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on January 14, 2015.
- C. By filing written notice with the Clerk of the Township on January 14, 2015.

ROLL CALL

Present: Mr. Aaronson, Mr. Alexander, Ms. Bonner, Mr. Kauker, Mr. Malecki, Mr. Robinson, Mr. Smith, Mayor Trainor, Mr. Westphal, Chairman Johnson.

Absent: Mayor Trainor.

Also Present: Mr. Tom Coleman, Planning board Solicitor

APPROVAL OF THE MINUTES FROM – May 21, 2015

Motion – Mr. Robinson

Seconded- Mr. Kauker

OLD BUSINESS: NONE

NEW BUSINESS:

**SANDRA DIFILIPPO
306 N. GARDEN BLVD.
EDGEWATER PARK, NJ 08010
BLOCK 1305, LOT 4
PRELIMINARY AND FINAL PLAN
BULK VARIANCE-FRONT PORCH**

Mr. Coleman swears in Sandra Difilippo and asked her what type of variance she is applying for.

Ms. Difilippo stated that she would like her contractor to speak on her behalf.

Mr. Coleman swears in Walter Ruff of 2 Inman Lane, Burlington, New Jersey 08016.

Mr. Ruff explained the setback issue. Asking for it to be decreased.

Mr. Coleman questioned the distance and clarification as he was looking at several drawings and plans.

Mr. Ruff showed Mr. Coleman the proper plan and the discussion moved forward.

Mr. Ruff stated that the setback was to be 24 feet and 4 inches.

Mr. Coleman questioned the setback.

Mr. Ruff stated that he would make the porch setback an even 24 feet.

Mr. Coleman questioned the character of the porch, would it be of the same design like others on the street.

Mr. Ruff stated that the porch would be the same and also using the same building material.

Mr. Coleman questioned Ms. Difillippo about the appearance of the porch and was it similar to others.

Mr. Coleman also questioned Ms. Difilippo about any adverse impact on her neighbors.

Ms. Defilippo stated that porch will look as nice as the others and that there would be no adverse impact on the neighbors.

Ms. Difilippo stated that it will be "pleasing to the eye."

Mr. Coleman asked the applicant if they had anything further to add.

Mr. Coleman addressed the Board about the sidewalk.

Mr. Ruff stated that the sidewalk will stay. Mr. Ruff further commented that the front foundation isn't even a 30 foot setback.

Mr. Coleman stated that this is Pre-existing, non-conforming condition.

Mr. Coleman differs to the Board.

Chairman Johnson asked if anyone had any questions.

Mr. Kauker questioned the plans.

Mr. Ruff stated that the plans were rounded off to 8 feet after speaking to the Zoning Officer.

Chairman Johnson asked for a motion.

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 The Was Closed To The Public.

Mr. Coleman stated this is an application by Sandra Difilippo of 306 N. Garden Blvd., Block 1305, Lot 4, property type R-4 zone. Ms. Difilippo has presented through testimony of herself and Mr. Walter Ruff, a family friend and builder testimony that a new porch addition to the front of the home will be consistent with the character and feel of the neighborhood and after construction there will be a 24 foot setback thus necessitating a 6 foot variance for this particular improvement.

Motion – Mr. Robinson

Seconded – Mr. Aaronson

Discussion: NONE

Voted in the Affirmative: Mr. Aaronson, Mr. Alexander, Ms. Bonner, Mr. Kauker, Mr. Malecki, Mr. Robinson, Mr. Smith, Chairman Johnson.

8,0,0

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. Robinson

Seconded – Mr. Kauker

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

By: _____
Kathleen Evans, Board Secretary

By: _____
Marion Johnson, Chairman

Motion- Mr. Robinson

Seconded-Mr. Kauker

Discussion: NONE

Voted in the affirmative: 7,0,0

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:

APPOVAL OF MINUTES FROM March 19, 2015

Motion-Mr.Robinson

Seconded-Mr. Kauker

ADJOURNMENT

Motion-Mr. Robinson

Seconded-Mr. Kauker

ROLL CALL:

Mr. Alexander, Ms. Bonner, Mr. Kauker, Mr. Malecki, Mr. Robinson, Mr. Smith, Mr. Westphal, Chairman Johnson.

