

**TOWNSHIP OF EDGEWATER PARK  
PLANNING BOARD  
REORGANIZATION MEETING  
JANUARY 7, 2010 AT 7:30P.M.**

FLAG SALUTE

OPEN PUBLIC MEETINGS ACT STATEMENT

IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT, CHAPTER 231, P.L. 1975

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 December 18, 2009.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on December 18, 2009.
- C. By filing written notice with the Clerk of the Township on December 18, 2009.

**OATH OF OFFICE TO NEWLY – APPOINTED OFFICIALS**

Class I Member: Kevin Johnson for a one year term  
Class II Member: David Levay for a one year term  
Class IV Members: Judith Hall – 4 year term  
Class IV Member: Vincent Smith, Jr.  
To fill the unexpired term of Aimee Belgard until 12/31/2010

**Class IV Alternates:**

Alt No. 1: Unexpired Term: Dennis Robbins  
Two Year Term  
Alt No. 2: Two Year Term  
To fill the unexpired term of John McElwee until 12/31/2010

The following appointment was made by Township Committee;  
Class III Member: Aimee Belgard for a one year term

Administered by Linda Dougherty, RMC/Administrator

**Roll Call**

**Present:** Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Smith and Mr. Westphal.  
**\*Class IV Alternate Members:** Alternate No. 1, Mr. Robbins

**Absent:** Mrs. Hall, Mrs. Johnson

## NOMINATIONS FOR CHAIRPERSON

Nomination for Chairperson Marian Johnson;

Moved by: Aimee Belgard                      Second by: Charles Robinson

Roll Call vote to appoint Marian Johnson as Chairperson for year 2010:

Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mr. Levay, Mr. Charles Robinson, Mr. Robbins, Mr. Smith and Mr. Westphal.

Abstained: Mayor Johnson

Motion Passed: 7, 0, and 1

## NOMINATIONS FOR VICE CHAIRPERSON

Nomination for Vice Chairperson Charles Robinson;

Moved by: Mayor Johnson                      Second by: Jeffrey Westphal

Roll Call to appoint Charles Robinson as Vice Chairperson for Year 2010:

Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Robbins, Mr. Smith and Mr. Westphal.

Motion Passed 8, 0, 0

## NOMINATIONS FOR PLANNING BOARD SOLICITOR

Nomination for Solicitor: Raymond, Coleman and Heinold LLC;

Moved by: Aimee Belgard                      Second by: Jeffrey Westphal

Roll Call Vote to appoint Raymond, Coleman and Heinold LLC as Solicitor for year 2010:

Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mr. Levay, Mr. Charles Robinson, Mr. Smith and Mr. Westphal.

Abstained: Mayor Johnson Mr. Robbins,

Motion Passed 6, 0, 2

## NOMINATIONS FOR PLANNING BOARD ENGINEER

Nomination for Engineer: Environmental Resolution Inc;

Moved by: Aimee Belgard                      Second by: Dave Levay

Roll Call Vote to appoint Environmental Resolutions Inc. as Engineer for year 2010:

Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Robbins, Mr. Smith and Mr. Westphal.

Motion Passed 8, 0, 0

**NOMINATIONS FOR PLANNER**

Nomination for Planner: Environmental Resolution Inc

Moved by: Dave Levay Second by: Charles Robinson

**Roll Call Vote to appoint Environmental Resolution Inc as Planner for year 2010:**

Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Robbins, Mr. Smith and Mr. Westphal.

**Motion Passed 8, 0, 0**

**NOMINATION FOR PLANNING BOARD SECRETARY**

Nomination for Planning Board Secretary: Sheri Hannah

Moved by: Jeffrey Westphal Second by: Mr. Aaronson

**Roll Call Vote to appoint Sheri Hannah as Secretary for year 2010:**

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson Mr. Robbins, Mr. Smith and Mr. Westphal.

**Motion Passed 8, 0, 0**

**SET DATE AND TIME OF PLANNING BOARD MEETINGS FOR YEAR 2010:**

**Date:** Third Thursday of every month **Time:** commencing at 7:00PM

Moved by: Jeffrey Westphal Second by: Charles Robinson

**Roll Call Vote to set date and time of meetings:**

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Robbins, Mr. Smith and Mr. Westphal.

**Motion Passed 8, 0, 0**

**RESOLUTIONS:**

**Resolution P1-2010 (Notice of Scheduled Meetings)**

Motioned by: Jeffrey Westphal Second by: Phil Aaronson

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Robbins, Mr. Smith, Mr. Westphal

Motion Passed 8, 0, 0

**Resolution P2-2010 (Open Public Meetings Act)**

Motioned by: Dave Levay Second by: Jeffrey Westphal

Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Robbins, Mr. Smith, Mr. Westphal

Motion Passed 8, 0, 0

**Resolution P3-2010 (Professional Contracts)**

Motion by: Dave Levay Second by: Charles Robinson

Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mr. Levay, Mr. Charles Robinson, Mr. Robbins, Mr. Smith, Mr. Westphal.

Abstained: Mayor Johnson

Motion Passed 7, 0, 1

**OPEN MEETING TO THE PUBLIC**

No comment from the public

**ADJOURN:**

Moved: Mr. Westphal

Second: Mrs. Belgard

Time: 7:50PM

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

**RESOLUTION P-1-2010**

**NOTICE OF ANNUAL SCHEUED MEETINGS**

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

**REGULAR MONTHLY OFFICIAL PUBLIC MEEETINGS**

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

January 21, 2010	July 15, 2010
February 18, 2010	August 19, 2010
March 18, 2010	September 16, 2010
April 15, 2010	October 21, 2010
May 20, 2010	November 18, 2010
June 17, 2010	December 16, 2010
January 07, 2010*	
January 13, 2011**	

\* Reorganization Meeting to start at 7:00 pm

Sheri Hannah  
Planning Board Secretary

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

**PLANNING BOARD**

**RESOLUTION # P-2-2010**

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

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

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

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

Burlington County Times

Courier Post Newspaper

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

Section 4. The schedule of regular official Planning Board meetings and regular work sessions for the period from and after this reorganization meeting in January, 07 2010, shall be in accordance with the notice annexed hereto, designating the dates, times and places of such meetings which incorporated within this Resolution by reference.

Sheri Hannah

Planning Board Secretary

**TOWNSHIP OF EDGEWATER PARK  
400 DELANCO ROAD  
EDGEWATER PARK, NEW JERSEY 08010  
PLANNING BOARD  
RESOLUTION # P3-2010**

**AUTHORIZING AWARD OF CONTRACTS FOR PROFESSIONAL SERVICES**

Whereas, there exists a need for a Solicitor, Engineer and Planner and whereas, the Local Public Contracts Law (N.J.S.A. 40A: 11-1 et seq.) requires that the Resolution authorizing the award of contracts for professional services without competitive bids must be publicly advertised.

