

RESOLUTION NO. P – 1 – 2026

NOTICE OF SCHEDULED MEETINGS

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

REGULAR MONTHLY OFFICIAL PUBLIC MEETINGS

All such meetings to be held at 7:00 PM at the Municipal Building, 400 Delanco Road, Edgewater Park, New Jersey. Formal action may be taken at any and all scheduled meetings. Planning Board reserves the right to enter into closed session. The Planning Board also reserves the right to schedule additional meetings on an "As Needed" basis.

RESOLUTION BY CONSENT AGENDA

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

CERTIFICATION

I, PATRICIA CAHALL, Secretary of the Planning Board of the Township of Edgewater Park, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and accurate copy of the resolution adopted by the Planning Board of the Township of Edgewater Park, County of Burlington, State of New Jersey, at its Re-Organization Meeting held on Thursday, January 8, 2026 at the Edgewater Park Municipal Building at 7:00 p.m.



PATRICIA CAHALL
Planning Board Secretary

RESOLUTION NO. P – 2 – 2026

OPEN PUBLIC MEETINGS ACT

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

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

- Section 1. All advance written notices of the Planning Board meetings shall be posted by the Secretary on the Official Bulletin Board located in the Township Municipal Building.
- Section 2. All advance written notices of the Planning Board meetings shall be given to the two newspapers: Burlington County Times & Courier Post.
- Section 3. All advance written copies notices of the Planning Board meetings through-out the year shall be mailed to all persons requesting copy of the same, after payment by such persons of fee of \$50.00, News Media shall be exempt from such fees.
- Section 4. The schedule of regular official Planning Board meetings and regular work sessions for the period from and after this reorganization meeting in January 8, 2026, shall be in accordance with Resolution #P-1-2026, designating the dates, times and places of such meetings which incorporated within this Resolution by reference.

RESOLUTION BY CONSENT AGENDA

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

CERTIFICATION

I, **Patricia Cahall**, Secretary of the Planning Board of the Township of Edgewater Park, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and accurate copy of the resolution adopted by the Planning Board of the Township of Edgewater Park, County of Burlington, State of New Jersey, at its Re-Organization Meeting held on Thursday, January 8, 2026 at the Edgewater Park Municipal Building at 7:00 p.m.

Patricia Cahall
 Patricia Cahall
 Planning Board Secretary

RESOLUTION NO. P - 3 – 2026

AUTHORIZING AWARD OF CONTRACTS FOR PROFESSIONAL SERVICES

Whereas there exists a need for Solicitor, Engineer and Planner and;

Whereas Requests for Qualifications and Proposals were solicited through a fair and open process in accordance with N.J.A.C. 19:44A-20.5 et seq.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Edgewater Park, in the County of Burlington, and the State of New Jersey, that the Chairperson and Planning Board Secretary are hereby authorized and directed to execute agreements for the following qualified professionals:

SECTION I:

- | | | |
|----|---------------------------------|-----------|
| A: | Environmental Resolutions, Inc. | Engineer |
| B: | Environmental Resolutions, Inc. | Planner |
| C: | Raymond, Coleman, Heinhold, LLP | Solicitor |

SECTION II:

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

Pursuant to N.J.S.A. 40A: 11-5(1) (a) the following information is set forth:

- A. Duration of Contracts: All terms are for one-year.
- B. Amount of Contracts: All specified per contract and budget appropriation.
- C. This resolution and the above-mentioned contracts will be on file and available to the public inspection in the office of the Clerk of the Township of Edgewater Park.

SECTION III

This resolution shall be printed once in the "Burlington County Times" and the "Courier Post" as required by law within ten days of its adoption.

RESOLUTION BY CONSENT AGENDA

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

NAME	YES	NO	REFUSED	ABSTAINED	ABSENT
Chairwoman Johnson					
Mr. Black					
Ms. D'Errico					
Mr. Williams					

CERTIFICATION

I, PATRICIA CAHALL, Secretary of the Planning Board of the Township of Edgewater Park, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and accurate copy of the resolution adopted by the Planning Board of the Township of Edgewater Park, County of Burlington, State of New Jersey, at its Re-Organization Meeting held on Thursday, January 8, 2026 at the Edgewater Park Municipal Building at 7:00 p.m.

