

**TOWNSHIP OF EDGEWATER PARK
PLANNING BOARD
REORGANIZATION MEETING MINUTES
JANUARY 13, 2011**

The Edgewater Park Township Planning Board Reorganization Meeting for 2011 is held this January 13, 2011 at 7:00p.m. At the Municipal Building.

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 21, 2010.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on December 21, 2010.
- C. By filing written notice with the Clerk of the Township on December 21, 2010.

OATH OF OFFICE TO NEWLY – APPOINTED OFFICIALS

Edgewater Park Township Committee Reorganization Meeting held on January 8, 2011 the following appointments was made by Mayor Darrell Booker:

- Class I Member:** Darrell Booker for a one year term
- Class II Member:** David Levay for a one year term
- Class IV Members:** Kenneth Kauker – 4 year term

Class IV Alternates:

- Alt No. 1: Unexpired Term:** Dennis Robbins
Two Year Term
- Alt No. 2: Two Year Term:** Karla Hoffman

The following appointment was made by Township Committee;

- Class III Member:** Aimee Belgard for a one year term

OATH OF OFFICE

Oath of Office, administered by Linda Dougherty, RMC/Administrator

Voted in the affirmative: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mrs. Hall, Chairman Johnson, Mr. Kauker, Mr. Levay, Mr. Charles Robinson, and Mr. Westphal.
***Class IV Alternate Members:** Alternate No. 1, Mr. Robbins

NOMINATIONS FOR CHAIRPERSON

Nomination for Chairperson Marian Johnson:

Moved by: Mrs. Hall
Second by: Mr. Robinson

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

NOMINATIONS FOR VICE CHAIRPERSON

Nomination for Vice Chairperson Mr. Robinson:

Moved by: Chairman Johnson
Second by: Mr. Westphal

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

NOMINATIONS FOR PLANNING BOARD SOLICITOR

Nomination for Solicitor: Raymond, Coleman and Heinold LLC:

Moved by: Chairman Johnson
Second by: Mrs. Hall

Voted in the affirmative: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mrs. Hall, Chairman Johnson, Mr. Kauker, Mr. Levay, Mr. Charles Robinson, Mr. Robbins And Mr. Westphal.

NOMINATIONS FOR PLANNING BOARD ENGINEER

Nomination for Engineer: Environmental Resolutions Inc.;

Moved by: Mrs. Hall
Second by: Mr. Robinson

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

NOMINATIONS FOR PLANNER

Nomination for Planner: Environmental Resolutions Inc.

Moved by: Chairman Johnson
Second by: Mr. Westphal

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

NOMINATION for Planning Board Secretary

Nomination for Planning Board Secretary: Sheri Hannah

Moved by: Mr. Westphal
Second by: Mr. Aaronson

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

SET DATE AND TIME OF PLANNING BOARD MEETINGS FOR YEAR 2011:

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

Moved by: Mr. Aaronson
Second by: Mr. Robinson

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

RESOLUTIONS:

Resolution P1-2011 (Notice of Scheduled Meetings)

Motioned by: Mr. Westphal

Second by: Mr. Robinson

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

Resolution P2-2011 (Open Public Meetings Act)

Motion by: Mr. Robinson

Second by: Chairman Johnson

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

Resolution P3-2011 (Professional Contracts)

Motion by: Mr. Robinson

Second by: Mr. Westphal

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

OPEN MEETING TO THE PUBLIC:

No Comment from the public

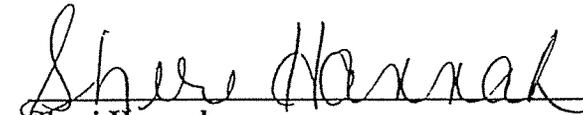
ADJOURN:

Moved: Mr. Robinson

Second: Mr. Westphal

Time: 7:21

Respectfully Submitted,



Sheri Hannah
Planning Board Secretary



Marian Johnson
Board Chairman

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

RESOLUTION P-1-2011

NOTICE OF ANNUAL SCHEULED 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 20, 2011
February 17, 2011
March 17, 2011
April 21, 2011
May 19, 2011
June 16, 2011

July 21, 2011
August 18, 2011
September 15, 2011
October 20, 2011
November 17, 2011
December 15, 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-2-2011

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, 13 2011, 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 # P3-2011**

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:- Engineer
- B. - Planner
- C: - 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 it adoption.

Sheri Hannah, Planning Board Secretary

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
MEETING
January 20, 2011
7:00P.M.**

MEETING CALLED TO ORDER- 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 18, 2011.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on, January 18, 2011.
- C. By filing written notice with the Clerk of the Township on January 18, 2011.

ROLL CALL

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

Absent: Mrs. Hall, Mr. Robbins, Karla Hoffman

APPROVAL OF MINUTES FROM - December 16, 2010

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

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

Motion passed 6, 0, and 0

OLD BUSINESS

January 13, 2011.

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

Voted in the Affirmative: Mr. Aaronson, Mayor Booker, Mr. Kauker, Mr. Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.

Abstained: Mrs. Belgard

Motion passed 7, 0, and 1

**Joseph Buonnano & Sons, Inc.
Block 404.07, Lot 4
Preliminary and Final Site Plan Amendment
Resolution P 2010-10**

**Motion- Mr. Robinson
Seconded-Chairman Johnson**

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

Voted in the Negative: Mr. Aaronson, Mr. Westphal
Motion passed 4, 0, and 2

**Redevelopment Study
Township of Edgewater Park
Resolution P-2010-09**

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

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

Motion passed 6, 0, and 0

NEW BUSINESS

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

Mr. Lippincott from Lippincott and Jacobs

Exhibit A-3 colors rendering of lighting diagram which shows existing and proposed lighting.

The existing lighting will remain but will be directed in a downward position. Adding 1000 watt lighting, 35 foot up on the building to be directed out over the trailer area. This will not over spill over into the burm (residential) area. The lighting has also been added to the front of the building. There are 13 existing, 9 new lights to be added.

A field test was done by Lippincott to ensure that the new lighting will not be detriment to the Courtyard's Apartments.

**Motion-Mr. Robinson
Seconded-Chairman Johnson**

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

Motion passed 8, 0, and 0

MEETING OPEN TO THE PUBLIC

No comment from the public

CORRESPONDENCE

Correspondence gone over.

ADJOURNMENT

Mr. Levay made a motion to adjourn at 7:47, Mayor Booker seconded.

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
MEETING
March 17, 2011
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 18, 2011.

B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on, January 18, 2011.

C. By filing written notice with the Clerk of the Township on January 18, 2011.

ROLL CALL

Present: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mr. Levy, Mr. Charles Robinson, Mr. Westphal and.

Absent: Mr. Kauker, Chairman Johnson, Karla Hoffman and Mr. Robbins

APPROVAL OF MINUTES FROM – January 20, 2011

Motion- Mr. Westphal

Seconded- Mrs. Belgard

Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mr. Levy, Mr. Charles Robinson, and Mr. Westphal

Abstained: Mrs. Hall

• **Mrs. Hoffman Arrived at meeting at 7:04**

OLD BUSINESS

**Burlington Coat Factory
Block 502, Lot 13.05
Modified Site Plan
(Lighting application)
Resolution P-4-2011**

**Motion-Mr. Aaronson
Seconded- Mr. Westphal**

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

Abstained: Mayor Booker

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

****Requesting to be held over until May 2011
meeting.**

Motion Denied

NEW BUSINESS

No new business

MEETING OPEN TO THE PUBLIC

No comment from the public

CORRESPONDENCE

No correspondence

ADJOURNMENT- Mr. Westphal made a motion to adjourn at 7:15, Mr. Levay seconded.

RESOLUTION NO. P-4-2011

RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD,
BURLINGTON COAT FACTORY
BLOCK 502, LOT 13

WHEREAS, Burlington Coat Factory has applied to the Planning Board of the Township of Edgewater Park for Amended Site Plan approval for property located at the intersection of Cooper Road and Route 130, known as Block 502, Lot 13 on the Official Tax Map of the Township of Edgewater Park for the purpose of modifying the lighting plan for the site; and

WHEREAS, the application was deemed complete by the Planning Board on October 21, 2010; and

WHEREAS, public hearings to consider the application were held by the Planning Board on October 21, 2010 and January 20, 2011, after appropriate public and personal notice was provided to all property owners within 200 feet of the Property as required by the land development regulations of the Township of Edgewater Park and the statutes of the State of New Jersey; and

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

WHEREAS, the Applicant submitted the following Exhibits at the Public Hearings:

A - 1 - Color rendering of the site plan;

A - 2 - Lighting Plan submitted at the October 21, 2010 Public Hearing;

A - 3 - Lighting Plan submitted at the January 20, 2011 Public Hearing;

WHEREAS, the Board after carefully considering the evidence presented by the Applicant in support of its application for Amended Site Plan approval, and after the meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

1. The Applicant is the owner of Block 502, Lot 13, a 39.11 acre site improved with a three level building consisting of 120,000 square feet of office space and a 608,000 square foot distribution facility, located at the intersection of Route 130 and Cooper Road (the "Property"). The Property is located in the Commercial Light Industrial Zoning District of the Township.

Burlington Coat Factory – No.P - _____

2. The Applicant has submitted an application for Amended Site Plan approval to modify the lighting plan at the Property. The Applicant has also submitted an Application for Amended Site Plan approval to modify the parking area for automobile parking and tractor trailer parking and storage.

3. The taxes on the Property are current.

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

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

6. The Property is located in the Township's C-LI-5 Zoning District.

7. The Applicant is proposing to modify the lighting plan for the Property.

8. The initial plan submitted by the Applicant provided for the replacement of the existing thirteen (13) one thousand (1,000) watt fixtures with twenty six (26) four hundred (400) watt metal halide fixtures.

9. At the October 21, 2010 public hearing, Board Members expressed concern regarding the impact of the proposed lighting plan on neighboring properties, especially the Courtyard Apartments to the west of the Property.

10. The October 21, 2010 Public Hearing was continued by the Planning Board in order for the Applicant to address the concerns raised by the Board.

11. The Applicant's revised lighting plan is to supplement the existing four (4) four hundred (400) watt and nine (9) one thousand (1,000) watt fixtures with six (6) one thousand (1,000) watt singles and eight (8) one thousand (1,000) watt double metal halide fixtures around the loading area. Four (4) of the proposed fixtures will face Route 130 on the southeastern side and eighteen (18) will face the Courtyard Apartments on the western side.

12. Wayne Lippincott testified on behalf of the Applicant as follows:

- a. He is a professional engineer, licensed in the State of New Jersey, and has testified before land use boards in the State as an expert in his field;
- b. He prepared the plans presently before the Board;
- c. A new lighting plan is required in order to eliminate unlit portions of the site;

- d. The new lights will be installed at a height of 35 feet, the existing lights are at a height of 25 feet;
- e. The new lights will be shoe box style to eliminate the glare and the shining of the lights onto adjacent properties;
- f. The lights will be illuminated all night;
- g. There will be no impact to the Courtyard Apartments resulting from the proposed lighting plan.

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

1. The Applicant has submitted a Complete set of plans in connection with its application so that the Board has the necessary information to make a decision on the application for Amended Site Plan Approval.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 20th day of January, 2011, that this Board hereby grants to the Applicant Amended Site Plan Approval for the installation six (6) one thousand (1,000) watt singles and eight (8) one thousand (1,000) watt double metal halide fixtures, in accordance with the plans submitted by the Applicant and subject to the following:

- a. Proof that the Applicant has applied for the necessary approval(s) from all other agencies having jurisdiction over the Applicant's use of the Property shall be filed with the Township of Edgewater Park, including but not limited to approval from the Burlington County Planning Board and the Burlington County Soil Conservation District.
- b. 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.
- c. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from any and all other agencies having jurisdiction in this matter, any and all approvals required by law

and this approval is specifically conditioned upon the Applicant obtaining those approvals.

- d. Subject to the comments of compliance made by the Applicant and its agents and representatives at the October 21, 2010 and January 20, 2011 Planning Board Public Hearings.
- e. Subject to the Applicant satisfying the comments of the Planning Board Engineer/Planner as contained in the January 11, 2011 Review Letter of Environmental Resolutions, Inc. by Thomas J. Miller, PE, PP, CME, and Barbara J. Fegley, AICP, PP, except as may be modified herein.
- f. Subject to the Applicant submitting all required performance and maintenance guarantees.
- h. Subject to the Applicant's escrow account being current. Failure of the escrow account from being current will result in the non-issuance of zoning permits, construction permits and/or certificates of occupancy.
- i. Subject to this approval being approval for the new lighting only. No other changes to the site may be made without site plan approval being received from the Board.

ROLL CALL VOTE

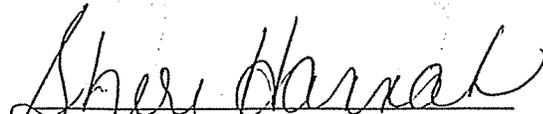
Those in Favor:	6
Those Opposed:	0
Those Abstaining:	0

CERTIFICATION

I hereby certify that this foregoing Resolution is a true resolution, as adopted by the Planning Board of the Township of Edgewater Park in accordance with its decision at its regular meeting on March 17, 2011.

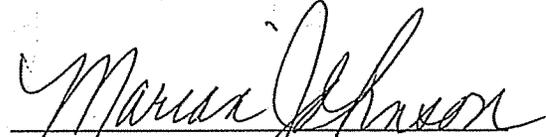
Attest:

EDGEWATER PARK PLANNING BOARD



SHERI HANNAH, Secretary

By:



MARIAN JOHNSON, Chairman

Dated: 3-17-2011

Date of Approval: 1-20-2011

Date of Memorialization: 3-17-2011

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
MINUTES
April 21, 2011
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 18, 2011.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on, January 18, 2011.
- C. By filing written notice with the Clerk of the Township on January 18, 2011.

Karla Hoffman given the Oath of Office by Berge Tumaian of Raymond, Coleman and Heinold LLC...

ROLL CALL

Present: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mrs. Hall, Mr. Kauker, Mr. Levy, Mr. Charles Robinson, Mr. Robbins, Karla Hoffman and Chairman Johnson.

Absent: Mr. Westphal

APPROVAL OF MINUTES FROM – March 17, 2011

**Motion- Mr. Robinson
Seconded- Mrs. Belgard**

Voted in the affirmative: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mrs. Hall, Mr. Levy, Mr. Charles Robinson and Karla Hoffman.

Abstained: Mr. Kauker, Mr. Robbins and Chairman Johnson

OLD BUSINESS

No old business.

NEW BUSINESS

Edgewater Park Township Sewage Authority
4.0 Capital Project
Informal Appearance

Carl McConnell- Solicitor for Edgewater Park Township Sewage Authority. The sewer authority intends to upgrade the pump stations, also install emergency generators and some sewer main replacements. The sewer authority intends to do some landscaping to some of the sites to improve the aesthetics.

Dave Sibiki-Engineer for Edgewater Park Sewage Authority.