By: _____
Kathleen A. Evans, Board Secretary

By: _____
Marion Johnson, Chairman

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES
AUGUST 20, 2015**

MEETING CALL 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, 2015.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on January 14, 2015.
- C. By filing written notice with the Clerk of the Township on January 14, 2015.

ROLL CALL

Present: Mr. Aaronson, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Chairman Johnson.

Absent: Mayor Trainor, Mr. Westphal, Mr. Alexander, Ms. Bonner, Mr. Malecki,

No Professionals in attendance.

APPROVAL OF THE MINUTES FROM – JULY 16, 2015

Motion – Mr. Aaronson

Seconded- Mr. Robinson

Discussion - None

ROLL CALL

Voted in the Affirmative: Present: Mr. Aaronson, Mr. Kauker, Mr. Robinson, Mr. Smith, Chairman Johnson,

Mr. Belgard – Abstained.

OLD BUSINESS: NONE

NEW BUSINESS:

Memorialization – Resolution P-2-2015

SANDRA DIFILIPPO

306 N. GARDEN BLVD.

EDGEWATER PARK, NJ 08010

BLOCK 1305, LOT 4

PRELIMINARY AND FINAL PLAN

BULK VARIANCE-FRONT PORCH

Motion – Mr. Robinson

Seconded – Chairman Johnson

Discussion: NONE

Roll Call:

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

Appointment of Kevin P. Johnson as Planning Board Secretary

Motion – Mr. Robinson

Seconded – Mr. Smith

Discussion: - None

Roll Call:

Voted in the Affirmative: Mr. Aaronson, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Chairman Johnson - Abstained.

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. Kauker

Seconded – Mr. Aaronson

Roll Call: Mr. Aaronson, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Chairman Johnson

By: _____
Kevin P. Johnson, Board Secretary

By: _____
Marian Johnson, Chairman

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES
OCTOBER 15, 2015**

MEETING CALL 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, 2015.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on January 14, 2015.
- C. By filing written notice with the Clerk of the Township on January 14, 2015.

ROLL CALL

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

Absent: Mayor Trainor, Cedric Minter (Zoning)

Alternates in attendance: Ms. Bonner, Mr. Malecki,

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

APPROVAL OF THE MINUTES FROM – AUGUST 20, 2015

Motion – Mr. Robinson

Seconded- Mr. Kauker

Discussion - None

ROLL CALL

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

Mr. Belgard – Abstained.

OLD BUSINESS: NONE

NEW BUSINESS:

Motion to move the “Housing of Domestic Chickens” to beginning of agenda items for discussion.

Motion – Mr. Robinson

Seconded – Mr. Kauker

Discussion: NONE

Roll Call:

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

Mr. Belgard abstained.

**Consideration to endorse Ordinance 2015-5 by resolution
AMMENDING TITLE 6 BY ADDING CHAPTER 6.16 TITLED “HOUSING OF
DOMESTIC CHICKENS”.**