NOW, THEREFORE be it resolved by the Planning Board of the Township of Edgewater Park, County of Burlington and the State of New Jersey that:

**Section 1.** The Planning Board is hereby authorized and directed to execute the attached agreement with:

- A: Environmental Resolution Inc. - Engineer
- B. Environmental Resolutions Inc. - Planner
- C: Raymond, Coleman and Heinold- Solicitor

**Section 2.** These contracts have been awarded without competitive bidding as a "Professional Service" under the provisions of the local Public Contract Law because they are a recognized profession under the laws of the State of New Jersey, and therefore not possible to obtain competitive bids.

PURSUANT to N.J.S.A. 40A: 1-5 (1) (a) (i) the following information is set forth:

- A. Nature of the Contract: Legal services, Engineering services and planning services.
- B. Duration of the Contract: One Year
- C. Amount of the Contract: As per Contract, not exceed \$1,000.00 quarterly.
- D. This Resolution and Contract are on file and available for Public inspection in the office of the Township Clerk of Edgewater Park Township.

**Section 3.** This Resolution shall be printed once in the Burlington County Times, as required by law, within ten (10) days of its adoption.

Sheri Hannah, Planning Board Secretary

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

**RESOLUTION P-1-2010**

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January 13, 2011**	

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Sheri Hannah  
Planning Board Secretary

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400 DELANCO ROAD  
EDGEWATER PARK, NEW JERSEY 08010

PLANNING BOARD

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Sheri Hannah

Planning Board Secretary

**TOWNSHIP OF EDGEWATER PARK  
400 DELANCO ROAD  
EDGEWATER PARK, NEW JERSEY 08010  
PLANNING BOARD  
RESOLUTION # P3-2010**

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PURSUANT to N.J.S.A. 40A: 1-5 (1) (a) (i) the following information is set forth:

- A. Nature of the Contract: Legal services, Engineering services and planning services.
- B. Duration of the Contract: One Year
- C. Amount of the Contract: As per Contract, not exceed \$1,000.00 quarterly.
- D. This Resolution and Contract are on file and available for Public inspection in the office of the Township Clerk of Edgewater Park Township.

**Section 3.** This Resolution shall be printed once in the Burlington County Times, as required by law, within ten (10) days of it adoption.

Sheri Hannah, Planning Board Secretary



1 2 3 4 5 6 7 8 9 10 11 12



RESOLUTION NO. P-4-2010

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP  
PLANNING BOARD, IN THE COUNTY OF BURLINGTON,  
STATE OF NEW JERSEY, ENDORSING EDGEWATER  
PARK TOWNSHIP ORDINANCE NO. 2010-4 AMENDING  
CHAPTER XVI OF THE EDGEWATER PARK TOWNSHIP  
CODE**

WHEREAS, pursuant to the Section 51 of Municipal Land Use Law of the State of New Jersey (N.J.S.A. 40:55D-64) the Planning Board of the Township of Edgewater Park is obligated to review any and all proposed land use control ordinances prior to adoption by the Committee of the Township of Edgewater Park;

WHEREAS, through this resolution, the Planning Board wishes to memorialize its findings concerning the review and analysis of the proposed amendments to the Land Development Ordinance of the Township of Edgewater Park;

**NOW, THEREFORE, ON THE 18<sup>TH</sup> DAY OF FEBRUARY, 2010, 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 ordinance identified by the Township as Ordinance No. 2010-4 having been previously reviewed by the consulting planner and engineer to the Township and no objection having been identified, is hereby endorsed by this Board for adoption by the Township Committee.
2. The Planning Board's solicitor, consulting engineer, planner and board secretary are hereby further authorized to undertake any and all action to forward the necessary endorsement to the Township Committee concerning the Planning Board's endorsement.

3. This Resolution shall constitute the report of the Planning Board required pursuant to Section 17 of the Municipal Land Use Law (N.J.S.A. 40:55D-26) for the Planning Board's review of proposed Township Ordinance N0. 2010-4.

Action taken on motion made by C. Robinson, seconded by Mayor Johnson to adopt the Resolution. The following roll call vote was taken.

Planning Board	Yes	No
Mayor Kevin Johnson	✓	
Marian Johnson	✓	
Dave Levay		✓
Aimee Belgard	✓	
Judy Hall	✓	
Phil Aaronson		✓
Vincent Smith		
Jeff Westphal		
Charles Robinson	✓	
Dennis Robbins	✓	

EDGEWATER PARK PLANNING BOARD

Attest:

Sheri Hannah  
 Sheri Hannah, Secretary

By: Marian Johnson  
 MARIAN JOHNSON, Chairwoman

Dated: Feb 18 2010

Date of Approval: Feb. 18 2010

Date of Memorialization: Feb 18, 2010

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD  
MINUTES  
February 18, 2010  
7:00P.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 08, 2010.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on January 08, 2010.
- C. By filing written notice with the Clerk of the Township on January 08, 2010.

**OATH OF OFFICE- Karla Hoffman-** Administered by Thomas Coleman, Planning Board Solicitor.

**ROLL CALL**

**Present:** Mr. Aaronson, Mrs. Belgard, Mrs. Hall, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.

**Alternate No. 1, Mr. Robbins, Alternate No.2 Karla Hoffman**

**Absent: Mr. Smith,**

Also in attendance: Barbara Fegley, Planner and Thomas Coleman, Solicitor.

**APPROVAL OF MINUTES FROM December 17, 2009.**

**Motion-Mr. Robinson**

**Seconded-Mrs. Belgard**

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Westphal, and Mr. Robbins and Chairman Johnson.

**Motion passed 8, 0, 0**

**APPROVAL OF MINUTES FROM January 7, 2010**

**Motion-** Mr. Robinson

**Seconded-** Mrs. Belgard

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Smith, Mr. Westphal and Mr. Robbins

**Abstained:** Mrs. Hall, Chairman Johnson.

**Motion passed 8, 0, and 1**

**Mr. Westphal was recused from the meeting at 7:14 PM.**

**OLD BUSINESS**

No Old Business

**NEW BUSINESS**

**Township of Edgewater Park**

**Ordinance No. 2010-4**

**Amendment to Sections of Chapter XVI, Land Development Ordinance.**

**Motion-** Mr. Robinson

**Seconded-** Mayor Johnson

**Voted in the Affirmative:** Mrs. Belgard, Mrs. Hall, Mayor Johnson, Mr. Charles Robinson, Mr. Smith, Mr. Robbins and Chairman Johnson.