*Edgewater Park Sewerage Authority
Environmental Planning Document
Environmental Infrastructure Trust Fund
June 18, 2010*

4.0 PROPOSED CAPITAL PROJECTS

The EPSA intends to undertake various capital improvements to the conveyance system under the Environmental Infrastructure Trust Fund. The technical basis, the need for these capital projects, and any project alternatives are discussed in this section in accordance with N.J.A.C. 7:2210.4(c) 4.

All of the projects involve capital improvements to the wastewater conveyance system and can be categorized as follows:

- Pump station upgrades to improve the efficiency and reliability of the pump stations;
- Installation of emergency generators to improve conveyance system dependability;
- Replacement of sewer mains that are not functioning properly.

4.1 Pump Station Upgrades

Two pump stations require substantive upgrades due to pump station design deficiencies. The existing condition, the reason for the upgrade, and the proposed improvements are discussed below.

Project 2009-1: Upgrade of Pump Station #11

Existing Condition

Pump Station No. 11 is located at the intersection of Peach Road and Bridgeboro Road, which are local streets. The pump station is located on a separate parcel owned by the EPSA that is in the corner of a residential lot. The pump station utilizes an antiquated design and equipment and does not have an emergency generator.

The existing pump station has the following characteristics: Model No. 0005BPCA000, Davco Defiance; as manufactured by Davis Wastewater Industrial Inc.; Capacity: 100 GPM at 30 Ft. Total Design Head (TDH), 5 HP Motor, Serial No. 6229BG.

The spacing of the equipment within the existing footprint is tight. The existing wet well is four feet (4') in diameter and 15' 10" in depth. The concrete pad is 8' x 4' and 18 inches thick.

Proposed Improvement

The upgrade of the pump station #11 will involve the following construction elements:

Demolish existing dry well entrance tube and the top slab for the wet well;
Remove all internal equipment, piping, and appurtenances;

- Remove concrete pad and electrical box;
- Remove existing tree and yew bushes that are within the limits of disturbance;
- Install yard hydrant including backflow preventer, meter; and curb valve & box;
- Install valve vault with quick disconnect for wet well bypass;
- Install force main connection to valve vault and to existing sanitary force main;
- Install concrete pads for electrical equipment and emergency generator;
- Renovate existing wet well;
- Construct new concrete pad (9' x 9'x 18") around wet well;
- Install submersible pumps (5 hp) and accessories in renovated wet well;
- Install natural gas fired emergency generator (25kW) with Automatic Transfer Switch (ATS) and sound enclosure;
- Install light fixture on existing utility pole (150w HPS);
- Install electrical equipment;
- Install landscaping and restore site.

Two submersible pumps will be installed in the renovated wet well. Each pump will be 3 hp and will have the ability to pump 120 gpm @ 33' TDH.

Security

The pump station is not currently fenced. Fencing is proposed to secure the pump station equipment.

Vegetation

The upgrade will also include improvements to enhance site compatibility. In this regard, the emergency generator will be thoroughly screened from the neighboring residential properties and from the public street.

The pump station upgrade will require the removal of a Silver Maple tree with twin 18" dbh trunks and 14 yew shrubs. Once the project is completed, the ground surface will be covered with grass and 32 shrubs will be installed to separate the pump station from the adjacent residential properties. Additional shrubs will be installed to screen the emergency generator from the public street.

Disturbance

The extent of site disturbance is expected to be less than 1,500 square feet.

Impervious cover

The pump station currently has 195 square feet of impervious cover. The proposed pump station will only slightly increase the total impervious cover to 223 square feet.

Project Cost

The total estimated construction and equipment installation cost of this pump station upgrade is estimated to be \$614,000. The engineering cost estimate for this upgrade including survey, geotechnical study, engineering design, bid and construction phase services is \$206,000. Therefore, the total cost of the pump station upgrade is estimated to be \$820,000.

Project Specific Environmental Assessment

There are no known environmental impacts associated with this pump station upgrade. Because the pump station is located in a residential neighborhood, screening of the facility will be important.

Project 2009-2: Upgrade of Pump Station # 9

Existing Condition

Pump Station No. 9 is located at the intersection of Green Street and Mount Holly Road (C.R. #626) in the corner of Block 325; Lot 4, which is owned by Edgewater Township. The primary purpose of the Township owned parcel is the provision of a wet detention basin to serve the adjacent area. The pump station is located in the northeastern corner of the 1.1± acre parcel near the above-cited intersection.

The pump station needs to be upgraded due to the use of antiquated design and equipment. The existing pump station has the following characteristics: Model No. PO4LB-8D; as manufactured by Crown; 7.5 HP Motor; 230 VAC 3 phase; Serial No. T12-47859. The pump capacity is 100 GPM at 44' TDH.

The service disconnect and the manual transfer switch are showing signs of corrosion. The transfer switch door does not close properly which has lead to deterioration of internal components. The area site lighting is also considered inadequate. The existing equipment is located within a fenced area adjacent to a detention basin.

Proposed Improvement

The proposed upgrade will include the renovation of the existing concrete wet well and the installation of new submersible pumps, controls, and ancillary equipment. The project will also include installation of a valve vault and a pennant emergency generator. It has been determined that there is sufficient space to implement the necessary upgrade. The pump station upgrade will include the following elements:

- Demolish existing dry well entrance tube and existing wet well to 3' below grade;
- Remove all internal equipment, piping, and appurtenances;
- Demolish concrete pads and electrical box;
- Relocate utility pole providing service to the pump station;

- Renovate existing wet well;
- Construct concrete pad (11' x 9' x 18") around wet well;
Construct concrete pads for electrical equipment and emergency generator;

Install yard hydrant including backflow preventer, meter; and curb valve & box;
Install valve vault with quick disconnect for wet well bypass;
Install force main connection to valve vault and to existing sanitary force main;
Install submersible pumps and accessories;
Install diesel emergency generator (25kW), ATS, and sound enclosure;
Install light fixture (150w HPS);
Install electrical equipment;
Install/relocate perimeter fencing.
Install landscaping and restore site (topsoil, seed, fertilize).

The project will result in an overall upgrade of the pump station's performance reliability and physical appearance.

Pump size

Two submersible pumps will be installed in the renovated wet well. The specifications for the proposed pumps are as follows: Flygt NP 3085-256; 7.5 hp; 230 VAC 3 phase. The pump capacity will be 113 GPM at 49 feet TDH.

Security

The pump station is currently within the perimeter fencing that extends around the entire stormwater basin. The fencing will be reconfigured to accommodate the pump station upgrade and to ensure that all equipment is secure. The reconfigured fencing will be black vinyl coated to improve visual compatibility and increase longevity. Since the pump station is not currently illuminated, a light will be provided as part of the upgrade.

Vegetation

The proposed pump station upgrade will require the removal of one (1) 18" Douglas Fir tree that is too close to the pump station.

The proposed landscaping consists of 15 medium height shrubs along the top of bank to effectively separate the pump station from the detention basin. A line of shrubs will also be used to screen the emergency generator from the public streets.

Disturbance

The extent of site disturbance is expected to be approximately 1,375 square feet.

Impervious cover

The pump station currently has 90 square feet of impervious cover. The proposed pump station will increase the total impervious cover to 251 square feet.

Project Cost

The total estimated construction and equipment installation cost of this pump station upgrade is estimated to be \$711,000. The engineering cost estimate for this upgrade including survey, geotechnical study, engineering design, bid and construction phase services is \$238,500. Therefore, the total cost of the pump station upgrade is estimated to be \$949,500.

Project Specific Environmental Assessment

As noted above, the pump station is located on the same lot as a municipal detention basin. The wet basin has been shown as an emergent habitat on the NJDEP Landscape Project that may be frequented by birds that are listed as threatened in New Jersey. The listed species are the black-crowned Night-heron and the Great Blue Heron. While neither of these species were present during any of the site visits, it is possible that a fenced wet detention basin area near the Delaware riverfront could be frequented by herons. The site does not exhibit suitable conditions for nesting but it is possible that herons would forage in the detention basin.

The proposed minor pump station improvements will not be located near the open water and will not in any way change the configuration or hydrology of the site. Consequently, there are no known environmental impacts associated with this pump station upgrade.

The only excavation that will occur on this site is that needed for installation of the valve vault and the interconnecting force main. Due to the minor scope of work, it has been determined that this pump station upgrade will also not have any cultural resource impacts.

4.2 Emergency Generator and Miscellaneous Improvements

Project 2009-3: Pump Station #4 Improvements: Site Lighting, Fencing, and Electrical

Existing Condition

Pump Station No. 4 is located at the end of Farnum Street along the Delaware River near the Township boundary. The station is located within the public right-of-way at its terminus.

The pump station has a bypass connection. The pump station area needs improved site lighting, fencing, and related improvements. The pump station does not need a permanent emergency generator due to the low flow of the pump station. Emergency power is currently provided by a portable trailer mounted emergency generator unit.

Proposed Improvement

The proposed improvement consists of the installation of a manual transfer switch and a portable generator connector as well as a site light with a convenience receptacle. The specific work items to be included in this upgrade include the following:

- Remove old switch & connector;
- Install 3PDT manual transfer switch;

- Install connector for portable emergency generator;
- Install light fixture (150w high pressure sodium);
- Install electrical equipment,
- Install decorative stone paving; and,

- Install ornamental fencing and bollards.

The existing pump station enclosure is very small. The enclosure will be increased in size to enable the placement of portable generating equipment and related equipment within the fenced area.

Project Cost

The total estimated construction and equipment installation cost of this pump station improvement is estimated to be \$15,000. The engineering cost estimate is \$ 4,500. Therefore, the total cost of these pump station improvements is estimated to be \$ 19,500.

Project Specific Environmental Issues

This pump station is located along the fringe of the Beverly Riverbank Historic District, which consists of a number of elegant historic homes located along the Delaware Riverfront. The historic district that has been nominated for placement on the State Register of Historic Places extends into Edgewater Park. While the historic district is not yet on the State Register, it was the subject of a SHPO opinion that it is eligible for designation.

The proposed minor improvements to the pump station have been designed to mitigate the appearance of the pump station to the adjacent historic residences. The site will be fenced with ornamental aluminum fencing to partially screen the site equipment. Decorative stone (red) is proposed to improve the appearance of the surface.

The pump station is located at the end of Farnum Street on a bluff about 20 feet above and 25 feet laterally from the high water line. A steep slope is located to the north and east of the pump station. The steep slope will not be disturbed as a result of the proposed improvements.

The proposed project will entail minimal site disturbance relating to the installation of electrical conduit and a concrete slab for electrical equipment. Since no excavation is proposed, there are no cultural resource impact concerns. No vegetation will be removed or installed as part of this project.

Project 2009-4: Pump Station No. 5 Improvements: Installation of Transfer Switch, Lighting, and Miscellaneous Upgrades

Existing Condition

Pump Station No. 5 is located adjacent to an industrial park off of Manor (Mount Holly) Road. The pumps were upgraded within the last three (3) years and the station has a bypass connection. The pump station does not need an emergency generator due to the low flow of the pump station. An inspection of the pump station has determined that there is a need for improved site lighting and

landscaping. In addition, the load panel has tape over unused breaker spaces, which should be replaced

with UL approved covers. These spaces should also be clearly marked to avoid accidental use. There is currently no emergency generator onsite nor is there any provision to connect a portable unit.

Proposed Improvement

The proposed project entails the installation of a manual transfer switch and a portable generator

connector as well as a site light with a convenience receptacle. The specific components of the project will include the following:

- Remove old switch & connector;
- Construct concrete pad foundation for electrical equipment (2' x 6' x 18");
- Install 3PDT manual transfer switch;
- Install connector for portable emergency generator,
- Install pole & light fixture 150w high pressure sodium;
- Install electrical equipment,
- Install bollards with decorative sleeves;
- Install landscaping and restore site.

The landscaping and decorative bollards will improve the appearance and compatibility of the pump station.

Security

The pump station is not currently fenced nor is fencing proposed due to its location within the Manor Road right-of-way. The installation of fencing in close proximity to the cartway may result in the fencing being damaged, particularly in an industrial area.

Project Cost

The total estimated construction and equipment installation cost of this pump station improvement is estimated to be \$11,000. The engineering cost estimate is \$ 3,300. Therefore, the total cost of these pump station improvements is estimated to be \$ 14,300.

Project Specific Environmental Issues

This pump station is located in an industrial area adjacent to the parcel that contains the Wall Rope Works Historic Site. However, the pump station is not located in close proximity to the historic buildings on the complex site.

The Wall Rope Works historic site was the subject of a State Register eligibility determination by the SHPO in 1998 but is not yet on the State Register.

The proposed project will not entail any subsurface excavation. Therefore, there are no cultural resource impact concerns.

The increase in impervious cover will be *de minimus*.

Environmental Planning Document for Modifications to the EPSA Wastewater Conveyance System

Project 2009-5: Pump Station No. 7 Improvements: Installation of Emergency Generator

Existing Condition

Pump Station No. 7 is located at the intersection of Cardinal Road and Jamestown Road on a lot owned by the EPSA (Block 1815; Lot 1). An inspection of the pump station determined that the pumps have had mechanical seal failures and the station has a bypass connection but needs a permanent emergency generator. Emergency power is currently provided by a portable trailer mounted unit. Site

lighting and landscaping are generally adequate.

Proposed Improvement

The proposed improvements of this pump station will involve the installation of a permanent emergency generator. The specific components would include the following:

- Remove old switch & connector;
- Construct concrete pad foundations for generator (8' x 4' x 18");
- Construct concrete pad foundation for electrical equipment (2' x 6' x 18");
- Install 25kW emergency generator (diesel), ATS, sound enclosure, fuel tank;
- Install electrical equipment,
- Expand stone paving to include new equipment area; and
- Install landscaping and restore site (topsoil, seed)..

The existing pump station is located on a dead end street and has limited visibility. Landscaping will be added to partially screen the proposed generator and electrical equipment. The existing site is fenced and adequately illuminated.

Impervious cover

The existing site has 138 square feet of impervious cover. The proposed project will increase the impervious cover by 44 square feet.

Project Cost

The total estimated construction and equipment installation cost of this pump station improvement is estimated to be \$45,000. The engineering cost estimate is \$13,500. Therefore, the total cost of these pump station improvements is estimated to be \$ 58,500.

Project 2009-6: Pump Station #10 Improvement: Installation of Emergency Generator

Existing Condition

Pump Station No. 10 is located at the end of Woodlane Road near the "Yates" estate along the Delaware River and does not have a permanent emergency generator. Some of the pump station metallic components have degraded. It includes a combination service disconnect and transfer switch. A new service disconnect switch needs to be installed along with automatic transfer switch. Emergency power is presently provided by the portable trailer mounted unit.

Proposed Improvement

The installation of a permanent emergency generator for this pump station would include the following work components:

- Remove old switch & connector;
- Construct concrete pad foundation for generator (8' x 4' x 18");
- Construct concrete pad foundation for electrical controls (2' x 6' x 18");
- Install 25kW emergency generator (diesel), ATS, sound enclosure, fuel tank;
- Install electrical equipment;
- Install perimeter fencing and timber retaining wall;
- Install landscaping, and restore site to match existing conditions.