Board Solicitor Thomas Coleman discussed reasons to endorse or consider this ordinance for change. Mr. Westphal mentioned that chickens are generally raised on farms but not sure about residential properties. Chairman Johnson indicated she had done some research and on average, the cost of producing 1 dozen eggs is \$44.00 per dozen. Chairman Johnson also discussed productivity and length of time chickens are productive. All agreed it was a good learning tool for children. Chairman Johnson indicated there are conflicting opinions on smell but she could not give a personal opinion. Mr. Robinson discussed a sketch/survey being a requirement as a part of the process. Mr. Kaulker discussed the difference between a shed and a coop. Mr. Robinson asked who would be responsible for inspections. Mr. Coleman (Solicitor) indicated it would be the zoning officer. Mr. Aaronson indicated that he would not be able to have chickens at his residence (Multi Family) based on the ordinance on the table. Chairman Johnson discussed frontage and side yards of corner properties and associated setbacks, limiting back yard square footage eliminating the possibility of some residents from having a coop. Mr. Malecki agreed / setbacks would eliminate certain properties based on size of back yards. Mr. Aaronson mentioned that back yard chicken coops are a big business but noted that this ordinance is strictly for pets (not for sale). Mr. Coleman indicated that the ordinance addresses all residents across the board. Mr. Belgard commented that there are different sizes and specifications for coops and there are different alternatives (small structure not immovable). Mr. Robinson indicated the ordinance allows for a maximum of 16 chickens. Mr. Aaronson asked if 2,500 sq ft also include footprint of the lot area to include house. Mr. Coleman responded yes. Mr. Kaulker is curious to know how this would affect the noise ordinance. Mr. Robinson does not feel the township has personnel to police or inspect this change and it would become unenforceable pitting neighbors against neighbors. Mr. Aaronson indicated it would fall to managing complaints as they are received. Ms. Bonner requested info on how other towns are handling the issue. Mr. Belgard noted that this change has been requested based on an ordinance drafted in Medford. Chairman Johnson requested info on whether

this is specifically chicken driven or does it allow for the housing/raising of other fowl? The Solicitor indicated that it pertained to chickens (no other fowl). Mr. Robinson mentioned that we recently were dealing with chicken issues and no resolution was ever offered. Have all chickens been removed to date according to the current zoning or are there existing chickens that will be grandfathered? Mr. Alexander was concerned with parameters and what board is to decide on. Mr. Coleman indicated minutes would be sent to twp. committee for review. Mr. Robinson requested change to indicate coops be anchored and not moveable. Discussion continued regarding sketches or surveys.

Chairman Johnson discussed standards by which all must abide. Side discussion noted coop being compared to dog house. Mr. Belgard mentioned that you do not need a professional engineer to build deck or fence or shed so one should not be required for a coop. Mr. Coleman confirms that this could require \$325.00 fee to create survey/drawing. Mr. Belgard indicated that if resident is within guidelines they would not need survey. Mr. Robinson stands strong as he has had a personal experience requiring a survey. Chairman Johnson requests role call to endorse. Mr. Kaulker requested a complete recommendation. Mr. Coleman questioned revising the ordinance to address Mr. Robinson concern.

Further discussion ensued.....

Mr. Robinson concerned about \$325.00 spent on his driveway for survey required. Mr. Malecki indicated he should go with ordinance as written. Ms. Johnson and Kaulker are requesting change in lot size. Mr. Kaulker questioned whether he could include a comment with vote setting Limitations? Mr. Coleman asked that everyone consider all comments made at this meeting. Rakesh commented on changing lot size. Majority of town is less than 10,000 sq ft lots. Ordinance would be almost useless. If lot 2,500 would allow 8 chickens – is number of chickens problem – should that be addressed?

Motion to endorse adoption of ordinance subject to the following recommendations

- Fixed structure
- Minimum lot size – 10,000sq ft
- Inspection process mandatory
- Inspection fee
- Food supply storage in secure area
- Survey to be supplied for placement of coop.

Motion to endorse: Kaulker

2nd Mr. Malecki

Further Discussion:

Mr. Alexander recommended addressing sanitation and smell.
Chairman Johnson discussed security and safety of coops.
Mr. Robinson questioned inspections and the township inability to monitor.

Roll Call:

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

Mr. Belgard – Abstained and excused himself from the rest of the meeting due to conflicting commitments.