**Voted in the negative:** Mr. Aaronson, Mr. Levay

**Motion passed 7, 2, 0**

**Resolution P-04-2010**

**Resolution to Adopt Ordinance No. 2010-4**

**Motion-** Mr. Robinson

**Seconded-** Mayor Johnson

**Voted in the Affirmative:** Mrs. Belgard, Mrs. Hall, Mayor Johnson, Mr. Charles Robinson, Mr. Smith, Mr. Westphal, Mr. Robbins and Chairman Johnson.

**Voted in the negative:** Mr. Aaronson, Mr. Levay  
**Motion passed 7, 2, 0**

#### **MEETING OPEN TO THE PUBLIC**

No comment from the public.

**Mr. Vincent joins meeting at 7:17PM.**

#### **CORRESPONDENCE**

Correspondence gone over.

#### **ADJOURNMENT**

**Mayor Johnson** made a motion to adjourn the meeting at 7:23 PM, **Mr. Robinson** seconded.



EDGEWATER PARK TOWNSHIP  
PLANNING BOARD  
MINUTES  
April 15, 2010  
7:00P.M.

**MEETING CALLED TO ORDER** Meeting was called to order at 7:00pm.

**FLAG SALUTE**

**STATEMENT OF THE MINUTES**

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- C. By filing written notice with the Clerk of the Township on January 08, 2010.

**ROLL CALL**

**Present:** Mr. Aaronson, Mrs. Belgard, Mrs. Hall, Mr. Charles Robinson, Mr. Smith and Mr. Westphal.

**Alternate No. 1, Mr. Robbins,**

**Absent:** Mr. Johnson, Mr. Levay Chairman Johnson and Alternate No.2 Karla Hoffman

**APPROVAL OF MINUTES FROM February 18, 2010**

**Motion-** Mr. Aaronson

**Seconded-** Mrs. Belgard

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Belgard, Mrs. Hall, Mr. Charles Robinson, Mr. Smith, Mr. Westphal and Alternate No. 1, Mr. Robbins.

**OLD BUSINESS**

Edgewater Park Township  
Planning Board Meeting  
April 15, 2010

**NEW BUSINESS**

**Maurice & Shawn Clark  
Bl. 1805, Lot 4  
Sheds**

Held over until May 20, 2010 meeting.

**MEETING OPEN TO THE PUBLIC**

No comment from the public

**CORRESPONDENCE**

No Correspondence

**ADJOURNMENT**

Mrs. Belgard made a motion to adjourn at 7:09 pm and Mr. Westphal seconded.

**Motion passed unanimously**

EDGEWATER PARK TOWNSHIP  
PLANNING BOARD  
MINUTES  
May 20, 2010  
7:00P.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 08, 2010.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on January 08, 2010.
- C. By filing written notice with the Clerk of the Township on January 08, 2010.

**ROLL CALL**

**Present:** Mr. Aaronson, Mrs. Hall, Mayor. Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Smith, Mr. Westphal and Chairman Johnson.

**Absent:** Mrs. Belgard, Alternate No. 1, Mr. Robbins, Alternate No.2 Karla Hoffman

**APPROVAL OF MINUTES FROM April 15, 2010**

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

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Hall, Mr. Charles Robinson, Mr. Smith and Mr. Westphal.

**Abstained:** Mayor Johnson, Mr. Levay and Chairman Johnson

## OLD BUSINESS

**Maurice & Shawn Clark**  
**Bl. 1805, Lot 4**  
**Sheds**

Shawn Clark and Maurice Clark 508 Jamestown Road, Edgewater Park, NJ  
08010.

Sworn in by Charles Pitrone of Raymond, Coleman and Heinold.

Mr. Clark testified that both shed were purchased at the same time when Mr. and Mrs. Clark purchased the home. The sheds are used for storage from the combining of two homes. The first shed is 12x8 and sits 2.5-3 feet from back property line. The second shed is 10x8 and also sits 2.5-3 feet from property line. Both sheds are 10 feet in height, wooden and are set on stone. The sheds are neutral in color.

Mr. Levay has concerns as to how the sheds are anchored. Mr. Clark testified that the weight of the sheds is 600-800 pounds and that the contents of the sheds will hold them.

Chairman Johnson also questioned as to the anchoring of the sheds. Mr. Clark testified that the sheds will be anchored and moved at least 3 feet from the property line if needed.

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

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Hall, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Smith, Mr. Westphal and Chairman Johnson.

**Motion passed 8, 0, and 0**

## NEW BUSINESS

No new business

## MEETING OPEN TO THE PUBLIC

Joseph Chmielenski- Zoning Officer announces retirement. Also Introduction of new Zoning Officer, Cedric Minter.

**CORRESPONDENCE**

No correspondence

**ADJOURNMENT**

Mr. Johnson made a motion to adjourn at 7:19PM, Mr. Westphal seconded.  
Motion passed unanimously

Respectfully Submitted



Sheri Hannah  
Planning Board Secretary



Marian Johnson  
Planning Board Chairman

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD  
MINUTES  
June 17, 2010  
7:00P.M.**

**MEETING CALLED TO ORDER**

**FLAG SALUTE**

**STATEMENT OF THE MINUTES**

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- A. By posting written notice on the Official Bulletin Board at the Municipal Building on January 08, 2010.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on January 08, 2010.
- C. By filing written notice with the Clerk of the Township on January 08, 2010.

**ROLL CALL**

**Present:** Mr. Aaronson, Mrs. Belgard, Mrs. Hall, Mayor Johnson, Mr. Charles Robinson, Mr. Smith, Mr. Westphal and Chairman Johnson.  
**Alternate No. 1, Mr. Robbins, Alternate No.2 Karla Hoffman**

**Absent:** Mr. Levay

**APPROVAL OF MINUTES FROM May 20, 2010**

**Motion- Mr. Robinson  
Seconded-Mr. Smith**

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Hall, Mayor Johnson, Mr. Charles Robinson, Mr. Smith, Mr. Westphal and Chairman Johnson.