The emergency generator could be natural gas-fired, if it is determined that natural gas service is available at this location.

The existing impervious cover of the pump station is 40 square feet. The proposed improvements will increase the impervious area by 44 square feet.

Security

The pump station is not currently fenced. Black vinyl coated fencing will be installed to ensure security and to help screen the pump station components.

Landscaping

Because of the proximity to a historic residence in the historic riverfront area, landscaping is proposed around the fencing to screen the pump station. The fencing and the pad for the emergency generator will also be cut into slope to further reduce the visual impact.

Project Cost

The total estimated construction and equipment installation cost of this pump station improvement is estimated to be \$35,700. The engineering cost estimate is \$10,700. Therefore, the total cost of these pump station improvements is estimated to be \$46,400.

Project Specific Environmental Issues

This pump station is located near the Delaware riverfront. According to the Township tax map, the pump station easement is located about 160 feet from mean high water line (MHWL).

The historic "Yates" estate is located adjacent to the pump station. This residence has not yet been nominated to the State Register of Historic Places. The proposed minor improvements to the pump station have been designed to mitigate the appearance of the pump station to the historic residence. The site will be fenced with black vinyl coated chain link fencing. Landscaping will also be used to partially screen the site and fencing. The emergency generator will also be positioned, graded, and screened such that it will not be visible from the residence. There are a number of transformers and related electrical equipment along Woodlane Road that are not associated with the pump station.

Project 2009-7: Pump Station No. 14 Improvements: Installation of Emergency Generator

Existing Condition

Pump Station No. 14 is located in the back of Woodlane Crossing Apartment Complex and contains two pumps that have recently been replaced. The existing pump station does not have an emergency generator. A fused transfer switch is the main disconnect. A new main service disconnect is needed to install a permanent emergency generator with an automatic transfer switch

Proposed Improvement

The installation of a permanent emergency generator for this pump station would include the following components:

- Remove old switch & connector;
- Install valved bypass connection;
- Construct concrete pad foundation for generator (8' x 4' x 18");
- Construct concrete pad foundation for electrical equipment (2' x 6' x 18");
- Install 25kW emergency generator (diesel), ATS, sound enclosure, fuel tank;
- Install Electrical equipment and controls;
- Install light fixture on existing utility pole (150w HPS);
- Install service disconnect/CB;
- Install landscaping and restore site.

The site cannot be fenced since it is part of the apartment complex. The landscaping is intended to screen the emergency generator installation from the adjacent unit.

Impervious Cover

The existing impervious cover of the pump station is 71 square feet. The proposed improvements will increase the impervious cover by 44 square feet.

Project Cost

The total estimated construction and equipment installation cost of this pump station improvement is estimated to be \$72,000. The engineering cost estimate is \$21,600. Therefore, the total cost of these pump station improvements is estimated to be \$93,600.

Project Specific Environmental Issues

There are no known environmental issues relating to this pump station improvement. The proximity of the rental units is to be mitigated by landscaping.

4.2.2 Pump Station Upgrade Alternatives

The only alternative to the pump station upgrade projects is the No Action Alternative. The EPSA could defer action on the pump station upgrade project, which may result in the failure of the system to convey sewage on a continuing basis. In some cases, the equipment in the pump stations is antiquated and unreliable, which could result in failure of the pump station to perform its required function.

In most cases, the pump station upgrades consist of the installation of an emergency generator to ensure continued operation during emergencies. In the absence of reliable emergency generators, certain pump stations will be non-functional until power can be restored. There are a few stations in which the upgrade is limited to security and screening improvements.

Deferred maintenance could result in operational problems, particularly during emergencies when power outages may occur. If the pump stations are not upgraded, the consequences to the public health and safety could be substantive in nature.

4.3 Replacement of Sewer Mains

4.3.1 Project 2009-8 Description: Selected Sewer Main Replacement

Existing Conditions

The Edgewater Park wastewater collection system is over 50 years old. Elements of the piping system are showing signs of severe deterioration and failure.

Proposed Improvements

An assessment has been conducted of the sewer mains throughout the Township in conjunction with the WMUA, the pump station and sewer main operator. Many sewer mains exhibited indications of reduced performance either due to physical deterioration or clogging. The sewer mains that were identified as segments with known deficiencies were the subject of video surveillance to fully understand the nature of the problem. Based on the video surveillance, the scope of the sewer main replacement program was significantly reduced.

The sewer main segments that have been determined to be in need of replacement after video surveillance are listed in *Table 3*. The cost estimates include trench restoration, curb-to-curb milling, and the re-paving of impacted roadway areas.

4.3.2 Sewer Main Replacement Project Alternatives

The only alternative to this project is that of the No Action Alternative. The EPSA could defer action on the sewer main replacement project, which may result in the failure of the system to convey sewage on a continuing basis. Deferred maintenance could result in operational problems and the need for temporary bypasses during system failure. If the conveyance system is allowed to fail, the consequences to the public health and safety could be substantive in nature.

MEETING OPEN TO THE PUBLIC

No comment from the public

CORRESPONDENCE

No correspondence

ADJOURNMENT

Mr. Levay made a motion to adjourn at 7:55PM and Mr. Robinson seconded.

Motion passed unanimously.

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
MINUTES
May 19, 2011
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 18, 2011.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on, January 18, 2011.
- C. By filing written notice with the Clerk of the Township on January 18, 2011.

ROLL CALL

Present: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.
Alternate 1- Mr. Robbins **Alternate 2** Karla Hoffman

Absent: Mrs. Hall, Mr. Kauker, Mr. Levy

APPROVAL OF MINUTES FROM – April 21, 2011

Motion- Mr. Robinson
Seconded- Mrs. Belgard

Voted in the Affmative: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mr. Charles Robinson, Mr. Robbins, Karla Hoffman, Mr. Westphal and Chairman Johnson.

Mr. Levay joined the meeting at 7:10pm.

OLD BUSINESS

No old business

NEW BUSINESS

Lawrence Humm
Block 502, Lot 2
Oversized garage

Lawrence Humm, 1114 Mt Holly Road, Edgewater Park, NJ 08010

Mr. Humm testified that he wants to construct a garage 32x34. There will only be electric run to the garage. It will be used for parking and storage. Mr. Humm also testified that it will be a steel building, tan and brown to match the house. It will have one double garage door with one standard door on the side. The height will be 13'8". The garage will be 22 feet from the northern property line. The garage will also have gutters that will drain to the back of the property. Mr. Humm testified that this garage will not be a detriment to the community. There will only be one light on the outside of the structure over the top of the double door.

Motion- Mr. Robinson
Seconded- Mr. Westphal

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

Abstained: Mr. Levy

MEETING OPEN TO THE PUBLIC

No comment from the public

CORRESPONDENCE

No correspondence

ADJOURNMENT

Mr. Westphal made a motion to adjourn at 7:26 pm, Mr. Robinson seconded.

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
MINUTES
JUNE 16, 2011
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 18, 2011.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on, January 18, 2011.
- C. By filing written notice with the Clerk of the Township on January 18, 2011.

ROLL CALL

Present: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mrs. Hall, Mr. Kauker, Mr. Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.
Alternate 1- Mr. Robbins

Absent: Karla Hoffman

APPROVAL OF MINUTES FROM – May 19, 2011

Motion-Mr. Robinson
Seconded- Chairman Johnson

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

Abstained: Mrs. Hall, Mr. Kauker, Mr. Levay

OLD BUSINESS

Lawrence Humm
Block 502, Lot 2
Oversized garage
Resolution P-05-2011

Motion-Mr. Robinson
Seconded-Mr. Aaronson

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

Abstained: Mrs. Hall, Mr. Kauker, Mr. Levay

NEW BUSINESS

Hilda Cramp
Block 501, Lot 1
Site Plan Waiver

Hilda Cramp- 20 Lake Drive, Willingboro, NJ

Mrs. Cramp testified that the old Century 21 Office would now be used as a Taxi-Limo Service office. The address of this building is 4259B Rt. 130 South.

The new tenant will be Star one Taxi Service.

The other businesses that occupy this lot and block are the Cramp's Liquor Store, Dunphy Landscaping, Star One Taxi Service and the Acupuncture business.

Mrs. Cramp testified that there will be 14 parking spaces for this business. Mrs. Cramp also testified that this business will be less intense than the previous tenant.

The days of operation will be seven days a week. There are only two town cars at this time. The tenant plans to expand but in the landlord-tenant agreement he is to have no more than six cars. Most of the business is conducted by phone. Not people entering the business. Mrs. Cramp testified that there is no handicapped parking at this time...

Motion- Mr. Robinson
Seconded- Mr. Robbins

Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mrs. Hall, Mr. Kauker, Mr. Charles Robinson and Mr. Westphal

Voted in the negative: Mr. Levay, Chairman Johnson

- Mayor Booker, Mrs. Belgard and Mr. Robbins were recluse from the meeting for this application.

**Silver Park West
Block 1202.01, Lot 1
Subdivision/ Retention basin**

Dennis McEnery- Attorney for Silver Park West Home owner Association.

This application is for a sub-division and retention basin.

This subdivision will put the club house on a separate block and lot and a site plan request so that the Association can expand the retention basin by purchasing property from the adjoining property.

Mr. McEnery testified that the basin expansion will help with the drainage problems that Silver Park West has had.

Mr. McEnery also testified that the new lots will be created by deed not by map. Some of the concrete pads that are already existing will have to be removed or an easement given. The stockade fence that runs along the property will have to be removed after the sub division and a hurricane fence constructed.

Crystal McCray- 10 Belmont Ave. Mrs. McCray's property is adjacent to the property and has concerns in regard to the mosquitoes from the standing water. Chairman Johnson- The township engineers are working diligently to insure that the work on this project is to improve any problems that may occur.

Noel Rainy- 7 Spring Lane- Silver Park West works very hard with Burlington County to try to eliminate the mosquito problem.

Joe Tanner- 8 Belmont Ave- Mr. Tanner's property is behind the existing pond. His concern that he will lose property due to the expansion.

Mr. McEnery- The pond is to be expanded in the other direction and the pond will be fenced in.

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

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

**Bottom Dollar Food Northeast, LLC
Pearson Properties & Associates, LLC
Block 501.01, Lot 1
Grocery Store**

Mr. Aaronson was rescued from the meeting.

Jeffrey Hall- Fox and Rothschild- Attorney for Bottom Dollar Property located at 4225 RT 130 South. Formerly the police barracks.

Bottom Dollar is looking to build an 18,279 square foot grocery store. The entrance to this store will access from Route 130 and an access from Mt Holly Road with no entrance from the jug handle.

Exhibit A-1- Bottom Dollar mission statement from web.

Terry Boomer-Engineer for Bottom Dollar

There will be 93 parking spaces. Truck service area will be in the rear of the store. There will be no service from the front of the store. Also the trash area will be screened.

Exhibit A-2- color rendering of site plan

David Denton-Storm water Expert- Testified that the storm water basin will be a retention basin as so that it will not drain into the states area. This will reduce the run off. The ground water recharge will be 75 thousand cubic feet and provide 248 thousand cubic feet.

Diana Trump-Traffic Engineer- Traffic Planning and Design.

There will be two entrances and two exits. One will be on Rt. 130 and the other will be on Mt. Holly Road. Ms. Trump testified that with the exit on Mt Holly Road might have some back-ups but when the other projects are completed this will dissipate.

There will be two monument signs, one at each entrance. The signage on the building will consist four foot letters.

Robert Johnson-Robert Johnson Architects

Exhibit a-3- color rendering of exterior building.

The material will be a split faced rock.

Exhibit A-4- sample board of building materials

The signage on the building will have four feet letters and the Bottom Dollar logo. Mr. Johnson testified that this is the current signage that Bottom Dollar uses in all their stores. The actual square footage of the sign is 334.15.

The sides of the building will be painted to match the front of the building.

The rooftop units will not be screened. The coolers that are located at the rear of the building will be screened with landscaping.

Matt Beckum-Developer for Bottom Dollar.

The store hours are 7am-10pm. Deliveries are made around 5AM. There would be approximately 45 employees.

The islands in the parking lot will be painted not curbed. There will also be painted crosswalks. The islands will have light standards in them. There also will not be any sidewalks.

The lights will be on three foot concrete pillars. The light will be 31 feet high.

Motion- Mr. Robinson

Seconded- Mrs. Hall

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

Voted in the Negative: Mr. Kauker

MEETING OPEN TO THE PUBLIC

No comment from the public

CORRESPONDENCE

No correspondence

ADJOURNMENT

Mr. Robinson made a motion to adjourn at 10:05pm and Mr. Levay seconded.

RESOLUTION NO. P-05-2011

RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD
LAWRENCE F. HUMM
BLOCK 502, LOT 2

WHEREAS, Lawrence F. Humm has applied to the Planning Board of the Township of Edgewater Park for approval of a Bulk (C) Variance for the property located at 1114 Mt. Holly Road, known as Block 502, Lot 2 (the "Property") on the Official Tax Map of the Township of Edgewater Park for the purpose of constructing a 748 square foot Accessory Structure, a garage; and

WHEREAS, variances are required because the Zoning Ordinance limits the garage size on lots less than one half acre to 450 square feet, and the maximum impervious coverage exceeds 20%; and

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

WHEREAS, the Applicant is seeking variance approvals in order to construct a 22 foot by 34 foot garage at the end of an existing driveway located on the Property; and

WHEREAS, the application was deemed complete by the Planning Board on May 19, 2011; and

WHEREAS, a public hearing to consider the application was held by the Edgewater Park Planning Board on May 19, 2011, after appropriate public and personal notice was provided to all property owners within 200 feet of the Property, as required by the land development regulations of the Township of Edgewater Park and the statutes of the State of New Jersey;

WHEREAS, the Planning Board after carefully considering the evidence presented by the Applicant in support of his application for a variance for the garage size and maximum allowed impervious coverage, and after the meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

1. The Applicant is the owner of the Property, approximately 20,899 square foot lot, located in the Township's R-2 Single Family Residential Zoning District.
2. The Applicant has submitted an application for variances, providing the Board with a proposed set of plans and testimony.
3. The taxes on the Property are current.

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

5. Proper notice of the application for the variance has been given, based upon the certified list from the Office of the Edgewater Park Tax Assessor.

6. The Applicant is proposing to construct a 748 square foot garage, where a 450 square foot garage is permitted.

7. Based upon the improvements of the proposed garage, the impervious coverage will increase to 21.2%, more than the maximum permitted impervious coverage of 20%.

8. The Applicant testified as follows:

- a. The Applicant will use the garage to store vehicles and yard equipment to make the property more aesthetically pleasing to the neighborhood, by removing from sight cars and yard equipment;
- b. The garage will be a steel building that will have the same colors as his house, and a height of 14 feet;
- c. Lantern type of motion light will be installed in front of the building;
- d. The only utility to the garage will be electricity, simply to provide power for interior and exterior motion lights; and
- e. The garage will have gutters which will direct any drainage to the back of his property and away from his neighbors.