Bond Referendum

**EDGEWATER PARK TWOSHIP SCHOOL DISTRICT
MILDRED MAGOWAN/ANNE C. JACQUES ELEMENTARY
SCHOOL/RIDGEWAY MIDDLE SCHOOL
SP#1280-050-16-100, GA#14-45
NJDOE Application with Drawings**

Ms. Bannon , Victoria (Parker McCay) Hear for review and courtesy review of capital improvements. Review and recommendation requested from the Board of Education. Architect introduced Mr. Garrison sworn in by Mr. Coleman (Brooks Garrison). NJ opportunity for referendum and opportunity to review 2010 long term plan. Each system and building reviewed for existing conditions and require necessary improvements. Approvals have been received from Department of Education. Displayed improvements offered. Add playable surface to Jacques Elementary School and Ridgeway Middle School along with storm water management upgrades. Small additions added to Ridgeway (secure entrance vestibule and conference room and nurse. Jacques proposal will include addition to handicapped wrap to rear and right of school. Ridgeway also to include the addition of an elevator.

16 million referendum to the public. All are in guidelines for debt service aid. (20 year loan period proposed).

Mr. Kaulker questioned digital sign placement and location. Is this the least traveled road? Response was that was the recommendation from the BOE. BOE Chairman Lester Holley respond that it was in position of existing sign.

Changes bring us up to code according to The Americans with Disabilities Act.

Mr. Kaulker questioned the glare on sign (time limit for intensity and changing sign). The sign will comply to Led requirements spec'd per Rakesh Darji. Mr. Aaronson confirmed all changes to vestibule and meeting room. Repaving is repair of existing paving (storm water management requirement).

Mr. Aaronson question heating and AC age (25 years according to Mr. Garrison). Mr. Alexander questioned age of building and inspection process and structure. Mr. Garrison indicated he hoped to get another 25 years out of new systems and structure. Mr. Alexander questioned traffic studies and pedestrian activity. Also asked about Solar panels and evacuation areas. – No solar proposed per Mr. Garrison. Security and life savings systems are paramount – Security – ability to lock down – fire rated –

Fire alarm systems and secure vestibules all addressed in the proposal. No new construction proposed for additional community use of the facility.

Motion to Endorse: Mr. Robinson

2nd Mr. Arronson

Roll Call:

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

Conditional Use Variance and Site Plan

AMEE INVESTMENTS

ABDEL ALGENDY/PROPOSED CAR DEALERSHIP

4213 US 130, EDGEWATER PARK, NJ 08010, BLOCK/LOT – 404/3

Discussion: Introduction (George Holst) Representing Abdel Agency. Proposed used car dealership on Rte 130. 3 witnesses, Mr Agendi, Architect Mr. Onehouse and Mr. Miller.

Exhibits displayed – engineers review letter received October 7th. Small difficult site to plan. Rte. 130 on 1 side and Mt. Holly road on 1 side, diner on one side and grade drop off on another. Would like condition use because bulk requirements cannot be met.

Solicitor Tom Coleman Swears in Mr. Alghendi. Owner of site for 4 years. Intended use of property is to put used car dealer on property. Has a successful business in NJ (Car Dealer). Improve property and do what is required of approval. Nature of use and hours of operation 8am-9pm. There is a high end car dealer ship close by this property and the property at 4213 US Rte 130 property will house autos in the \$5,000 - \$10,000.00 dollar range. Car are warranted. The plan will require 2 bays and one lift for maintenance of existing inventory only. Business will be open 6 days a week. Sunday will be closed. Not intended to be garage or repair shop. Number of employees – 3. 20 cars requested on plan. What type of delivery vehicles and hours of delivery - no delivery vehicles. Cars arrive operational and are driven onto and off site. Oil and small parts in stock. Vendors will deliver oil and supplies will be delivered in owner or site manage car. Delivery will not be made via Fed X or straight body trucks. Oil remediation will be managed through existing onsite retrieval tank. Once it is full it will be drained by vendor. Disposal of items will be managed by draining and storing. Once full a vendor will remove. Trash will be managed by 2 containers and a recycling container. No intention to maintain inoperable or unregistered (not for sale) cars. No loud music or piped in music. Physical appearance – Getty Gas Station – Canopy to be removed as well as all supporting columns. Change color of buildings and will take engineer and township recommendations. Site size is difficulty (landscaping requirements). Will comply with all engineers' recommendations for landscaping. Will work with engineer or buffer and asking for a waiver of 20 ft requirement. Planned paved surface recommendation change to seal lot not repave. Repave within 5 years. Existing light pole concern – intention to remove light poles and bases. Intention to use septic and will upgrade to sewer and tie in at Mt. Holly Rd. in future. Several neighbors on septic as well and idea is to join together to connect to main. Chairman. Johnson questioned the ability to repair septic? Cost