**Abstained:** Mrs. Belgard

**OLD BUSINESS**

Maurice & Shawn Clark  
Bl. 1805, Lot 4  
Sheds  
Resolutions P-04-2010

Motion-Mr. Robinson  
Seconded-Chairman Johnson

Voted in the Affirmative: Mr. Aaronson, , Mrs. Hall, Mayor Johnson, Mr.  
Charles Robinson, Mr. Smith, Mr. Westphal and Chairman Johnson.,

Abstained: Mrs. Belgard

**NEW BUSINESS**

No new business

**MEETING OPEN TO THE PUBLIC**

No comment from the public

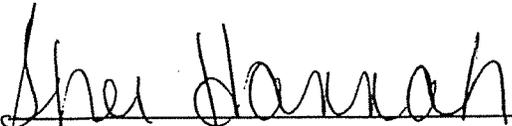
**CORRESPONDENCE**

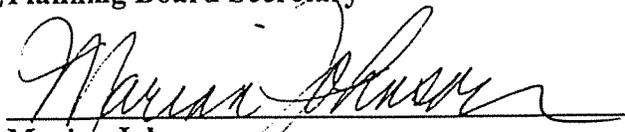
No correspondence

**ADJOURNMENT**

Mr. Robinson made a motion to adjourn at 7:04pm, Mr. Smith Seconded.  
Motion passed unanimously

Respectfully Submitted,

  
\_\_\_\_\_  
Sheri Hannah  
Planning Board Secretary

  
\_\_\_\_\_  
Mariah Johnson  
Board Chairman

Edgewater Park Township  
Planning Board Meeting  
June 17, 2010

RESOLUTION NO. P-04-2010

RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD  
MAURICE AND SHAWN CLARK  
FOR VARIANCE APPROVAL  
BLOCK 1805, LOT 4

WHEREAS, Maurice and Shawn Clark have applied to the Planning Board of the Township of Edgewater Park for variance approval for property located at 508 Jamestown Road, known as Block 1805, Lot 4, on the Official Tax Map of the Township of Edgewater Park, for the purpose of constructing two (2) storage sheds; and

WHEREAS, variances are required because the Zoning Ordinance limits the number of sheds on a residential lot to one shed and limits the size of the shed to 144 square feet; and

WHEREAS, the Applicants presented evidence to the Planning Board concerning their application through testimony, plans and other evidence; and

WHEREAS, the Planning Board, after carefully considering the evidence presented by the Applicants in support of their application for a variance, and after the meeting was opened to the public for their response and input, has made the following findings of fact:

1. The Applicants have submitted an application for variances from the ordinance requirement pertaining to the number of and size of storage sheds on a residential lot, providing the Board with a proposed set of plans.
2. The taxes on the subject property are current or exempt.
3. The Applicants have paid and/or posted all required fees.
4. The Applicants are the owners of property known as 508 Jamestown Road, Block 1805, Lot 4 (the "Property"), a 9,375 square foot lot improved with a single family detached residential dwelling, located in the Residential -3 (R-3) zoning district.
5. The Applicants have erected two (2) storage sheds in the rear of the Property.
6. One storage shed is permitted as an accessory use on each residential lot in the R-3 Zoning District. The size of storage sheds is limited to 144 square feet and a height of 10 feet.
7. The larger of the existing storage sheds is 12 feet by 8 feet (96 square feet) and 10 feet in height. The smaller shed is 10 feet by 8 feet (80 square feet) and 8 feet in height.
8. Variances are required to permit two storage sheds having a combined size of 176

square feet.

9. The Applicants testified as follows:

- a. The Applicants will use the sheds to store patio furniture, bikes, a motor cycle and electronic equipment, most of which would have to be stored outside without the sheds;
- b. The sheds are wood sheds with floors;
- c. The sheds are not serviced by any utilities;
- d. Other residential lots in the neighborhood have two sheds larger than the sheds existing on the Property;
- e. The sheds can be moved to provide the 3 feet of setback from the rear and side property lines required in the R-3 Zoning District;
- f. The sheds can be anchored in accordance with the requirements of the Edgewater Township Construction Office;
- g. The property behind the sheds is open space not to be developed.

10. Proper notice of the application for variance approval has been given, as based upon the list from the Tax Assessor's Office.

11. The Applicants are requesting variance approval to allow them to keep the existing sheds as proposed, to provide greater utilization for this property.

12. Without variance approval, the Applicants would be unable to retain the sheds as proposed, which are otherwise in conformance with the ordinance requirements of the Township of Edgewater Park.

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

1. This application relates to a specific piece of property and the purposes of the zoning laws of the State of New Jersey and of the Zoning Code of the Township of Edgewater Park would be advanced by the deviation from the zoning ordinance requirements pertaining to the size and number of storage sheds on a residential lot in the R-3 Zoning District, as specified herein, as requested by the Applicants.

2. The benefits of the deviation from the zoning ordinance requirements specified

herein for the storage sheds, would substantially outweigh any detriment to the public good by the deviation from such zoning requirements, as variance approval would allow for the development of the property, and otherwise promote the safety, health and general welfare of the community.

3. Relief as requested by the Applicants 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 code of the Township.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Edgewater Park, on the 20th day of May, 2010, that this Board hereby grants to the Applicants (i) a variance to permit two (2) storage sheds on the Property; and (ii) a variance to permit the aggregate size of the sheds to be 176 square feet (96 square feet and 80 square feet respectively), subject to the following conditions:

1. Proof that the Applicants have applied for the necessary approval(s) from all other agencies having jurisdiction over the Applicants' use of the Property shall be filed with the Township of Edgewater Park. In particular, the Applicants are required to make application for the required permit from the Edgewater Park Construction Office.

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

3. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicants 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 Applicants obtaining those approvals.

4. Subject to the comments of compliance made by the Applicants at the May 20, 2010 Planning Board Public Hearing.

5. Subject to the storage sheds being used for the storage of household items only.

6. Subject to no utilities being installed servicing the storage sheds.

7. Subject to the storage sheds being located on the Property in compliance with the

setback requirements of the R-3 Zoning District.

8. Subject to the storage sheds being anchored in accordance with the requirements of the Construction Office.

**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 May 20, 2010.

EDGEWATER PARK PLANNING BOARD

Attest:

Sheri Hannah  
Sheri Hannah, Secretary

By:

Marian Johnson  
MARIAN JOHNSON, Chairwoman

Dated: 6-17-2010

Date of Approval: 5-20-2010

Date of Memorialization: 6-17-2010

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD**

**Minutes  
September 16, 2010  
7:00P.M.**

**MEETING CALLED TO ORDER-** Meeting was called to order at 7:00pm.

**FLAG SALUTE**

**STATEMENT OF THE MINUTES-** The Secretary read the 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 08, 2010.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on January 08, 2010.
- C. By filing written notice with the Clerk of the Township on January 08, 2010.