9. The May 19, 2011 hearing was opened to the public without comment.

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

1. The Applicant has submitted a complete set of plans in connection with his application so that the Planning Board has the necessary information to make a decision on the application.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 19th day of May, 2011, that this Board hereby grants to the Applicant variances detailed above for the construction of a garage not to exceed 748 square feet, in accordance with the plans submitted by the Applicant, subject to the following conditions:

1. Proof that the Applicant has applied for the necessary approval(s) from all other agencies having jurisdiction over the Applicant's use of the Property as proposed shall be filed with the Township of Edgewater Park, including but not limited to approval of the Burlington County Planning Board and the Burlington County Soil Conservation District.

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 will be issued.

3. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from any and all other agencies having jurisdiction in this matter, any and all approvals required by law and this approval is specifically conditioned upon the Applicant obtaining those approvals.

4. Subject to the garage not to exceed the maximum area of 748 square feet.

5. Subject to the comments of compliance made by the Applicant at the May 19, 2011, Planning Board Public Hearing.

6. Subject to the comments of the Planning Board Engineer as contained in the April 27, 2011, Review Letter of Environmental Resolutions, Inc. by Thomas J. Miller, PE, PP, CME.

7. Subject to the Applicant posting all necessary maintenance and performance guarantees, and inspection fees that are required for the construction of the garage on the Property.

8. Subject to the Applicant's Escrow Account remaining current. Failure of the Escrow Account to be current will result in the non-issuance of zoning permits, building permits and a certificate of occupancy for the Property.

9. Subject to the Applicant satisfying all conditions of approval in order for the zoning permits, construction permits and certificate of occupancy to be issued.

ROLL CALL VOTE

Those in Favor: 6

Those Opposed: 0

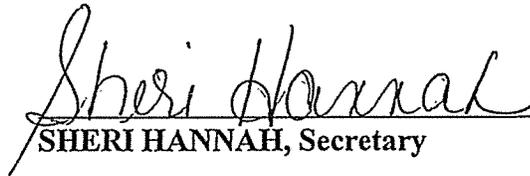
Those Abstaining: 1

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 19, 2011.

EDGEWATER PARK PLANNING BOARD

Attest:



SHERI HANNAH, Secretary

By:



MARIAN JOHNSON, Chairman

Dated: May 19, 2011

Date of Approval: June 16, 2011

Date of Memorialization: June 16, 2011

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
MINUTES
July 21, 2011
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 18, 2011.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on, January 18, 2011.
- C. By filing written notice with the Clerk of the Township on January 18, 2011.

ROLL CALL

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

Alternate 1- Mr. Robbins Alternate 2 Karla Hoffman

Absent: Mr. Kauker

APPROVAL OF MINUTES FROM – June 16, 2011

Motion-Mr. Robinson

Seconded- Mr. Westphal

Voted in the Affirmative: Mr. Aaronson-(with the exception to the Bottom Dollar application), Mrs. Belgard-(with exception to the Silver Park West application), Mayor Booker-(with exception to the Silver Park West application), Mrs. Hall, Mr. Levay, Mr. Charles Robinson, Mr. Robbins-(with exception to the Silver Park West application), Mr. Westphal and Chairman Johnson.

OLD BUSINESS

**Hilda Cramp
Block 501, Lot 1
Site Plan Waiver
Resolution P-06-2011**

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

Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mrs. Hall, Mr. Charles Robinson, and Mr. Westphal.

Motion carried 6,0,0

**Silver Park West
Block 1202.01, Lot 1
Subdivision/ retention basin
Resolution P-07-2011**

**Motion-Mr. Robinson
Seconded-Chairman Johnson**

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

Motion carried 6,0,0

**Bottom Dollar Food Northeast, LLC
Pearson Properties & Associates, LLC
Block 501.01, Lot 1**

**Grocery Store
Preliminary/Final
Resolution P-08-2011**

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

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

Motion carried 7,0,0

NEW BUSINESS

No new Business

MEETING OPEN TO THE PUBLIC

Mr. Hart- attorney for Hilda Cramp. Inquiring as to if Mrs. Cramp will be in front of the Board in August for second application.

Chairman Johnson- If application is found complete by professional she will be heard.

Cathy Murphy- 418 Dauphin Street Riverside. Asking the status of the cardinale property.

Mrs. Belgard- Edgewater Park Crossing looking to come to planning board in September to do a site plan change to have a solar field in back of project along with other changes.

CORRESPONDENCE

No correspondance

ADJOURNMENT

Mr. Levay made a motion to adjourn at 7:25pm and Mr. Robinson seconded.

RESOLUTION NO. P-06-2011

RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD
HILDA V. CRAMP
BLOCK 501, LOT 6

WHEREAS, Hilda V. Cramp has applied to the Planning Board of the Township of Edgewater Park for approval of a waiver from the requirement of providing a new site plan for a proposed new tenant that will occupy certain real property located at 4259 Route 130, known as Block 501, Lot 6 (the "Property") on the Official Tax Map of the Township of Edgewater Park for the purpose of using the existing site plan for the Property, revise to November 8, 2004, prepared by W. H. Nicholson Assoc., P.A.; and

WHEREAS, amended site plans can be required by the Zoning Ordinance whenever vacant commercial buildings are to be occupied by new tenants; and

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

WHEREAS, the Applicant is seeking a waiver from the requirement of providing a new site plan for the Property, even though the Property will have multiple uses on the Property and be occupied by multiple tenants; and

WHEREAS, the application was deemed complete by the Planning Board on June 16, 2011; and

WHEREAS, a public hearing to consider the application was held by the Edgewater Park Planning Board on June 16, 2011, after appropriate public and personal notice was provided to all property owners within 200 feet of the Property, as required by the land development regulations of the Township of Edgewater Park and the statutes of the State of New Jersey;

WHEREAS, the Planning Board after carefully considering the evidence presented by the Applicant in support of her application for a waiver of the requirement of the submission of a new site plan, and after the meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

1. The Applicant is the owner of the Property, consisting of three (3) buildings, one (1) barn and two (2) sheds, located in the Township's C-LI-5 Commercial Light Industrial Zoning District.

2. The Applicant has submitted an application for a waiver of the requirement for a new site plan, provided the Board with an existing site plan for the Property dated November 8,

2004, prepared by W. H. Nicholson Assoc., P.A., and has provided a proposed set of plans and testimony.

3. The taxes on the Property are current.

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

5. Proper notice of the application for the waiver has been given, based upon the certified list from the Office of the Edgewater Park Tax Assessor.

6. The Applicant is proposing to use the Property for businesses including a taxi and limousine service.

7. The Applicant testified as follows:

a. In her lease of the Property with the taxi and limousine service, the Applicant has limited this leasehold tenant to storing of no more than six (6) limousines or taxis on the Property at any one given time;

b. There will be no small busses on the Property;

c. There will not be any typical taxis parked on the Property;

d. 4259B Route 130 will contain the A-1 taxi and limousine business;

e. 4259A Route 130 contains the Acupuncture business; and

f. The rear of the Property contains the Dunphy's Landscaping business.

8. The June 16, 2011 hearing was opened to the public without comment.

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

1. The Applicant has submitted a complete set of plans in connection with her application, so that the Planning Board has the necessary information to make a decision on the application.

2. This application relates to a specific piece of property and the purposes of the zoning laws of the State of New Jersey, and the zoning ordinance of the Township of Edgewater Park would be advanced by the waiver of a new site plan from the zoning ordinance requirements, as requested by the Applicant.

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

herein would substantially outweigh any detriment to the public good as minor subdivision and site plan approval would allow for the development of the Property, and otherwise promote the safety, health and general welfare of the Township.

4. Relief as requested by the Applicant can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 16th day of June, 2011, that this Board hereby grants to the Applicant a waiver from submitting a new site plan for the proposed uses, in accordance with the plan submitted by the Applicant, subject to the following conditions:

1. Proof that the Applicant has applied for the necessary approval(s) from all other agencies having jurisdiction over the Applicant's use of the Property as proposed and shall be filed with the Township of Edgewater Park, including but not limited to approval of the Burlington County Planning Board and the Burlington County Soil Conservation District.

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 will be issued.

3. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from any and all other agencies having jurisdiction in this matter, any and all approvals required by law and this approval is specifically conditioned upon the Applicant obtaining those approvals.

4. Subject to no more than six (6) limousines or taxis being present at any one given time on the Property.

5. Subject to vehicles on the Property limited to passenger sedans.

6. Subject to neither small buses nor typical taxis being present on the Property.

7. Subject to the comments of compliance made by the Applicant at the June 16, 2011, Planning Board Public Hearing.

8. Subject to comments of the Planning Board Engineer as contained in the June 14,

2011, Review Letter of Environmental Resolutions, Inc., by Thomas J. Miller, PE, PP, CME.

9. Subject to the Applicant's Escrow Account remaining current. Failure of the Escrow Account to be current will result in the non-issuance of a certificate of occupancy for the Property.

10. Subject to the Applicant satisfying all conditions of approval in order for the zoning permits, construction permits and certificate of occupancy to be issued.

ROLL CALL VOTE

Those in Favor: 7

Those Opposed: 2

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 June 16, 2011.

EDGEWATER PARK PLANNING BOARD

Attest:

Sheri L. Hannah
SHERI HANNAH, Secretary

By: Marian Johnson
MARIAN JOHNSON, Chairman

Dated: June 16, 2011

Date of Approval: July 21, 2011

Date of Memorialization: July 21, 2011

RESOLUTION NO. P-07-2011

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD
SILVER PARK WEST ESTATES HOMEOWNERS ASSOCIATION
BLOCK 1202.01, LOT 1 AND BLOCK 1202, LOT 1.06
MINOR SUBDIVISION AND SITE PLAN APPROVAL**

WHEREAS, Silver Park West Estates Homeowners Association, has applied to the Planning Board of the Township of Edgewater Park for minor subdivision and site plan approval for property located at Forrestal Drive and Spring Lane, known as Block 1202.01, Lot 1 and Block 1202, Lot 1.06 (the "Property"), for the purpose of subdividing Block 1202.01, Lot 1 containing an existing retention basin and a community recreation center, thereby separating them, with the retention basin being expanded onto an adjoining lot identified as Block 1202, Lot 1.06; and

WHEREAS, the Applicant submitted a proposed minor subdivision plan as well as a survey plan prepared by Wallace Associates, dated December 17, 2010, a plan for a Proposed Retention Basin Expansion, also prepared by Wallace Associates, dated September 21, 2009, and a report titled "Drainage Analysis for the Proposed Expansion of the Existing Retention Basin" dated February 18, 2011; and

WHEREAS, separating the existing retention basin and the community recreation center requires minor subdivision approval and the construction of a new supplemental basin requires a site plan approval by the Edgewater Park Zoning Ordinance; and

WHEREAS, the application was deemed complete by the Planning Board on June 16, 2011; and

WHEREAS, a public hearing to consider the applications was held by the Edgewater Park Planning Board on June 16, 2011; and

WHEREAS, the Applicant represented by Dennis P. McInerney, Esquire, presented evidence to the Board through testimony, plans and other evidence; and

WHEREAS, the Board after carefully considering the evidence presented by the Applicant in support of its application for minor subdivision approval and site plan approval, and after the meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

SILVER PARK WEST HOMEOWNERS ASSOC. – RESOLUTION NO. P-

1. The Applicant has submitted an application for a minor subdivision approval and a site plan approval in the R-AR, Residential Zone – Age Restricted Area.
2. The Applicant proposes to address past failures that occurred as a result of insufficient capacity of drainage in the development by expanding the existing retention basin at Block 1202.01, Lot 1, unto an adjacent lot identified as Block 1202, Lot 1.06.
3. The Applicant proposes to subdivide Block 1202.01, Lot 1, which currently contains a retention basin and the community recreation center and divide them on to separate lots.
4. The taxes on the Property are current.
5. The Applicant has paid and/or posted all required fees and agreed to keep its review escrow current.
6. Notice of the application for minor subdivision and site plan approval has been given, based upon the certified list from the Office of the Edgewater Park Tax Assessor.
7. Dennis P. McInerney, Esquire, presented to the Board the following:
 - a. He represents Silver Park West Estates Homeowners Association, Inc. (the Association), the owner of Block 1202.01, Lot1;
 - b. The Application is submitted to solve the drainage issues that have plagued the development for some time and that the construction of a new supplemental basin will finalize the terms of a court settlement;
 - c. Rosemar Properties, LLC, is the owner of the adjoining Block 1202, Lot 1.06, and is represented by Lisa Willitts, Esquire;
 - d. The Association will comply with the June 9, 2011 review letter from Environmental Resolutions, Inc., the Board’s Planning and Engineering consultant; and
 - e. The minor subdivision will be filed by deed.
8. The Applicant is requesting minor subdivision approval as well as site approval to allow it to subdivide the Property as proposed, and to provide greater utilization for this property.

SILVER PARK WEST HOMEOWNERS ASSOC. – RESOLUTION NO. P-

9. Without minor subdivision approval, the Applicant would be unable to subdivide the Property as proposed, which is otherwise in conformance with the ordinance requirements of the R-AR Zone 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 the zoning ordinance of the Township of Edgewater Park would be advanced by the minor subdivision approval and site plan approval from the zoning ordinance requirements, as requested by the Applicant.

2. The benefits of the deviation from the zoning ordinance requirements specified herein would substantially outweigh any detriment to the public good as the minor subdivision approval as well as the site plan approval will allow for the development of the Property, and otherwise promote the safety, health and general welfare of the Township.

3. Relief as requested by the Applicant can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 16th day of June, 2011, that this Board hereby grants to the Applicant a minor subdivision approval subdividing Block 1202.01, Lot 1, thus creating a new lot to be identified as Block 1202.01, Lot 1.01. Site plan approval is hereby also granted to allow the Applicant to construct a supplemental retention basin on Block 1202, Lot 1.06, in accordance with the plans submitted by the Applicant, subject to the following conditions:

1. Proposed new Block 1201.01, Lot 1.01 shall be consolidated with existing Block 1202, Lot 1.06.

2. Proof that the Applicant has applied for the necessary approval(s) from all other agencies having jurisdiction over the Applicant's use of the Property shall be filed with the Township of Edgewater Park.

3. 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 minor

SILVER PARK WEST HOMEOWNERS ASSOC. – RESOLUTION NO. P-

subdivision plat or deed be signed and any required building permit, certificate of occupancy or zoning permit be issued.

4. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from any and all other agencies having jurisdiction in this matter, any and all approvals required by law and this approval is specifically conditioned upon the Applicant obtaining those approvals.

5. Subject to the comments of compliance made by the Applicant's agents and representatives at the June 16, 2011 Planning Board Public Hearing.

6. Minor Subdivision Approval shall expire 190 days from the date on which the Resolution of municipal approval is adopted unless within such period a plat in conformity with minor subdivision approval and the provisions of the Map Filing Law or a deed clearly describing the approved minor subdivision is filed by the Applicant with the County Recording Officer, the municipal engineer and the municipal tax assessor. The plat or deed shall be signed by the Planning Board Chairman and Secretary prior to filing with the County Recording Office. A copy of this Resolution shall be attached to and recorded with the Subdivision Deed.