estimate has been reviewed by owner for attach to main. Chairman Johnson questioned signage – to be reviewed with engineer and will follow sign requirement by township. Also going to remove existing signage Mr. Coleman understand variance proposed for sign Max sq ft 40 sq ft. proposed sign 47.2

Mr. Onehouse (Architect) Sworn in by Solicitor Coleman. Prepared plans that have been submitted. Licensed as architect from 1987. Works mostly in north Jersey. Solicitor Coleman asked that Mr. Onehouse be considered a qualified professional. Agreed to comply with all previously discussed regarding changes to plan. The intention is to provide handicapped space (11 ft wide with required 5 ft access isle). Curb cut to be ADA compliant with accessible route to waiting area. Client will provide elevation of signage and sign will comply with township ordinance (no greater than 40 sq ft.). Rakesh indicated no variance needed due to the removal of 47 ft sign and 2 signs to meet township ordinance. (Attached and monument). Parking and paving should be provided in the future. Patching preliminarily. This plan is contrary to variance request and client will show paving and crosscoat. Number of parking and auto storage - 24 display spots identified on plan (north area of site). Employee parking (3 spaces) identified. Handicapped parking identified. Customer parking to include total of 5 spaces. 23 spots identified on display.

Chairman Johnson asked about fire access and 2nd entrance. Is 2nd entrance being removed as shown on plan? 2nd entrance is concern – possible to remove apron? Request to place bollards and not remove apron. Not recommended by Engineer. Discussion ensued to include landscaping ideas. Client will work on resolution with township engineer. Dumpster requirement – appears to be in front of 2 parking spots. – Trash disposal will be scheduled prior to open hours. Parking spots (customer) will not be on site. Agreed to put a note on plans that oil storage will be up to code. Recommendation for irrigation for landscaping – possible and will be reviewed as part of paving process within 5 years to be complete. All light fixtures to be replaced. Mr. Kaulker asked about screening of light poles for glare and will be any building anchored lighting? Building light will be LED lighting (per plan). Light on building are accent lights (soffit). Monument sign will be lit by ground mounted fixture.

Mr. Miller is sworn in by Solicitor Coleman and recommends that he be considered a qualified professional based on past experience. Miller spoke about neighboring properties and grading limitations as well as commercial aspect of area. D-3 conditional use. Further discussion involved existing condition based on existing development and requested relief based on difficulty of site. Despite deviations site will still work for proposed use. Many of improvements are directed towards existing conditions. Scale of use is so small will not need to rely on vendor traffic on daily basis. Use will be limited low volume usage. Only a handful of people on a busy day. This use under ordinance is a permitted use. Need variance to meet bulk requirement – lot size. Nature of use bulk requirements become less inhibiting and the site can accommodate the use despite the existing site issues for small scale usage.

Rakesh Darji – report dated 10/7 (review letter).