**ROLL CALL**

**Present:** Mr. Aaronson, Mrs. Hall, Mayor. Johnson, Mr. Levay, Mr. Charles Robinson Mr. Westphal and Chairman Johnson.  
Alternate No. 1, Mr. Robbins

**Absent:** Mrs. Belgard, Mr. Smith, Alternate No.2 Karla Hoffman

**APPROVAL OF MINUTES FROM June 17, 2010**

**Motion-Mr. Robinson  
Seconded- Mr. Westphal**

**Roll call:**

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Hall, Mr. Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.

**Alternate No. 1, Mr. Robbins**

**Motion passed 7, 0, and 0**

**OLD BUSINESS- No Old Business**

**NEW BUSINESS**

**Burlington Coat Factory  
Block 502, Lot 13.05  
Modified Site Plan  
(Lighting application)**

**Burlington Coat Factory  
Block 502, Lot 13.05  
Modified Site Plan  
(Parking lot application)**

**\*\* Burlington Coat Factory was not heard due to notice not given.**

**Township of Edgewater Park  
Resolution 2010-127**

Thomas Coleman of Raymond and Coleman and Hienold LLC, summarizes the resolution. This resolution directs the Planning Board to conduct a preliminary investigation of the stated block and lots are in need of redevelopment. The investigation will be submitted to the Edgewater Park Township Committee.

**The Redevelopment Committee will consist of:**

- A. Mr. Robinson
- B. Mr. Westphal
- C. Mr. Robbins

**Motion to Establish a Redevelopment Committee:**

**Motion- Mr. Levay  
Seconded-Mr. Aaronson**

**Roll call:**

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Hall, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.

**Alternate No. 1, Mr. Robbins**

**Motion Passed 7, 0, 0**

**MEETING OPEN TO THE PUBLIC**

No comment from the public.

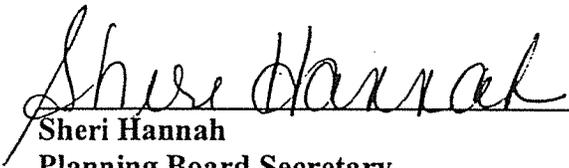
**CORRESPONDENCE**

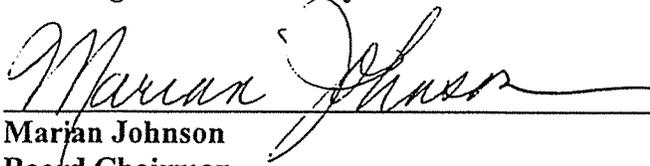
No Correspondence

**ADJOURNMENT**

Mr. Levay made a motion to adjourn the meeting at 7:21pm, Chairman Johnson seconded.  
**Motion passed unanimously**

**Respectfully Submitted,**

  
\_\_\_\_\_  
**Sheri Hannah**  
**Planning Board Secretary**

  
\_\_\_\_\_  
**Marian Johnson**  
**Board Chairman**

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD  
MINUTES  
October 21, 2010  
7:00P.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 08, 2010.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on January 08, 2010.
- C. By filing written notice with the Clerk of the Township on January 08, 2010.

**ROLL CALL**

**Present:** Mr. Aaronson, Mrs. Hall, Mayor. Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.

**Alternate No. 1, Mr. Robbins, Alternate No.2 Karla Hoffman**

**Absent:** V. Smith

**APPROVAL OF MINUTES FROM Sept 16, 2010**

**Motion- Mr. Robinson**

**Seconded- Mr. Levay**

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Hall, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Smith, Mr. Westphal and Chairman Johnson, Alternate No. 1, Mr. Robbins,

**Abstained:** Mrs. Belgard, Alternate No.2 Karla Hoffman.

**OLD BUSINESS**

**Township of Edgewater Park  
Resolution 2010-127  
Amended to add Block 405, Lot 1.**

**FOR DISCUSSION ONLY.**

**NEW BUSINESS**

**Burlington Coat Factory  
Block 502, Lot 13.05  
Modified Site Plan  
(Lighting application)**

Application is to change 13 - 1000 watt lights on the side of the building to 26 400 watt bulbs. The lights will be installed in the same place as the existing. They will reach out 60-70- feet from the building. The light will be directed in a downward position.

Exhibit-A-1- lighting plan.

**Motion to hold over till November 18, 2010**

**Motion- Mr. Levay  
Seconded- Mr. Robinson**

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Belgard, Mrs. Hall, Mr. Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Smith, Mr. Westphal and Chairman Johnson.

**Alternate No. 1, Mr. Robbins, Alternate No.2 Karla Hoffman**

**Burlington Coat Factory  
Block 502, Lot 13.05  
Modified Site Plan  
(Parking lot application)**

Lorenzo Figueroa and Wayne Lippincott Sworn in by Thomas Coleman, Edgewater Park Township Planning Board Attorney.

**Exhibit A-1 colored version of plan.**

Gary Friedland, attorney for Burlington Coat Factory.

Application is to change current car parking to empty trailer parking.

Trailers in proposed area would be empty. There would be not activity except to pick up a trailer or put one in, no idling will occur. There would be no exiting from the front of that area. Mr. Figueroa testified that Burlington Coat Factory receives approximately 120 deliveries in a day. The trailers stored in this area will be empty until moved to a bay and loaded for delivery.

This proposal will eliminate 4 handicap spaces. Also Mr. Figueroa testified that the current spaces are not utilized at this time and will not have a detriment for the parking of the employees.

**Meeting open to the public:**

**K. Kauker**-408 Summer Ave, Edgewater Park- on planning board from original planning board application.

Mr. Kauker testified that the original approval may have consisted of one delivery truck an hour.

In regard to the buffer, will the trucks be going beyond the buffer.

Mr. Figueroa testified that there will be bumper stops that will stop the trucks so they will not encroach into the buffer.

Mr. Tom Miller of Environmental Resolution states that the bumper stops are not shown on the plan.

**\*\*Motion to hold over till November 18, 2010**

**Motion-Mayor Johnson**

**Seconded- Chairman Johnson**

**Voted in the Affirmative:** Mr. Aaronson, Mrs. Belgard, Mrs. Hall, Mr. Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Smith, Mr. Westphal and Chairman Johnson.