7. Subject to the complete revision of the plans and satisfying comments of the Board Engineer, as contained in the June 9, 2011 Review Letter of Environmental Resolutions, Inc., by Rakesh R. Darji, PE, PP, CME, prior to the time any permits are issued for any construction on these lots.

8. Minor subdivision approval shall not be construed as guaranteeing the issuance of building permits to the Applicant. The Applicant and the Owner must comply with all requirements for the issuance of the required building permits for any construction on Block 1202, Lot 1.06.

SILVER PARK WEST HOMEOWNERS ASSOC. – RESOLUTION NO. P-

ROLL CALL VOTE

Those in Favor: 7

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 June 16, 2011.

Attest:

EDGEWATER PARK PLANNING BOARD

Sheri L. Hannah By: Marian Johnson
SHERI HANNAH, Secretary MARIAN JOHNSON, Chairman

Dated: June 16, 2011

Date of Approval: July 21, 2011

Date of Memorialization: July 21, 2011

RESOLUTION NO. P-08-2011

RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD,
PEARSON PROPERTIES & ASSOC., LLC/BOTTOM DOLLAR FOOD
BLOCK 501.01, LOT 1

WHEREAS, Pearson Properties & Associates, LLC, as developer for Bottom Dollar Food Northeast, LLC (hereafter "Applicant"), has applied to the Planning Board of the Township of Edgewater Park for Preliminary and Final major site plan approval for property located at 4225 U.S. Highway 130 South (hereafter "Property") for the purpose of constructing an 18,279 square foot Bottom Dollar grocery store with signage, concrete truck pad, concrete cooler pad, onsite parking, and associated site improvements on the existing vacant lot; and

WHEREAS, certain variances are required in connection with the application for the Preliminary and Final major site plan approval, because the Applicant has not satisfied all of the requirements of the Edgewater Park Zoning Ordinance; and

WHEREAS, the application was deemed complete by the Planning Board on June 16, 2011; and

WHEREAS, a public hearing to consider the application was held by the Edgewater Park Planning Board on June 16, 2011, after appropriate public and personal notice was provided to all property owners within 200 feet of the Property as required by the land development regulations of the Township of Edgewater Park and the statutes of the State of New Jersey; and

WHEREAS, the following exhibits were submitted by the Applicant and offered into evidence at the June 16, 2011 hearing:

- A-1 - Bottom Dollar Food Mission Statement;
- A-2 - Colored version of the Preliminary and Final Major Site Plan, prepared by BH&D Engineering, Inc., dated May 11, 2011;
- A-3 - Exterior View of Proposed Store;
- A-4 - Sample Board of the Façade of the Building; and
- A-5 - Depiction of a Monument Sign.

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

WHEREAS, the Board after carefully considering the evidence presented by the Applicant in support of its application for preliminary and final major site plan approval, and after the meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

Pearson Properties / Bottom Dollar Food – P-

1. Pearson Properties & Associates, LLC, is the developer for Bottom Dollar Food Northeast, LLC, of the 3.7 acre site known as Block 501.01, Lot 1.

2. The Applicant has submitted an application for Preliminary and Final major site plan approval, for variances, and design waivers pertaining to minimum lot area required, lot depth, and size of signs, by providing the Board with a proposed set of plans and testimony.

3. The taxes on the Property are current.

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

5. Proper notice of the application for site plan approval has been given, based upon the certified list from the Offices of the Edgewater Park Tax Assessor and the offices of Willingboro Township Tax Assessor.

6. The Property is located in the Township's Commercial Light Industrial C-LI-5 Zoning District, located on U.S. Highway Route 130 South, just east of Mount Holly Road (County Route 626). The adjacent properties to the north are also located in the Commercial Light Industrial C-LI-5 Zone. Properties across Mount Holly Road to the west are in the C-3 zone. Properties to the south are across U.S. Highway 130 in Willingboro.

7. The Property is currently vacant and was formerly used as a State Police facility.

8. The Applicant is proposing:

- a. A one story building consisting of 18,279 square feet of grocery store space;
- b. Driveway access to U.S. Highway Route 130 South and Mount Holly Road (County Route 626); and
- c. 93 parking spaces.

9. Jeffrey M. Hall, Esquire, represented the Applicant at the Planning Board Public Hearing on June 16, 2011.

10. The following individuals testified on behalf of the Applicant at the Planning Board Public Hearing on June 16, 2011:

- a. Terry Boomer, BH&D Engineering, Inc., of Woodstock, Georgia;
- b. David Denton, P.E., Land Engineering & Surveying Co., Inc.;
- c. Deanna B. Drumm, P.E., Traffic Planning and Design, Inc.;

- d. Robert Johnson, AIA, Robert Johnson Architects of North Carolina;
- e. Matthew Beckham, Pearson Properties and Associates, LLC.

11. The Applicant is requesting the following variances in connection with its application for preliminary and final site plan approval:

- a. A variance from Ordinance Section 16.82.17.D to allow the Applicant to utilize a 3.7 acre lot, where a 5 acre lot is required.
- b. A variance from Ordinance Section 16.82.17.D to permit the minimum lot depth of 440 feet at Mt. Holly Road, where 500 feet is required.
- c. A variance from the Zoning Ordinance requirements to permit an attached sign of approximately 334 square feet, where 40 square feet or 10% of the exterior façade is permitted.
- d. A variance from the Zoning Ordinance requirements to permit light poles each with a height of 31 feet, where a height of 25 feet is permitted.
- e. A variance to permit two (2) monument signs where only one (1) monument sign is permitted by the Zoning Ordinance.
- f. A design waiver from Section 160-89 which requires landscaping be provided in all yards with a minimum planted area of 20 feet in the front yards and 15 feet in the side yards.

12. The Applicant is requesting design standard waivers to permit landscaping screening for the ground level coolers, instead of Ordinance required screening.

13. Terry Boomer, BH&D Engineering, Inc., provided the following testimony:

- a. He is an engineer from Georgia, but is licensed in several states and its application for licensure in New Jersey has been approved;
- b. He is the project manager and has supervised the local engineers' preparation of the plans;
- c. Using Exhibit A-2 he described the layout of the improvements to the Property, using the salient features of the site plan;
- d. Identified 93 parking spaces on the site plan to satisfy demand.

14. David Denton, P.E., Land Engineering, testified as follows:

Pearson Properties / Bottom Dollar Food – P-

- a. He is a licensed New Jersey Engineer who has prepared many storm water management plans;
 - b. He is responsible for the storm water aspects of the site plan;
 - c. He used Exhibit A-2 to demonstrate how storm water will be managed on the site;
 - d. A retention basin with an overflow capacity is proposed for the site.
15. Deanna B. Drumm, P.E., Traffic Planning and Design, Inc., testified as follows:
- a. As a traffic engineer retained by the Applicant, she is continuing to work with NJ State DOT during the approval process;
 - b. She used the Exhibit A-2 plan to discuss and demonstrate how the traffic will flow to, from and around the site;
 - c. The NJ DOT will not allow an ingress/egress unto the jughandle;
 - d. In her professional opinion, for visibility of passing motorists, a front sign is needed that will have four (4) foot high letters, but the sign will exceed the permitted 40 square feet or 10% of the exterior façade requirements.
 - e. Described that two (2) monument signs that are needed, one (1) at each of the access driveways from U.S. Highway 130 South and Mount Holly Road.
16. Robert Johnson, AIA, Robert Johnson Architects, testified as follows:
- a. He is the architect and described the project to the Board using Exhibits A-3 and A-4. He discussed with the Board the architectural style of the building;
 - b. He reviewed the signage on the building and identified the total square footage on the façade Bottom Dollar Food sign as 334.18 feet;
 - c. Light poles 31 feet in height are needed, but they will have very little light spillage and light will be contained on site, without negatively affecting neighboring properties;
 - d. Landscape screening is proposed in lieu of roof top screening required by Ordinance;
 - e. He described the list of materials that will be used to construct the building.

Pearson Properties / Bottom Dollar Food – P-

17. Matthew Beckham, Pearson Properties and Associates, LLC, testified as follows:
 - a. He represents the developer for Bottom Dollar Food, a division of Food Lion;
 - b. Store hours will be from 7:00 a.m. to 10:00 p.m.;
 - c. Deliveries are made during the day, so that employees can unload them during their normal working hours;
 - d. A total of 45 employees are anticipated, of which 15 will be full time;
 - e. His firm is prepared to address each of the items identified in ERI's June 10, 2011 review letter.

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

1. This application relates to a specific piece of property and the purposes of the zoning laws of the State of New Jersey and the zoning ordinance of the Township of Edgewater Park would be advanced by the deviations from the zoning ordinance requirements specified herein, as requested by the Applicant.

2. The benefits of the deviation from the zoning ordinance requirements specified herein would substantially outweigh any detriment to the public good as major site plan and variance approval would allow for the development of the Property, and otherwise promote the safety, health and general welfare of the Township.

3. Relief as requested by the Applicant can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 16th day of June, 2011, that this Board hereby grants to the Applicant the following:

1. Variance approval to permit the following:
 - a. A variance to permit a 3.7 acre lot, where a 5 acre lot is required.
 - b. A variance to permit the minimum lot depth of 440 feet at Mt. Holly Road, where 500 feet is required.
 - c. A variance to permit an attached sign of approximately 334 square feet, where 40 square feet or 10% of the exterior façade is permitted.

Pearson Properties / Bottom Dollar Food – P-

- d. A variance to permit light poles each with a maximum height of 31 feet, where a height of 25 feet is permitted.
- e. A variance to permit two (2) monument signs, where only one (1) monument sign is permitted.

2. Preliminary and Final major site plan approval for the property located at 4225 U.S. Highway 130 South for the purpose of constructing an 18,279 square foot Bottom Dollar grocery store with signage, concrete truck pad, concrete cooler pad, onsite parking, and associated site improvements on the existing vacant lot, in accordance with the plans submitted by the Applicant, subject to the following conditions;

- a. Proof that the Applicant has applied for the necessary approval(s) from all other agencies having jurisdiction over the Applicant's use of the Property shall be filed with the Township of Edgewater Park, including but not limited to approval of the Burlington County Planning Board and the Burlington County Soil Conservation District.
- b. 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.
- c. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from any and all other agencies having jurisdiction in this matter, any and all approvals required by law and this approval is specifically conditioned upon the Applicant obtaining those approvals.
- d. Subject to the comments of compliance made by the Applicant and its agents and representatives at the June 16, 2011 Planning Board Public Hearing.
- e. Subject to the Applicant satisfying the comments of the Planning Board Planner and Engineer, as contained in their June 10, 2011 Review Letter of Environmental Resolutions, Inc., by Thomas J. Miller, PE, PP, CME and Barbara J. Fegley, PP, AICP, except items 5, 9, 10, 12, and 14 of the section entitled "Site Plan Comments".
- f. Subject to the roof top and other screening complying with the Ordinance requirements.
- g. Subject to the Applicant complying with all New Jersey Department of Transportation requirements for any improvements to the U.S. Route 130 South.

Pearson Properties / Bottom Dollar Food – P-

h. Subject to the submission of revised plans complying with the conditions of this Approval and the comments contained in the June 10, 2011 Review Letter from Environmental Resolutions, Inc.

3. Grant design waiver from Section 160-89 which requires landscaping be provided in all yards with a minimum planted area of 20 feet in the front yards and 15 feet in the side yards.

ROLL CALL VOTE

Those In Favor: 7
Those Opposed: 1
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 June 16, 2011.

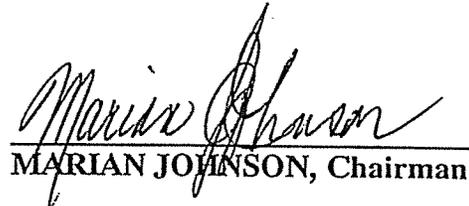
Attest:

EDGEWATER PARK PLANNING BOARD



SHERI HANNAH, Secretary

By:



MARIAN JOHNSON, Chairman

Dated: June 16, 2011

Date of Approval: July 21, 2011

Date of Memorialization: July 21, 2011

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
MINUTES
August 18, 2011
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 18, 2011.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on, January 18, 2011.
- C. By filing written notice with the Clerk of the Township on January 18, 2011.

ROLL CALL

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

Alternate 1- Mr. Robbins Alternate 2 Karla Hoffman

Absent: Mr. Westphal

APPROVAL OF MINUTES FROM – July 21, 2011

Motion- Mr. Robinson

Seconded-Mr. Levay

Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mrs. Hall, Mr. Kauker, Mr. Levay, Mr. Charles Robinson, Mr. Westphal and Chairman Johnson.
Alternate 1- Mr. Robbins, Alternate 2 Karla Hoffman

OLD BUSINESS

NEW BUSINESS

Hilda Cramp Block 501, Lot 1 Site Plan Waiver

*Mrs. Belgard requested to abstain from this application.

Mr. Hart Esq. - attorney for Hilda Cramp

Mr. Alexander and Mrs. Cramp sworn by Tom Coleman, attorney for Edgewater Park Township.

Mrs. Cramp testified that she wants to add a mobile bbq stand to her site plan.

Exhibit- A-1

- Lease of property to Mr. Alexander.
- Application to Burlington County Health Department for the BBQ stand.
- Background check.
- Has NJ tax ID number
- Liability insurance

Mr. Alexander testified that the Liquor store will provide the bathroom service. The business will operate from April to October, Wednesday to Sunday and the hours will be 11AM-8PM.

There will be only one employee, Mr. Alexander.

The trailer is 4'x5' gas grill with a smoker. The equipment contains an exhaust system. Also the trailer contains two waste water tanks that are emptied at a facility in Trenton.

Exhibit A-3- pictures of current equipment

Site Plan Waiver:

Motion- Mr. Kauker

Seconded- Mr. Aaronson

Voted in the Affirmative: Mr. Aaronson, Mayor Booker, Mrs. Hall, Mr. Kauker, and Mr. Robbins Mr. Charles Robinson and Chairman Johnson.

Voted in the negative: Mr. Levay

Motion to add additional Conditions:

Motion- Mr. Robinson

Seconded- Mr. Aaronson

Voted in the Affirmative: Mr. Aaronson, Mayor Booker, Mrs. Hall, Mr. Kauker, Mr. Levay, Mr. Robbins, Mr. Charles Robinson, and Chairman Johnson.

Jose Torres

Block 501 Lot 5

Site Plan Wavier

Dennis Germani-attorney for Jose Torres

Mr. Torres sworn in by tom Coleman

Mr. Torres plans to have a martial arts school in the previous previews building. School now located in flex gym, also has a school in Burlington Township.

Operation hours will be Monday – Friday for the store front. School will run Tues Thursday and Friday, 5PM to 8PM. with the option to expand. Mr. Torres testified that he has 2 other instructors other than himself.

Exhibit a-1 parking agreement with flex gym. This written agreement will allow Mr. Torres to use his parking lot if he had over flow from his parking lot.