Conditional use – has been determined to be compatible in this zone however conditions have been placed by governing body. Aesthetically driven. The biggest deviation is lot size. Lot size falls far short of requirement. Useable area = ~1/2 acre. Will need to be some mitigation. There may be valid reasons for relief with benefits. Abandoned site (8 years). Additional landscaping is benefit. What is intent of ordinance? Is the intent to cram in car dealers along the 130 corridor? Will property appear congested in appearance? Proximity will need to be reviewed along with Mr. Fisher site (suited for dealership). No other use identifiable based on size of site. Paving issue – Aesthetics – paving in poor shape. Needs to be included as requirement to repave. All other contingent issues based on delay of paving could then be addressed now. Question from board – Mr. Westphal – Are there any gas tanks in ground? No – property has been remediated. Mr. Kaulker – No deliveries – how will used containers be emptied? Early morning or late evening – pick-up with 200 gallon pak on truck. Mr. Aaronson – plans indicate connection to sewage in a year. Rakesh provided explanation regarding surrounding properties and ability to connect into sewer and length that would be required. Cars will be sent out for detailing and washing. John Alexander asked about fire access. Should not be issue for fire equipment. Rakesh (Engineer) had a concern regarding the distance for trash enclosure. Rakesh request review by Fire Marshall who has not advised. Mr. Garrison discussed the possibility of this business to be scaled down and manage the deficiencies on the site. Per Mr. Garrison, “What else are we going to do with this site”? Mr. Algedy is owner of property and has financial interest in the success of this business and property.

Open to public for discussion:

Hearing none

Solicitor – applicant is seeking a number of approvals

D3 Conditional use variance

Design waivers

Preliminary and final site plan approval.

Rakesh and Tom – reconsider to be preliminary site plan approval before approval of resolution. Mr. Garrison has no issue with this plan.

Motion to move forward with D-3

Motion: Mr. Robinson

2nd Mr. Westphal

Roll Call:

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

Motion - With consent of applicant consider prelim a site plan approval subject to conditions offered by applicant and professionals.

Motion: Mr. Robinson

2nd Mr. Kauker

Roll Call:

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

OPEN TO THE PUBLIC:

Chairman Johnson opened this portion of the meeting to the public.

Michelle Clifford 302 Monroe Ave. enjoyed the meeting saying it was a very fun meeting. Was surprised to know the Planning Board is the brains of the township. Congratulations on good job.

The meeting was closed to the public.

CORRESPONDENCE: NONE

ADJOURNMENT 9:35PM

Motion – Mr. Robinson

Seconded – Mr. Kauker

Roll Call: Mr. Aaronson, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Chairman Johnson

By: _____

By: _____

Kevin P. Johnson, Board Secretary

Marian Johnson, Chairman

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD MINUTES
NOVEMBER, 2015**

MEETING CALL 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, 2015.
- B. By e-mailing written notice to the Burlington County Times and the Courier Post on January 14, 2015.
- C. By filing written notice with the Clerk of the Township on January 14, 2015.

ROLL CALL

Present: Mr. Aaronson, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Chairman Johnson, Mr. Westphal, Mr. Alexander, Ms. Bonner, Mr. Malecki,

No Professionals in attendance.

APPROVAL OF MINUTES FROM OCTOBER 15, 2015

Motion-

Second-

Discussion – none

ROLL CALL

Present: Mr. Aaronson, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Chairman Johnson, Mr. Westphal, Mr. Alexander, Ms. Bonner, Mr. Malecki,

Old Business: None

Memorialization

New Business:

Conditional Use Variance and site plan.

AME INVESTMENTS

ABDEL ALGENDY/PROPOSED CAR DEALERSHIP

4213 US 130, EDGEWATER PARK, NJ 08010, BLOCK/LOT – 404/3

Motion-

Second-

Discussion – none

ROLL CALL

Present: Mr. Aaronson, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Chairman Johnson, Mr. Westphal, Mr. Alexander, Ms. Bonner, Mr. Malecki,

OPEN TO THE PUBLIC

COORESPONDENCE:

ADJOURNMENT

Motion-

Second-

Discussion – none

ROLL CALL

Present: Mr. Aaronson, Mr. Belgard, Mr. Kauker, Mr. Robinson, Mr. Smith, Mayor Trainor, Chairman Johnson, Mr. Westphal, Mr. Alexander, Ms. Bonner, Mr. Malecki,