**Alternate No. 1, Mr. Robbins, Alternate No.2 Karla Hoffman**

**MEETING OPEN TO THE PUBLIC**

No comment from the public

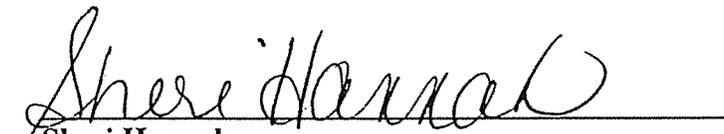
**CORRESPONDENCE**

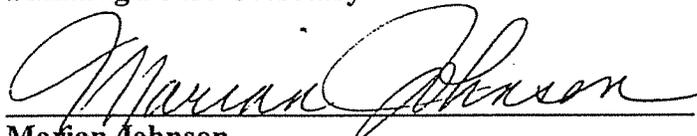
No correspondence

**ADJOURNMENT**

Mr. Westphal made a motion to adjourn at 9:00 PM and Mr. Robinson seconded.  
**Motion passed unanimously.**

**Respectfully Submitted,**

  
\_\_\_\_\_  
Sheri Hannah  
Planning Board Secretary

  
\_\_\_\_\_  
Marian Johnson  
Board Chairman

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD  
MINUTES  
November 18, 2010  
7:00P.M.**

**MEETING CALLED TO ORDER-** The meeting was called to order at 7:01 PM.

**FLAG SALUTE**

**STATEMENT OF THE MINUTES-** The statement of the minutes was read by the secretary.

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 08, 2010.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on January 08, 2010.
- C. By filing written notice with the Clerk of the Township on January 08, 2010.

**ROLL CALL**

**PRESENT:** Mr. Aaronson, Mrs. Belgard, Mrs. Hall, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.  
**Alternate No.2 Karla Hoffman**

**ABSENT:** Mr. Smith, Mr. Robbins

**OLD BUSINESS**

**Redevelopment Study Update  
Township of Edgewater Park  
Resolution 2010-127  
Amended to add Block 405, Lot 1.**

**Mr. Edward Fox-**Mark Remsa, Burlington County Bridge Commission, Planner.

Mr. Fox explained the process of redevelopment.

Motion- Mr. Westphal  
Seconded- Mr. Levay

Voted in the affirmative: Mr. Aaronson, Mrs. Belgard, Mrs. Hall, Mayor Johnson, Mr. Levay, Mr. Robinson, Mr. Westphal and Chairman Johnson.

**NEW BUSINESS**

**Burlington Coat Factory  
Block 502, Lot 13.05  
Modified Site Plan  
(Lighting application)**

**Burlington Coat Factory  
Block 502, Lot 13.05  
Modified Site Plan  
(Parking lot application)**

**\*\*Requested authorization to be continued at the  
December 16, 2010 meeting.**

Motion- Mr. Robinson  
Seconded- Mrs. Johnson

Voted in the affirmative: Mr. Aaronson, Mrs. Belgard, Mrs. Hall, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.

**Joseph Buonnano & Sons, Inc.  
Block 404.07, Lot 4  
Preliminary and Final Site Plan Amendment**

**\*\*Applicant did not give proper notice to be heard at this meeting.**

**CONSIDERATION BY PLANNING BOARD TO ENDORSE THE  
BELOW ORDINANCES BY RESOLUTION.**

**RESOLUTION P-8-2010**

RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD, IN THE COUNTY OF BURLINGTON, NEW JERSEY ENDORSING EDGEWATER PARK TOWNSHIP ORDINANCE NO. 2010-9 CONCERNING AMENDMENTS TO THE TOWNSHIP'S RECYCLING PROGRAM FOR THE RECYCLING OF DESIGNATED RECYCLABLE MATERIAL

**RESOLUTION P-5-2010**

RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD, IN THE COUNTY OF BURLINGTON, NEW JERSEY ENDORSING EDGEWATER PARK TOWNSHIP ORDINANCE NO. 2010-10 CONCERNING AMENDMENTS TO PERFORMANCE STANDARDS PERTAINING TO THE DESIGN OF CONTAINMENT AREAS FOR DESIGNATED RECYCLABLE MATERIALS ON RESIDENTIAL SITES

**RESOLUTION P-7-2010**

RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD, IN THE COUNTY OF BURLINGTON, NEW JERSEY ENDORSING EDGEWATER PARK TOWNSHIP ORDINANCE NO. 2010-11 CONCERNING AMENDMENTS TO THE TOWNSHIP'S EXISTING LAND DEVELOPMENT ORDINANCE CONCERNING OFF-STREET PARKING REQUIREMENTS FOR CERTAIN OFFICE AND EDUCATIONAL USE BUILDINGS

**RESOLUTION P-6-2010**

RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD, IN THE COUNTY OF BURLINGTON, NEW JERSEY ENDORSING EDGEWATER PARK TOWNSHIP ORDINANCE NO. 2010-12 CONCERNING CERTAIN AMENDMENTS RELATED TO THE COLLECTION OF AFFORDABLE HOUSING DEVELOPMENT FEES AND THE REPEAL OF CHAPTER 16.128 OF THE CODE OF THE TOWNSHIP OF EDGEWATER PARK

**Motion- Mr. Westphal  
Seconded- Mr. Robinson**

**Voted in the affirmative:** Mr. Aaronson, Mrs. Belgard, Mrs. Hall, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson...

**MEETING OPEN TO THE PUBLIC**

Ken Kauker- 408 Summer Ave. Edgewater Park

How does a property come out of redevelopment?  
Is there a time limit on the redevelopment of said properties?

Tom Coleman- No there is not a time limit. The plan will hopefully over lay zoning for that area.

Ken Kauker- Are there limits on the redevelopment, or can some design standards be set?

Tom Coleman- Yes. It is up to the Township.

### **CORRESPONDENCE**

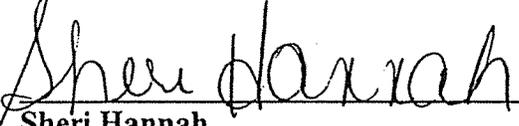
No correspondence

### **ADJOURNMENT**

Mr. Robinson made a motion to adjourn at 9:11 PM and Mrs. Belgard seconded.