Mr. Torres plans to use existing signage and lighting.

Mr. Rakesh Darji made comment as to the handicap parking and a ramp to enter the building. He also testified that the lighting, parking, handicap accessibility are items that have to addresses immediately.

Open to the Public

Maurice Clark- 508 Jamestown Road. - has 2 children that attend the school. He is a very positive with the children.

Closed to the public

Motion for a condition site plan waiver 4241 Rt. 130 South. Condition upon Mr. Torres complying with every regulation or condition of the construction official. Submitting a minor site plan within 90 days showing all the conditions of Mr. Darji office; Environmental Resolutions. A condition of an easement for the use of Flex Gym parking for over flow purposes. If condition of 90 day site plan application is not met this approval will be null and void.

**Motion-Mr. Levay
Seconded- Mr. Kauker**

Voted in the Affirmative: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mrs. Hall, Mr. Kauker, Mr. Levay, Mr. Charles Robinson.

Voted in the Negative: Chairman Johnson

MEETING OPEN TO THE PUBLIC

No comment from the public

CORRESPONDENCE

No correspondence

ADJOURNMENT

Mr. Robinson made a motion to adjourn at 9:17 PM and Mr. Levay seconded.

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
MINUTES
September 15, 2011
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 18, 2011.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on, January 18, 2011.
- C. By filing written notice with the Clerk of the Township on January 18, 2011.

ROLL CALL

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

Absent: Mrs. Belgard, Karla Hoffman

APPROVAL OF MINUTES FROM – August 18, 2011

**Motion-Mr. Robinson
Seconded- Chairman Johnson**

Voted in the Affirmative: Mr. Aaronson, Mayor Booker, Mrs. Hall, Mr. Kauker, Mr. Levay, Mr. Charles Robinson, Mr. Robbins and Chairman Johnson.

Abstained: Mr. Westphal

OLD BUSINESS

**Hilda Cramp
Block 501, Lot 1
Site Plan Waiver
Resolution P-09 -2011**

**Motion- Mr. Robinson
Seconded- Chairman Johnson**

Voted in the Affirmative: Mr. Aaronson, Mayor Booker, Mrs. Hall, Mr. Kauker, Mr. Charles Robinson, Mr. Robbins and Chairman Johnson.

Abstained: Mr. Levay, Mr. Westphal

**Jose Torres
Block 501 Lot 5
Site Plan Wavier
Resolution P-10 -2011**

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

Voted in the Affirmative: Mr. Aaronson, Mayor Booker, Mr. Kauker, Mr. Levay, Mr. Charles Robinson, Mr. Robbins, Mr. Westphal and Chairman Johnson.

NEW BUSINESS

**New Cingular Wireless
Block 204, Lot 2
801 Bridgeboro Road
Site Plan/Use Approval**

Held over until October 20, 2011 meeting.

**DYN – Boys Land LLC
4387 RT 130 South
Block 1801, Lot 4
Photovoltaic System**

Mayor Booker was recused from this application.

Mr. Milstead- Attorney for DYN-BOYS LAND LLC- Golden Dawn Diner

Joe Maffei- Licensed Engineer and Planner; Engineering Design Associates;
sworn in by Thomas Coleman, Solicitor for Edgewater Park Planning Board.

Mr. Maffei testified that to back part of the property there is a retention basin. Also to the right is a car dealer and to the left is a rental property. The proposed project is a ground mounted solar system. It will be located behind the diner. There will be plantings and landscaping that will shade it like a landscape fence.

Mr. Maffei also testified that this project will not create any detriment to the community. It will not be generating any noise. The panels will not create any drainage problems. This would create a small increase in impervious coverage to 50-60 percent. The basin that exists will handle any run off. There will only be minimal removal of existing trees. Mr. Maffei also added that any additional landscaping requested by the board would be added.

Frank Carpino- Contractor for Go Solar, Sworn in by Thomas Coleman, Solicitor for Edgewater Park Planning Board.

Mr. Carpino testified that there are 1345 solar panels to be installed. This project will only be supplying energy to the Diner. It will probably supply the diner with 98 percent of its energy. This will indirectly reduce the neighboring properties electric rate. These panels will not create any glare to any adjacent properties.

Exhibit A-1- Google map of the property

Mr. Carpino testified that the apartment complex will continue to utilize the property that belongs to the diner.

The panels have spaces in between them so that rain will filter through not to create sheets of water. The solar panels start out at 4 Feet and reach a peak of 15-17 feet. The heights of the panels gradually rise at 5 percent.

The maintenance of the grass under the panels will be maintained by the diner.

Raskesh Darji-engineer from ERI, Engineer for Edgewater Park Planning Board, stated that the back part of the property has erosion problems and that the contractor needs to apply for erosion permits and all issues to be resolved.

Mr. Carpino also testified that all control panels will be located under the panels.

Motion-Mrs. Hall
Seconded-Mr. Levay

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

MEETING OPEN TO THE PUBLIC

Linda Quелlette- 419 Delanco Road- Questioning letter sent to her from Stout and Caldwell in regard to an application that has not yet been filed.

Rakesh Darji, ERI Engineering, Planning Board Engineer-The letter was sent by an applicant assuming that they would be on Septembers agenda but at this time no application has been filed.

CORRESPONDENCE

Correspondence gone over.

ADJOURNMENT

Mr. Westphal made a motion at 7:54PM to adjourn and Mr. Levay seconded.

RESOLUTION NO. P-09-2011

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD
HILDA V. CRAMP
BLOCK 501, LOTS 7 AND 8**

WHEREAS, Hilda V. Cramp has applied to the Planning Board of the Township of Edgewater Park for approval of a waiver from the requirement of providing a new site plan for a proposed mobile vendor that will occupy at defined times a portion of certain real property located at 4267 Route 130, known as Block 501, Lots 7 and 8 (the "Property") on the Official Tax Map of the Township of Edgewater Park for the purpose of using the existing site plan for the Property, dated October 4, 2005; and

WHEREAS, amended site plans can be required by the Zoning Ordinance whenever an existing parking lot of a commercial establishment is to be used other than parking; and

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

WHEREAS, the Applicant is seeking a waiver from the requirement of providing a new site plan for the Property, even though the Property will have multiple uses and will be occupied by a mobile vendor; and

WHEREAS, the application was deemed complete by the Planning Board on August 18, 2011; and

WHEREAS, a public hearing to consider the application was held by the Edgewater Park Planning Board on August 18, 2011, after appropriate public and personal notice was provided to all property owners within 200 feet of the Property, as required by the land development regulations of the Township of Edgewater Park and the statutes of the State of New Jersey;

WHEREAS, the Planning Board after carefully considering the evidence presented by the Applicant in support of her application for a waiver of the requirement of the submission of a new site plan, and after the meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

1. The Applicant is the owner of the Property, and surrounding lots consisting of three (3) buildings, one (1) barn and two (2) sheds, located in the Township's C-LI-5 Commercial Light Industrial Zoning District.

2. The Applicant has submitted an application for a waiver of the requirement for a new site plan, provided the Board with an existing Minor Subdivision Plan with notations for the

CRAMP RESOLUTION

Property dated October 4, 2005, and has provided a proposed set of plans, testimony and other evidence.

3. The taxes on the Property are current.

4. The Applicant has paid and/or posted all required fees and agreed to keep her review of the escrow account current.

5. Proper notice of the application for the waiver has been given, based upon the certified list from the Office of the Edgewater Park Tax Assessor.

6. The Applicant is proposing to use the Property for a mobile vendor that sells barbecued foods.

7. Frederick W. Hardt, Esquire, represented the Applicant at the Planning Board Public Hearing on August 18, 2011. He stated that this mobile vendor will help promote commercial activity on the Route 130 corridor, without negative impact to the surroundings.

8. Mr. Hardt and the witnesses used the following exhibits in their presentation:

A-1 – Burlington City Health Department conditions that were placed on Kevin Reynolds. This exhibit is used in an effort to show similar conditions to this Application.

A-2 – information regarding Leon Alexander, showing his background check and the pending permits.

A-3 – an array of photographs of Leon Alexander's existing equipment and facilities.

9. Utilizing the Exhibits, Hilda V. Cramp, the Applicant, testified as follows:

- a. With the existing businesses on the site, she explained that the barbecue vendor is needed;
- b. She explained why Leon Alexander is the right person to undertake the mobile barbecue as a vendor;
- c. Although still in the planning stage, the present plan of operation for the mobile vendor is Wednesday through Sunday between 11 a.m. and 8 p.m., from the summer to the fall seasons;
- d. No employee parking will be needed, because only one (1) employee will be operating the business from inside the mobile unit;
- e. The mobile barbecue's parking will be marked by yellow paint;

CRAMP RESOLUTION

- f. The left side of the building located on the south side of Route 130 will have seven (7) parking spaces for the mobile vendor operation; and
 - g. The site will have two (2) water containers to address any health or safety concerns.
10. Leon Alexander testified as follows:
- a. Two (2) trailers will be on site, one (1) for food, and the other a grilling trailer, both of which will be taken away each night;
 - b. The barbecue grill is 4 feet by 5 feet, will cook only ribs, is gas operated and smoke is controlled by fan;
 - c. The water used for the operation is discharged at a commissary in Trenton, and never at the site;
 - d. If the conditions require it, he has a generator to power any temporary lighting;
 - e. Food is served from the trailer window, and no drinks will be served;
 - f. There will be a trash can for on-site rubbish;
 - g. Clean up will be handled by the Applicant and himself;
 - h. No permanent sign is proposed, only a sign on the trailer;
 - i. He expects that on a good business day, about 50 to 100 customers will frequent the site;
 - j. He has been in this business 15 years;
 - k. He operates the Slims Backyard barbecue;
 - l. He presently is operating in Trenton, New Jersey;
11. The August 18, 2011 hearing was opened to the public – without comment.

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

- 1. The Applicant has submitted a complete set of plans in connection with her application, so that the Planning Board has the necessary information to make a decision on the application.

CRAMP RESOLUTION

2. This application relates to a specific piece of property and the purposes of the zoning laws of the State of New Jersey, and the zoning ordinance of the Township of Edgewater Park would be advanced by the waiver of a new site plan from the zoning ordinance requirements, as requested by the Applicant.

3. The benefits of the deviation from the zoning ordinance requirements specified herein would substantially outweigh any detriment to the public good as the site plan approval would allow for the development of the Property, and otherwise promote the safety, health and general welfare of the Township.

4. Relief as requested by the Applicant can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 18th day of August, 2011, that this Board hereby grants to the Applicant a waiver from submitting a new site plan for the proposed use, in accordance with the plan submitted by the Applicant, subject to the following conditions:

1. Proof that the Applicant has applied for the necessary approval(s) from all other agencies having jurisdiction over the Applicant's use of the Property as proposed and shall be filed with the Township of Edgewater Park, including but not limited to approval of the Burlington County Planning Board and the Burlington County Board of Health.

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 will be issued.

3. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from any and all other agencies having jurisdiction in this matter, any and all approvals required by law and this approval is specifically conditioned upon the Applicant obtaining those approvals.

4. Subject to the operation to be between April 1st and October 31st of each year.

5. Subject to the operation to be from Wednesday to Sunday, between the hours of 11 a.m. and 8 p.m.

6. Subject to Applicant submitting information to the Board Engineer showing where the trailer parking and placement of a stone pad for the trailer will be on the Property.

CRAMP RESOLUTION

7. Subject to Applicant evaluating whether the landscaper can continue to use rear entry avoiding any conflict with the proposed vendor operation.
8. Subject to any park bumpers and parking to be only on pavement.
9. Subject to no placement of permanent signs, but only temporary signs.
10. Subject to the mobile vendor location not being less than 43 feet from the roadway.
11. Subject to no traffic blockage coming from or exiting the roadway.
12. Subject to the owner granting the necessary permissions.
13. Subject to the customers parking in parking spaces, so that they do not block traffic circulation.
14. Subject to trash receptacles being available to customers and vendor.
15. Subject to trash to be cleaned up and removed at the end of each day.
16. Subject to the equipment being removed each day.
17. Subject to no tables or chairs being made available for food consumption.
18. Subject to the comments of compliance made by the Applicant at the August 18, 2011, Planning Board Public Hearing.
19. Subject to comments of the Planning Board Engineer and Planning Board Planner, as contained in their August 8, 2011, Review Letter of Environmental Resolutions, Inc., by Thomas J. Miller, PE, PP, CME, and Barbara J. Fegley, AICP, PP, respectively.
20. Subject to the Applicant's Escrow Account remaining current. Failure of the Escrow Account to be current will result in the non-issuance of a certificate of occupancy for the Property.
21. Subject to the Applicant satisfying all conditions of approval in order for the zoning permits, construction permits and certificate of occupancy to be issued.

ROLL CALL VOTE

Those in Favor: 8

Those Opposed: 0

Those Abstaining: 0

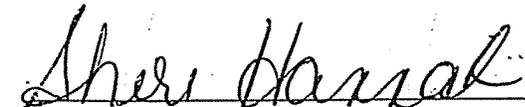
CRAMP RESOLUTION

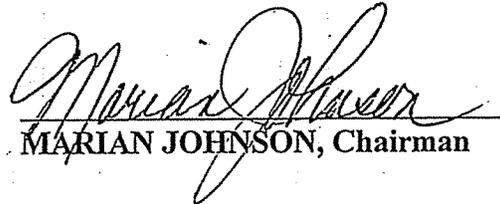
CERTIFICATION

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 August 18, 2011.

EDGEWATER PARK PLANNING BOARD

Attest:


.....
SHERI HANNAH, Secretary

By: 
.....
MARIAN JOHNSON, Chairman

Dated: August 18, 2011

Date of Approval: September 15, 2011

Date of Memorialization: September 15, 2011

Memorialization: September 15, 2011

RESOLUTION NO. P-10 -2011

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD
JOSE L. TORRES, II
BLOCK 501, LOT 5**

WHEREAS, JOSE L. TORRES, II, has applied to the Planning Board of the Township of Edgewater Park for approval of a waiver from the requirement of providing a site plan for a change of permitted use of the property from retail and service to martial arts school at a certain real property located at 4241 Route 130 South, known as Block 501, Lot 5 (the "Property") on the Official Tax Map of the Township of Edgewater Park for the purpose of operating martial arts school and its retail store on the Property; and

WHEREAS, site plans can be required by the Zoning Ordinance whenever the use of the commercial property changes; and

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

WHEREAS, the Applicant is seeking a waiver from the requirement of providing a site plan for the Property, even though the Property will have a changed, but permitted use; and

WHEREAS, the application was deemed complete by the Planning Board on August 18, 2011; and

WHEREAS, a public hearing to consider the application was held by the Edgewater Park Planning Board on August 18, 2011, after appropriate public and personal notice was provided to all property owners within 200 feet of the Property, as required by the land development regulations of the Township of Edgewater Park and the statutes of the State of New Jersey;

WHEREAS, the Planning Board after carefully considering the evidence presented by the Applicant in support of the application for a waiver of the requirement of the submission of a site plan, and after the meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

1. The Applicant is the owner of the Property, located in the Township's C-LI-5 Commercial Light Industrial Zoning District.
2. The Applicant has submitted an application for a waiver of the requirement for a site plan, has provided the Board with a proposed Plan identified as S-1 with notations for the Property, dated June 17, 2011, and has provided testimony and other evidence.
3. The taxes on the Property are current.

TORRES RESOLUTION

4. The Applicant has paid and/or posted all required fees and agreed to keep his review of the escrow account current.

5. Proper notice of the application for the waiver has been given, based upon the certified list from the Office of the Edgewater Park Tax Assessor.

6. The Applicant is proposing to use the Property for a martial arts school and a retail store to sell related equipment.

7. The Applicant at the Planning Board Public Hearing on August 18, 2011, stated that he wants to re-establish the karate/martial arts study, which will help promote commercial activity on the Route 130 corridor, without negative impact to the surroundings.

8. In addition to his application and Plan, Mr. Torres used the following exhibit in his presentation:

A-1 – Agreement with Flex Gym that allows for overflow parking onto the stone parking lot at Flex Gym.

9. Utilizing the Plan and Exhibit, Jose L. Torres, II, the Applicant, testified as follows:

- a. He is asking the Board for a site plan waiver because he needs to get in the Property right away since the lease with Flex Gym ends on September 1, 2011;
- b. In the next two (2) years, his intention is to knock down the existing building and come back in front of the Board with a major site plan application;
- c. If he knocks down the existing building, he will comply with the Route 130 corridor study;
- d. He will re-strip the parking lot and repair it, but will not re-surface it. There will be handicap parking available;
- e. Traffic will circulate around the site from the North to the South direction;
- f. The existing sign will be utilized;
- g. No structural changes will be made, although the roof has been replaced;

TORRES RESOLUTION

- h. For the first year, the karate/martial arts school schedule will be on Tuesdays, Thursdays and Fridays. The retail store will be open for sale of martial arts equipment seven (7) days a week;
 - i. At this time, there will not be any adult students, only between five (5) to fifteen (15) minor aged students are anticipated;
 - j. Although no tournaments will be running at this location, occasionally special training classes will be held;
 - k. No more than two (2) instructors are anticipated, and they may bring some of the students. Some parents will stay during their children's class, while other parents will drop off their children;
 - l. He has been in business in the Township for the past 10 years;
10. The August 18, 2011 hearing was opened to the public:
- a. Mr. Maurice Clark, a patron of Dojo testified in favor of Mr. Torres' application.

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

1. The Applicant has submitted a complete set of plans in connection with his application, so that the Planning Board has the necessary information to make a decision on the application.
2. This application relates to a specific piece of property and the purposes of the zoning laws of the State of New Jersey, and the zoning ordinance of the Township of Edgewater Park would be advanced by the waiver of a site plan from the zoning ordinance requirements, as requested by the Applicant.
3. The benefits of the deviation from the zoning ordinance requirements specified herein would substantially outweigh any detriment to the public good as the site plan waiver approval would allow for the development of the Property, and otherwise promote the safety, health and general welfare of the Township.
4. Relief as requested by the Applicant can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Township.

TORRES RESOLUTION

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 18th day of August, 2011, that this Board hereby grants to the Applicant a waiver from submitting a site plan for the proposed changed use, in accordance with the plan submitted by the Applicant, subject to the following conditions:

1. Proof that the Applicant has applied for the necessary approvals from all other agencies having jurisdiction over the Applicant's use of the Property as proposed and shall be filed with the Township of Edgewater Park, including but not limited to approval of the Burlington County Planning Board and the Burlington County Board of Health.

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 will be issued.

3. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from any and all other agencies having jurisdiction in this matter, any and all approvals required by law and this approval is specifically conditioned upon the Applicant obtaining those approvals.

4. Subject to the Applicant submitting to the Board a minor site plan for the site, to be submitted no later than 90 days from the memorization of this Resolution.

5. Subject to the Applicant to adhere to each zoning officer's condition.

6. Subject to the comments of compliance made by the Applicant at the August 18, 2011, Planning Board Public Hearing.

7. Subject to comments of the Planning Board Engineer and Planning Board Planner, as contained in their August 8, 2011, Review Letter of Environmental Resolutions, Inc., by Thomas J. Miller, PE, PP, CME, and Barbara J. Fegley, AICP, PP, respectively.

8. Subject to the Applicant's Escrow Account remaining current. Failure of the Escrow Account to be current will result in the non-issuance of a certificate of occupancy for the Property.

9. Subject to the Applicant satisfying all conditions of approval in order for the zoning permits, construction permits and certificate of occupancy to be issued.

TORRES RESOLUTION

ROLL CALL VOTE

Those in Favor: 8

Those Opposed: 1

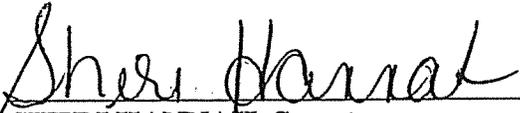
Those Abstaining: 0

CERTIFICATION

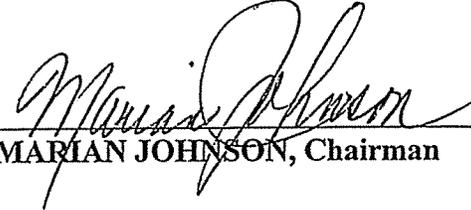
I hereby certify that this foregoing Resolution is a true memorializing resolution, as adopted by the Planning Board of the Township of Edgewater Park in accordance with its decision at its regular meeting on August 18, 2011.

EDGEWATER PARK PLANNING BOARD

Attest:



SHERI HANNAH, Secretary

By: 

MARIAN JOHNSON, Chairman

Dated: August 18, 2011

Date of Approval: September 15, 2011

Date of Memorialization: September 15, 2011

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
MINUTES
October 20, 2011
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 18, 2011.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on, January 18, 2011.
- C. By filing written notice with the Clerk of the Township on January 18, 2011.

ROLL CALL

Present: Mr. Aaronson, Mrs. Belgard, Mayor Booker, Mr. Levay, Mr. Charles Robinson and Chairman Johnson.
Alternate 1- Mr. Robbins

Absent: Mrs. Hall, Mr. Kauker, Karla Hoffman and Mr. Westphal

APPROVAL OF MINUTES FROM – September 15, 2011

Motion- Mr. Robinson
Seconded- Mr. Levay

Voted in the Affirmative: Mr. Aaronson, Mr. Levay, Mr. Charles Robinson, Mr. Robbins and Chairman Johnson.

Abstained: Mrs. Belgard

Mayor Booker and Mrs. Belgard were recused from the meeting at 7:15PM.

OLD BUSINESS

**DYN – Boys Land LLC
4387 RT. 130 South
Block 1801, Lot 4
Photovoltaic System
Resolution P-11-2011**

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

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

NEW BUSINESS

Consideration to Endorse Ordinance 2011-9

**Ordinance No. 2011-9: AN ORDINANCE OF THE TOWNSHIP OF
EDGEWATER PARK, BURLINGTON COUNTY, TO ADDRESS THE
REQUIREMENTS OF THE COUNCIL ON AFFORDABLE HOUSING
(COAH) REGARDING COMPLIANCE WITH THE MUNICIPALITY'S FAIR
SHARE AFFORDABLE HOUSING OBLIGATIONS**

Resolution P-2011-12

**Motion-Mr. Robinson
Seconded- Chairman Johnson**

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

**WAWA
Block 402, Lot2
4167 Rt. 130 South
Request for administrative Approval**

Upon discussion Planning Board Attorney Thomas Coleman and Planning Board Planner Barbara Fegley stated that an Administrative approval was permissible.

**New Cingular Wireless
Block 204, Lot 2
801 Bridgeboro Road
Site Plan/Use Approval**

Christopher Quinn-Attorney for New Cingular Wireless testified that the applicant is requesting to expand site to accommodate faster service. There are nine existing antennas on the tower. They will be replacing six of the existing antennas to six larger antennas. Also Mr. Quinn testified that they will add an additional cabinet on the roof.

Petros Tsoukalas-Civil engineer for Duberry Engineering.

Exhibit A-1 title search

Mr. Tsoukalas testified that this improvement would help cover the gap in coverage for users. He also testified that a structural analysis has been performed and the tower has been deemed structurally sound for the improvements.

Mark Rubin, R F Services Engineers testified that at anytime any of the current antennas become inoperable that they will be removed. Also that if a maintenance bond is required that Cingular Wireless will comply.

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

Voted in the Affirmative: Mr. Aaronson, Mr. Levay, Mr. Charles Robinson, Mr. Robbins and Chairman Johnson.

**Seong Ok Oh/ Edgewater Park Dry Cleaner
Block 322 Lot 1
Use Variance**

Requesting a continuance to November 17, 2011 meeting.

**Motion- Mr. Robins
Seconded- Mr. Aaronson**

Voted in the Affirmative: Mr. Aaronson, Mr. Robbins and Chairman Johnson.

Voted in the Negative: Mr. Levay, Mr. Charles Robinson

MEETING OPEN TO THE PUBLIC

No comment from the public

OTHER BUSINESS

Presentation of proclamations for National Community Planning Month by
Chairman Johnson

CORRESPONDENCE

No Correspondence

ADJOURNMENT

Mr. Levay made a motion to adjourn the meeting at 8:20pm and Mr. Robinson seconded.

RESOLUTION NO. P-11-2011

RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD
DYN-BOYS LAND, LLC
BLOCK 1801, LOT 4

WHEREAS, DYN-Boys Land, LLC has applied to the Planning Board of the Township of Edgewater Park for approval of a Use Variance for the property located at 4387 Rt. 130 South, known as Block 1801, Lot 4 (the "Property") on the Official Tax Map of the Township of Edgewater Park for the purpose of installing a ground mounted Photovoltaic (solar electric) System; and

WHEREAS, variances are required because the Property is located in a C-3 and R-MF zoning districts and the type of structure proposed is not specifically permitted in either zoning district; and

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

WHEREAS, the Applicant is seeking use variance approvals in order to install a ground mounted solar electric system in the rear of the New Golden Dawn Diner, which is presently located on the Property; and

WHEREAS, the application was deemed complete by the Planning Board on September 15, 2011; and

WHEREAS, a public hearing to consider the application was held by the Edgewater Park Planning Board on September 15, 2011, after appropriate public and personal notice was provided to all property owners within 200 feet of the Property, as required by the land development regulations of the Township of Edgewater Park and the statutes of the State of New Jersey;

WHEREAS, the Planning Board after carefully considering the evidence presented by the Applicant in support of their application for use variance for installing the solar electric system in the rear of the existing New Golden Dawn Diner, and after the meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

1. The Applicant is the owner of the Property, approximately a 2.69 acre lot, located in the Township's C-3 Highway Commercial, and R-MF Residential Multi-Family Zoning Districts.

DYN-BOYS LAND, LLC

2. The Applicant has submitted an application for use variance, providing the Board with a proposed set of plans and testimony.

3. The taxes on the Property are current.

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

5. Proper notice of the application for the variance has been given, based upon the certified list from the Office of the Edgewater Park Tax Assessor.

6. The Applicant is proposing to install a ground mounted solar electric system in the rear of the existing New Golden Dawn Diner located along its Rt. 130 frontage on the Property.

7. The proposed structures are not specifically permitted in either of the zoning districts where the Property is situated. Nonetheless, solar energy facilities are considered an "inherently beneficial" use under the Municipal Land Use Law.

8. Side and rear yard landscape setbacks variance is required where 15 feet is proposed and 30 feet is permitted by the Ordinance Section 160-89H(3) when abutting residential uses or zones.

9. Richard M. Milstead, Esquire, represented the Applicant at the Planning Board Public Hearing on September 15, 2011.

10. The following individuals were sworn, qualified and testified on behalf of the Applicant at the Planning Board Public Hearing on September 15, 2011.

11. Joseph Maffei, P.E., Professional Planner, testified as follows:

- a. The character of the property and the zoning characteristics encourage the use of renewable energy, which is a positive criterion in favor of approval.
- b. The proposal is for a ground mounted solar electric system.
- c. Because of its location, the solar electric system is being screened from the Apartments and will not have any detriment to the public good, or to the local zoning plan. Furthermore, there is no noise generated from the

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system and the solar electric panels will sit on concrete pads on the ground.

- d. Due to its location, with respect to the commercial use of the property, the buffer variances are reasonable, and the Applicant will add plantings.
- e. The Applicant will provide the Board's engineer all the planting material information required.

12. Frank Carpino from Go Solar Electric, Inc., testified as follows:

- a. The system will consist of a total of 1,345 panels.
- b. These panels will only service the diner.
- c. The panels will lean forward only 5 degrees.
- d. The Applicant will adhere to all of the ERI requirements outlined in their September 8, 2011 letter.

13. The September 15, 2011 hearing was opened to the public, without comment to this particular application.

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

1. The Applicant has submitted a complete set of plans in connection with his application so that the Planning Board has the necessary information to make a decision on the application.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 15th day of September, 2011, that this Board hereby grants to the Applicant use variance, and side as well as rear yard buffer area variances detailed above for the installation of a ground mounted solar electric system, in accordance with the plans submitted by the Applicant, subject to the following conditions:

1. Proof that the Applicant has applied for the necessary approval(s) from all other agencies having jurisdiction over the Applicant's use of the Property as proposed shall be filed with the Township of Edgewater Park, including but not limited to approval of the Burlington County Planning Board and the Burlington County Soil Conservation District.

2. The fulfillment of all other conditions precedent shall forthwith be reported in

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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 will be issued.

3. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from any and all other agencies having jurisdiction in this matter, any and all approvals required by law and this approval is specifically conditioned upon the Applicant obtaining those approvals.

4. Subject to the height from the ground to the front of the panels to be six (6) feet.

5. Subject to the height from the ground to the back of the panels to be 15-17 feet.

6. Subject to the panels facing Rt. 130, and their back facing the Apartments.

8. Subject to any landscape buffering needed to resolve drainage concerns, without run off onto the neighboring property. The fence around the retention basin will be repaired.

9. Subject to control boxes mounted underneath the panels.

10. Subject to the amount of electricity produced will be about 98% of the electricity used daily by the Diner.

11. Subject to the comments of compliance made by the Applicant at the September 15, 2011, Planning Board Public Hearing.

12. Subject to the comments of the Planning Board Engineer as contained in the September 8, 2011, review letter of Environmental Resolutions, Inc., by Rakesh R. Darji, PE, PP, CME, and Barbara J. Fegley, AICP, PP.

13. Subject to the Applicant posting all necessary maintenance and performance guarantees, and inspection fees that are required for the installation of the ground mounted solar electric system on the Property.

14. Subject to the Applicant's Escrow Account remaining current. Failure of the Escrow Account to be current will result in the non-issuance of zoning permits, building permits and a certificate of occupancy for the Property.

15. Subject to the Applicant satisfying all conditions of approval in order for the zoning permits, construction permits, and paying the applicable impact fees from the Township and outside agencies prior to construction.