**The motion passed unanimously.**

**Respectfully Submitted,**

  
\_\_\_\_\_  
**Sheri Hannah**  
**Planning Board Secretary**

  
\_\_\_\_\_  
**Marian Johnson**  
**Board Chairman**

RESOLUTION NO. 2010-P-07

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP  
PLANNING BOARD, IN THE COUNTY OF BURLINGTON,  
NEW JERSEY ENDORSING EDGEWATER PARK  
TOWNSHIP ORDINANCE NO. 2010-11 CONCERNING  
AMENDMENTS TO THE TOWNSHIP'S EXISTING LAND  
DEVELOPMENT ORDINANCE CONCERNING OFF-  
STREET PARKING REQUIREMENTS FOR CERTAIN  
OFFICE AND EDUCATIONAL USE BUILDINGS**

WHEREAS, the Planning Board of the Township of Edgewater Park is obligated by law to review any and all land use control ordinances proposed to be adopted by the Committee of the Township of Edgewater Park;

WHEREAS, the Township Committee previously introduced an ordinance on November 9, 2010 amending an existing Township land development ordinance concerning off-street parking requirements for certain office and educational use buildings;

WHEREAS, through this resolution, the Planning Board wishes to memorialize its findings concerning the review and analysis of the proposed amendments to the Township's existing land development ordinance concerning off-street parking requirements for certain office and educational use buildings;

**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 off-street parking requirement amendments set forth in an ordinance identified by the Township as Ordinance No. 2010-11 having been previously reviewed by the consulting

engineer to the Township and no objection having been identified, is hereby endorsed by this Board for adoption by the Township Committee.

2. The Planning Board's solicitor, consulting engineer and board secretary are hereby further authorized to undertake any and all action to forward the necessary endorsement to the Township Committee concerning the Planning Board's endorsement.

Action taken on motion made by Mr. Westphal, seconded by Mr. Robinson to adopt the Resolution the following roll call vote was taken.

Planning Board	Yes	No
Mayor Kevin Johnson	✓	
Vincent Smith		
Judith Hall	✓	
Committeewoman Aimee Belgard	✓	
Karla Hoffman		
Phil Aaronson	✓	
Charles Robinson	✓	
Marian Johnson	✓	
Jeff Westphal	✓	
Dennis Robbins		
David Levay	✓	

EDGEWATER PARK PLANNING BOARD

Attest:

Sherri Hannah  
Sherri Hannah, Secretary

By: Marian Johnson  
MARIAN JOHNSON, Chairman

Dated: 11-18-2010

Date of Approval: 11-18-2010

Date of Memorialization: 11-18-2010

RESOLUTION NO. 2010-P-08

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP  
PLANNING BOARD, IN THE COUNTY OF BURLINGTON,  
NEW JERSEY ENDORSING EDGEWATER PARK  
TOWNSHIP ORDINANCE NO. 2010-9 CONCERNING  
AMENDMENTS TO THE TOWNSHIP'S RECYCLING  
PROGRAM FOR THE RECYCLING OF DESIGNATED  
RECYCLABLE MATERIAL**

WHEREAS, the Planning Board of the Township of Edgewater Park is obligated by law to review any and all land use control ordinances proposed to be adopted by the Committee of the Township of Edgewater Park;

WHEREAS, the Township Committee previously introduced an ordinance on October 19, 2010 amending the Township's recycling program for the recycling of designated recyclable material;

WHEREAS, through this resolution, the Planning Board wishes to memorialize its findings concerning the review and analysis of the proposed amendments to the Township's existing Recycling Program ordinance;

**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 Recycling Program identified by the Township as Ordinance No. 2010-9 having been previously reviewed by the consulting engineer to the Township and no objection having been identified, is hereby endorsed by this Board for adoption by the Township Committee.

2. The Planning Board's solicitor, consulting engineer and board secretary are hereby further authorized to undertake any and all action to forward the necessary endorsement to the Township Committee concerning the Planning Board's endorsement.

Action taken on motion made by Mr. Westphal, seconded by Mr. Robinson to adopt the Resolution the following roll call vote was taken.

Planning Board	Yes	No
Mayor Kevin Johnson	✓	
Vincent Smith		
Judith Hall	✓	
Committeewoman Aimee Belgard	✓	
Karla Hoffman		
Phil Aaronson	✓	
Charles Robinson	✓	
Marian Johnson	✓	
Jeff Westphal	✓	
Dennis Robbins		
David Levay	✓	

EDGEWATER PARK PLANNING BOARD

Attest:

Sheri Hannah  
 Sheri Hannah, Secretary

By: Marian Johnson  
 MARIAN JOHNSON, Chairman

Dated: 11-18-2010

Date of Approval: 11-18-2010

Date of Memorialization: 11-18-2010

RESOLUTION NO. 2010-P-06

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP  
PLANNING BOARD, IN THE COUNTY OF BURLINGTON,  
NEW JERSEY ENDORSING EDGEWATER PARK  
TOWNSHIP ORDINANCE NO. 2010-12 CONCERNING  
CERTAIN AMENDMENTS RELATED TO THE  
COLLECTION OF AFFORDABLE HOUSING  
DEVELOPMENT FEES AND THE REPEAL OF CHAPTER  
16.128 OF THE CODE OF THE TOWNSHIP OF  
EDGEWATER PARK**

WHEREAS, the Planning Board of the Township of Edgewater Park is obligated by law to review any and all land use control ordinances proposed to be adopted by the Committee of the Township of Edgewater Park;

WHEREAS, the Township Committee previously introduced an ordinance on November 9, 2010 amending an existing Township Ordinance concerning certain amendments related to the collection of affordable housing development fees and the repeal of Chapter 16.128 of the Code;

WHEREAS, through this resolution, the Planning Board wishes to memorialize its findings concerning the review and analysis of the proposed ordinance concerning certain amendments related to the collection of affordable housing development fees and the repeal of Chapter 16.128 of the Code;

**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 attached ordinance identified as Township Ordinance No. 2010-12 having been previously reviewed by the consulting engineer to the Township and no objection having been identified, is hereby endorsed by this Board for adoption by the Township Committee.

2. The Planning Board's solicitor, consulting engineer and board secretary are hereby further authorized to undertake any and all action to forward the necessary endorsement to the Township Committee concerning the Planning Board's endorsement.

Action taken on motion made by Mr. Westphal, seconded by Mr. Robinson to adopt the Resolution the following roll call vote was taken.