ROLL CALL VOTE

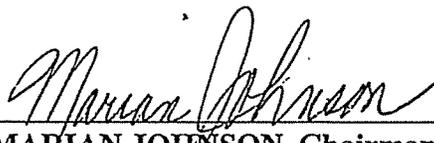
Those in Favor: 7
Those Opposed: 0
Those Abstaining: 0

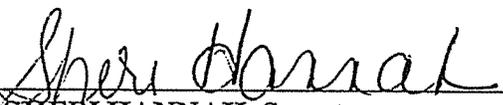
CERTIFICATION

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 September 15, 2011.

EDGEWATER PARK PLANNING BOARD

Attest:

By: 
MARIAN JOHNSON, Chairman


SHERI HANNAH, Secretary

Dated: September 15, 2011

Date of Approval: October 20, 2011

Date of Memorialization: October 20, 2011

RESOLUTION NO. 2011-12

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP
PLANNING BOARD, IN THE COUNTY OF BURLINGTON,
NEW JERSEY ENDORSING EDGEWATER PARK
TOWNSHIP ORDINANCE NO. 2011-9 WHICH ADDRESSES
REQUIREMENTS ESTABLISHED BY THE COUNCIL ON
AFFORDABLE HOUSING REGARDING COMPLIANCE
WITH THE TOWNSHIP'S FAIR SHARE AFFORDABLE
HOUSING OBLIGATIONS**

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 which addresses requirements established by the Council On Affordable Housing regarding compliance with the Township's Fair Share Affordable Housing Obligations;

WHEREAS, through this resolution, the Planning Board wishes to memorialize its findings concerning the review and analysis of proposed Township Ordinance No. 2011-9;

**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. Considering the importance of Township Ordinance No. 2011-9 and in light of the fact that the Planning Board was not provided with a significant amount of time to properly review the same, the Planning Board hesitantly endorses Ordinance No. 2011-9 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 this necessary endorsement to the Township Committee.

Action taken on motion made by Mr. Robinson, Seconded by Chairman Johnson to adopt the Resolution, the following roll call vote was taken.

Planning Board	Yes	No	Abstained
David Levay			X
Charles Robinson	X		
Dennis Robbins	X		
Phil Aaronson	X		
Chairman Marian Johnson	X		

EDGEWATER PARK PLANNING BOARD

Attest:

Sheri Hannah
Sheri Hannah, Secretary

By:

Marian Johnson
MARIAN JOHNSON, Chairman

Dated: October 20, 2011

Date of Approval: October 20, 2011

Date of Memorialization: October 20, 2011

**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
MINUTES
November 17, 2011
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 18, 2011.
- B. By faxing/e-mailing written notice to the Burlington County Times and the Courier on, January 18, 2011.
- C. By filing written notice with the Clerk of the Township on January 18, 2011.

ROLL CALL

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

Alternate 1- Mr. Robbins

Absent: Mayor Booker, Karla Hoffman

APPROVAL OF MINUTES FROM – October 20, 2011

Motion-Mrs. Johnson

Seconded-Mr. Westphal

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

Abstained: Mr. Kauker, Mr. Westphal

OLD BUSINESS

**New Cingular Wireless
Block 204, Lot 2
801 Bridgeboro Road
Site Plan/Use Approval
Resolution P-13-2011**

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

Voted in the Affirmative: Mr. Aaronson, Mr. Levay, Mr. Charles Robinson, Mr. Robins and Chairman Johnson.

NEW BUSINESS

Mrs. Belgard was recused from the meeting at 8:11PM.

**Seong Ok Oh/ Edgewater Park Dry Cleaner
Block 322 Lot 1
Use Variance**

Held over until December 15, 2011

**Motion-Mr. Robinson
Seconded- Mr. Robbins**

Voted in the affirmative: Mr. Aaronson, Mr. Kauker, Mr. Charles Robinson, Mr. Robbins, Mr. Westphal and Chairman Johnson.

Voted in the Negative: Mr. Levay

Consideration to Endorse Resolutions

Ordinance No. 2011-10: First Reading

An Ordinance to Amend Sections of Chapter XVI, Land Development Ordinance and Ordinance No. 2010-4, Township of Edgewater Park, Burlington County, New Jersey

This ordinance will be consider for adoption of final reading and public hearing to be held on December 6, 2011, at 7:00 PM, or shortly thereafter, and place to

which such meeting may be adjourned, in the Municipal Building, 400 Delanco Road, Edgewater Park, New Jersey. At which time and place all persons interested will be given an opportunity to be heard concerning said Ordinance. During the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's office to the members of the general public who shall request the same.

Motion- Mr. Robinson
Seconded- Mr. Robbins

Voted in the Affirmative: Mr. Aaronson, Mr. Kauker, Mr. Levay, Mr. Charles Robinson, Mr. Robbins and Chairman Johnson.

Abstained: Mr. Westphal

Ordinance No. 2011-11: First Reading

An Ordinance of the Township of Edgewater Park Adopting a Redevelopment Plan Pursuant to the Provisions of N.J.S.A. 40A:12A-7
This ordinance will be consider for adoption of final reading and public hearing to be held on December 6, 2011, at 7:00 PM, or shortly thereafter, and place to which such meeting may be adjourned, in the Municipal Building, 400 Delanco Road, Edgewater Park, New Jersey. At which time and place all persons interested will be given an opportunity to be heard concerning said Ordinance. During the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's office to the members of the general public who shall request the same.

Motion- Mr. Robinson
Seconded- Mr. Kauker

Voted in the Affirmative: Mr. Aaronson, Mr. Kauker, Mr. Levay, Mr. Charles Robinson, Mr. Robbins and Chairman Johnson.

Abstained: Mr. Westphal

MEETING OPEN TO THE PUBLIC

Kathy Murphy 418 Dolphin Street, Riverside-Mrs. Murphy had concerns with the wording of the Ordinances given by Township Committee.

Berge Tumain- Planning Board Attorney referred Mrs. Murphy to Township Committee to get clarification.

Mary Varsaci-1012 Bridgeboro Road- Mrs. Varsaci also had concerns with the wording of the ordinances given by Township committee.

Berge Tumain- Planning Board Attorney referred Mrs. Murphy to Township Committee to get clarification.

CORRESPONDENCE

No correspondence

ADJOURNMENT

Mr. Levay made a motion to adjourn at 9:03 and Mr. Robinson seconded.

RESOLUTION NO. P-13-2011

**RESOLUTION OF THE EDGEWATER PARK TOWNSHIP PLANNING BOARD
NEW CINGULAR WIRELESS PCS, LLC (AT&T)
BLOCK 204, LOT 2**

WHEREAS, New Cingular Wireless PCS, LLC (D/B/A AT&T) has applied to the Planning Board of the Township of Edgewater Park for approval of a Minor Site Plan, Use and Conditional Use Variances for the property located at 801 Bridgeboro Road, known as Block 204, Lot 2 (hereinafter referred to as the "Property") on the Official Tax Map of the Township of Edgewater Park for the purpose of installing three (3) new panel antennas on an existing 150 feet high water tank and adding a new equipment cabinet placed on an existing platform on the building roof on the Property; and

WHEREAS, an amendment to the site plan is required because the Applicant is proposing to add panel antennas and an equipment cabinet to the previously approved existing telecommunication facility; Use and conditional use variances are required because the Property is located in an I, General Industrial zoning district, which is permitted but requires the equipment to be secured with a six (6) feet high chain-linked fence, with a locked gate to which the Township shall be given access for emergency purposes; and

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

WHEREAS, the Applicant is seeking minor site plan approval, use and conditional use variance approvals in order to install three (3) panel antennas on an existing 150 feet high water tank and also installing a new equipment cabinet mounted on a steel platform at the base of the water tower that is presently located on the Property; and

WHEREAS, the application was deemed complete by the Planning Board on October 20, 2011; and

WHEREAS, a public hearing to consider the application was held by the Edgewater Park Planning Board on October 20, 2011, after appropriate public and personal notice was provided to all property owners within 200 feet of the Property, as required by the land development regulations of the Township of Edgewater Park and the statutes of the State of New Jersey;

WHEREAS, the Planning Board after carefully considering the evidence presented by the Applicant in support of their application for minor site plan approval, use variance, and

NEW CINGULAR WIRELESS PCS, LLC (AT&T)

waivers for installing the additional antennas and new equipment cabinet at the existing telecommunication facility on the Property, and after the meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

1. The Applicant is a Corporation, which leases space at the site on a long term basis, and occupies areas located at 801 Bridgeboro Road, (Block 204, Lot 2), a lot area totaling 15.98 acres, in the I General Industrial Zoning District. The leased space is used primarily by the Applicant for telecommunication purposes, which is permitted as conditional use in this zoning district. The Applicant requests to modify and expand the existing telecommunication facility by adding three (3) Long Term Evolution (LTE) antennas on the existing water tower and place an additional equipment cabinet on an existing platform on the roof of an existing building on the Property.
2. The Applicant has submitted an application for a minor site plan, use variance, and waivers providing the Board with a proposed set of plans and testimony.
3. The taxes on the Property are current.
4. The Applicant has paid and/or posted all required fees and agreed to keep their review escrow current.
5. Proper notice of the application for the variance has been given, based upon the certified list from the Office of the Edgewater Park Tax Assessor.
6. The Applicant is proposing to install three (3) LTE 4G antennas on the existing water tower and place an additional equipment cabinet on an existing platform on the roof of an existing building on the Property.
7. The proposed antennas and equipment at the existing Telecommunication facility is permitted as a conditional use if it is secured by a six (6) feet high chain-linked fence with a locked gate that would provide the Township access in case of emergency conditions. Use variance is required because the site does not meet the condition as the water tower is surrounded by an existing building. Waivers are required because minor site plans require an updated survey, elevation information, and other site plans and details are required by Township Ordinance.

NEW CINGULAR WIRELESS PCS, LLC (AT&T)

8. Christopher J. Quinn, Esquire, of the law firm Day Pitney, LLP, represented the Applicant at the Planning Board Public Hearing held on October 20, 2011. He represented that the applicant is trying to expand their service area with the goal to accommodate LTE 4G type networks and is modifying existing properties to accommodate the demand by the public for additional services from their wireless devices, which is a positive criterion in favor of approval.

9. The following individuals were sworn, qualified and testified on behalf of the Applicant at the Planning Board Public Hearing on October 20, 2011.

10. Petros E. Tsoukalas, Project Manager, with Dewberry, testified as follows:

- a. The three (3) panel antennas will be installed at the center line height of 146 feet and top elevation of 150 feet on the existing high water tank.
- b. The applicant is a tenant on the tank.
- c. He certifies that the Applicant's existing antennas on the tank are still in use, and are not discontinued.
- d. The new equipment cabinet will be installed on an existing platform on an existing building roof.

11. Mark Rubin, testified as follows:

- a. Any 2G or 3G antennas not used in the future will be removed.
- b. Applicant is replacing an existing antenna with a new antenna, and adding three (3) additional antennas, for a total of 9 antennas, which will fill a gap in wireless service.
- c. Although the new 4G antennas are focused on data, all 2G, 3G, and 4G antennas at the site are utilized.
- d. The Applicant needs to add these antennas because they emit 700 Mhz, which is required to keep up with competitors.
- e. The new antennas are a modification of applicant's existing technology to keep up with customer demand.

12. The October 20, 2011 hearing was opened to the public, without comment to this

NEW CINGULAR WIRELESS PCS, LLC (AT&T)

particular application.

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

1. Applicant has submitted a complete set of plans in connection with its application so that the Planning Board has the necessary information to make a decision on the application.

2. The benefits of the deviation from the ordinance requirements specified herein would substantially outweigh any detriment to the public good, as minor site plan, use variance and waiver approvals would allow for the development of the Property, and will otherwise promote the safety, health and general welfare of the Township.

3. Relief as requested by the Applicant can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the plans and zoning ordinance of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 20th day of October, 2011, that this Board hereby grants to the Applicant minor site plan approval, use variance for the site waiving the six (6) feet high chain-linked fence coated with vinyl and a locked gate, and also grants waivers of (1) a new survey, (2) a requirement not permitting buildings within 200 feet of the site, and (3) a requirement of finished grades, for the installation of three (3) new panel antennas and a new equipment cabinet, in accordance with the plans submitted by the Applicant, subject to the following conditions:

1. Proof that the Applicant has applied for the necessary approvals from all other agencies having jurisdiction over the Applicant's use of the Property as proposed shall be filed with the Township of Edgewater Park, including but not limited to approval of the Burlington County Planning Board.

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 will be issued.

3. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from any and all other agencies having jurisdiction in this matter, any

NEW CINGULAR WIRELESS PCS, LLC (AT&T)

and all approvals required by law and this approval is specifically conditioned upon the Applicant obtaining those approvals.

4. Subject to the submission of a Performance Bond or assurances satisfactory to the Township attorney that will cause the antennas, supporting tower, equipment cabinets and related improvements to the land to be removed at no cost to the Township when no longer operative (defined as less than 10% of its maximum permitted capacity), for a period of 12 months.

5. Subject to Applicant providing the Township a report every three (3) years certifying the Applicant's antennas in use, and if they meet applicable safety requirements. Such a report shall be provided whether antenna arrays are modified, and shall include a detailed listing of all the Applicant's antennas and equipment in use or discontinued. A satisfactory insurance company inspection report shall be deemed to meet this requirement.

6. Subject to the comments of compliance made by the Applicant at the October 20, 2011, Planning Board Public Hearing.

7. Subject to the comments of the Planning Board Engineer as contained in the August 29, 2011, review letter of Environmental Resolutions, Inc., by Barbara J. Fegley, AICP, PP, Planning Board Planner and Rakesh R. Darji, PE, PP, CME, Planning Board Engineer.

8. Subject to the Applicant posting all necessary maintenance and performance guarantees, and inspection fees that are required.

9. Subject to the Applicant's Escrow Account remaining current. Failure of the Escrow Account to be current will result in the non-issuance of zoning permits, building permits and a certificate of occupancy for the Property.

10. Subject to the Applicant satisfying all conditions of approval in order for the zoning permits, construction permits, and paying the applicable impact fees from the Township and outside agencies prior to construction.

NEW CINGULAR WIRELESS PCS, LLC (AT&T)

ROLL CALL VOTE

Those in Favor: 5
Those Opposed: 0
Those Abstaining: 0

CERTIFICATION

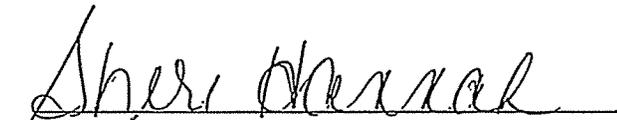
I hereby certify that this foregoing Resolution is a true memorializing resolution, as adopted by the Planning Board of the Township of Edgewater Park in accordance with its decision at its regular meeting on October 20, 2011.

EDGEWATER PARK PLANNING BOARD

Attest:

By:


MARIAN JOHNSON, Chairman


SHERI HANNAH, Secretary

Dated: November 17, 2011

Date of Approval: October 20, 2011

Date of Memorialization: November 17, 2011