Planning Board	Yes	No
Mayor Kevin Johnson	✓	
Vincent Smith		
Judith Hall	✓	
Committee Woman Aimee Belgard	✓	
Karla Hoffman		
Phil Aaronson	✓	
Charles Robinson	✓	
Marian Johnson	✓	
Jeff Westphal	✓	
Dennis Robbins		
David Levay	✓	

EDGEWATER PARK PLANNING BOARD

Attest:

Sherri Hannah  
 Sherri Hannah, Secretary

By: Marian Johnson  
 MARIAN JOHNSON, Chairman

Dated: 11-18-2010

Date of Approval: 11-18-2010

Date of Memorialization: 11-18-2010

RESOLUTION NO. 2010-P-05

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP  
PLANNING BOARD, IN THE COUNTY OF BURLINGTON,  
NEW JERSEY ENDORSING EDGEWATER PARK  
TOWNSHIP ORDINANCE NO. 2010-10 CONCERNING  
AMENDMENTS TO PERFORMANCE STANDARDS  
PERTAINING TO THE DESIGN OF CONTAINMENT  
AREAS FOR DESIGNATED RECYCLABLE MATERIALS  
ON RESIDENTIAL SITES**

WHEREAS, the Planning Board of the Township of Edgewater Park is obligated by law to review any and all land use control ordinances proposed to be adopted by the Committee of the Township of Edgewater Park;

WHEREAS, the Township Committee previously introduced an ordinance on October 19, 2010 amending the performance standards pertaining to the design of containment areas for designated recyclable materials on residential sites;

WHEREAS, through this resolution, the Planning Board wishes to memorialize its findings concerning the review and analysis of the proposed amendments outlined in Township Ordinance 2010-10;

**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 performance standards relating to the design of containment areas for designated recyclable materials on residential sites ordinance identified by the Township as Ordinance No. 2010-10 having been previously reviewed by the consulting engineer to the

Township and no objection having been identified, is hereby endorsed by this Board for adoption by the Township Committee.

2. The Planning Board's solicitor, consulting engineer and board secretary are hereby further authorized to undertake any and all action to forward the necessary endorsement to the Township Committee concerning the Planning Board's endorsement.

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

Planning Board	Yes	No
Mayor Kevin Johnson		
Vincent Smith		
Judith Hall		
Committeewoman Aimee Belgard		
Karla Hoffman		
Phil Aaronson		
Charles Robinson		
Marian Johnson		
Jeff Westphal		
Dennis Robbins		
David Levay		

EDGEWATER PARK PLANNING BOARD

Attest:

Sheri Hannah  
Sherri Hannah, Secretary

By: Marian Johnson  
MARIAN JOHNSON, Chairman

Dated: 11-18-2010

Date of Approval: 11-18-2010

Date of Memorialization: 11-18-2010

**EDGEWATER PARK TOWNSHIP  
PLANNING BOARD  
MINUTES  
December 16, 2010  
7:00P.M.**

**MEETING CALLED TO ORDER** – The meeting was called to order at 7:00pm.

**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 08, 2010.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on January 08, 2010.
- C. By filing written notice with the Clerk of the Township on January 08, 2010.

**ROLL CALL**

**Present:** Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.

**Alternate No. 1, Mr. Robbins,**

**Absent:** Mrs. Hall, Karla Hoffman Mr. Smith,

**APPROVAL OF MINUTES FROM OCTOBER 21, 2010 AND NOVEMBER 18, 2010.**

**Motion-Mr. Robinson  
Seconded-Mr. Westphal**

**Voted in the affirmative:** Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.

**OLD BUSINESS**

**Burlington Coat Factory  
Block 502, Lot 13.05  
Modified Site Plan  
(Lighting application)**

**Burlington Coat Factory  
Block 502, Lot 13.05  
Modified Site Plan  
(Parking lot application)**

**\*\*Requested authorization to be continued at the  
January 20, 2011 meeting.**

**Motion- Mr. Levay  
Seconded-Mrs. Johnson**

**Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr.  
Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.**

**Motion to Reverse Agenda**

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

**Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr.  
Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.**

**Redevelopment Study  
Township of Edgewater Park  
Resolution 2010-127**

**Edward Fox- Sworn in by Thomas Coleman of Raymond, Coleman and Heinold  
LLC**

**The redevelopment will be starting at Cramp's Liquor Store and continuing all  
the way down Route 130 to WA-WA.**

**First stage. Find if there is a need for redevl.**

**Second-** redevelop plan  
**Third-** Implementing the plan

**Edgewater Queen Diner-** next to a property that has an obsolete layout and contaminated.

The front parking layout is that people are parking too close to Rt. 130.

**The wooded track (cardinal)**

**The Willingboro RV-** no storm water management and considerable broken pavement. Also a contaminated site.

**Edgewater Stone-** No problems with this site.

**Former State police Barracks-** Contaminated site.

**Mini Storage-** Does not meet any criteria.

**Flex Gym-** Building in good condition. Parking lot in poor condition.

**Previews-** No need of further explanation

**Cramp's Liquor Store-** Has poor storm water management. Many of driveways come off Rt. 130 found to be unsafe entrances.

## **MEETING OPEN TO THE PUBLIC FOR REDEVELOPMENT**

1. Nick Costa, representing Hilda Cramp.
2. Hilda Cramp-20 Lake Drive, Willingboro, NJ

Ms. Cramp: What is the town envisioning for my property?

Edward Fox: This property is zoned for commercial. This redevelopment is only in the preliminary stages. The redevelopment is intended to improve the town.

3. Erdal Gunaydim- Edgewater Queen Diner- What protection is there for property owners from being absorbed by other properties.
4. Wayne Young 720 Heritage Road. Cinnaminson, NJ. Have concerns about how this redevelopment will affect his property. Also

**Motion-Mr. Levay**  
**Seconded- Mr. Westphal**

Mr. Aaronson, Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson,  
Mr. Westphal and Chairman Johnson.

## **NEW BUSINESS**

**Joseph Buonnano & Sons, Inc.**  
**Block 404.07, Lot 4**  
**Preliminary and Final Site Plan Amendment**

Mr. Bunano sr. sworn in by Thomas Coleman  
The applicant is requesting approval to change building material from masonry to metal.  
The building will be grey in color. The paint will be muted so as to not conduct any glares.

**Motion-Mr. levay**  
**Seconded-Mr. Robinson**

**Voted in the Affirmative:** Mrs. Belgard, Mayor Johnson, Mr. Levay, Mr. Charles Robinson, and Chairman Johnson.

**Voted in the Negative:** Mr. Aaronson, Mr. Westphal

## **MEETING OPEN TO THE PUBLIC**

### **CORRESPONDENCE**

No correspondence

### **ADJOURNMENT**

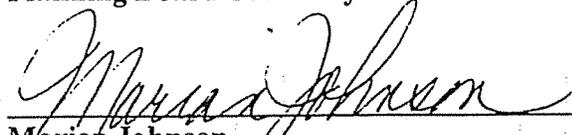
Mr. Levay made a motion to adjourn at 9:15PM, Mr. Westphal seconded.

Respectfully Submitted,



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Sheri Hannah  
Planning Board Secretary



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Marian Johnson  
Board Chairman