PATRICIA CAHALL
Planning Board Secretary

RESOLUTION NO. P-4-2026

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

WHEREAS, N.J.S.A. 40:55D-70. 1 requires the board of adjustment at least once a year, to review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any and to provide the report and resolution to the governing body and the planning board; and

NOW, THEREFORE BE IT RESOLVED by the Edgewater Park Township Planning Board, County of Burlington and State of New Jersey that in its capacity as a zoning board of adjustment heard the following variance applications during 2025 and that the memorializing resolutions are, if applicable, on file in Township Municipal Building.

Applicant	Property	Result	Description/First Paragraph of Resolution
Hearing Date	Block & Lot	Resolution #	
Edgewater Park Senior Apts.	210 Delanco Road	Approved	Bulk "C" variance for minimum lot width within the R-2 zone. Flag Lots. The resultant lot 11.02 meets the definition of a flag lot.
2/20/2025	502 / 11.02	P-5-2025	
David D. Park JR	301 Woodlane Rd	Approved	Bulk variance for the purpose of constructing an addition to the existing single family residential dwelling.
2/20/2025	1601 / 34	P-7-2025	
Matthew Klish	1019 Cooper St.	Approved	Bulk and use variance for the purpose of constructing an one thousand eight hundred square foot pole barn for the storage of commercial vehicles and business supplies for the applicants plumbing business.
5/15/2025	205 / 3.01	P-11-2025	
Baris Uslu	26 Washington Ave.	Approved	Bulk variance for the purpose of constructing a front porch addition to the existing single family residential dwelling.
9/18/2025	802 / 8	P-12-2025	
EPS Holdings, LLC	801 Bridgeboro Rd.	Approved	Variance pursuant to N.J.S.A. 40:55d-70(c) two were required to comply with the requirements for an accessory structure and sign.
10/16/2025	204 / 2	P-13-2025	
Jonathan and Caitlin McLaughlin	303 Warren St.	Approved	Bulk variance for the purpose of an in-kind replacement of existing fence on their residential dwelling.
11/20/2025	1702 / 2	P/15/2025	

AION Woodlane Crossing LLC	1020 Woodlane Rd.	Approved	Bulk variance for the purpose of constructing a six hundred square foot pavillion on a one thousand two hundred square foot patio within the Orchard Apartments development.
11/20/2025	1801 / 2	P-16-2025	

RESOLUTION BY CONCENT AGENDA

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

CERTIFICATION

I, **PATRICIA CAHALL**, Secretary of the Planning Board of the Township of Edgewater Park, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and accurate copy of the resolution adopted by the Planning Board of the Township of Edgewater Park, County of Burlington, State of New Jersey, at its Re-Organization Meeting held on Thursday, Janaury 8, 2026 at the Edgewater Park Municipal Building at 7:00 p.m.

PATRICIA CAHALL
PLANNING BOARD SECRETARY

RESOLUTION NO. P-5- 2026

**RESOLUTION OF THE PLANNING BOARD
OF THE TOWNSHIP OF EDGEWATER PARK, COUNTY OF BURLINGTON
FINDING TOWNSHIP ORDINANCE NO. 2026-02,
REPEALING AND REPLACING CHAPTER 120
OF THE EDGEWATER PARK TOWNSHIP CODE,
NOT INCONSISTENT WITH THE MASTER PLAN OF THE
TOWNSHIP OF EDGEWATER PARK**

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

WHEREAS, at its February 17, 2026 meeting, Township Committee introduced Ordinance No. 2026-02, entitled **“AN ORDINANCE TO REPEAL CHAPTER 120, “AFFORDABLE HOUSING”, ARTICLES I, II and III, AND REPLACE WITH NEW CHAPTER 120, “AFFORDABLE HOUSING”** (the “2026 Affordable Housing Ordinance”) to address the Township’s compliance with its Fair Share Affordable Housing Obligations as recognized and mandated by the New Jersey Supreme Court and New Jersey Legislature in So. Burl. Co. NAACP v. Mount Laurel, 92 N.J. 158, (1983) (“Mount Laurel II”) and the Fair Housing Act, N.J.S.A. 52:27D-301, et seq., and has referred the 2026 Affordable Housing Ordinance to the Planning Board for the Planning Board’s Master Plan consistency review and recommendation;

WHEREAS, through this resolution, the Planning Board wishes to memorialize its findings concerning the review and analysis of the proposed amendments to the Township Code.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING BOARD OF THE TOWNSHIP OF EDGEWATER PARK, IN THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY THAT:

1. The amendments to Chapter 120 of the Code of the Township of Edgewater Park, as set forth in Ordinance 2026-02 introduced by the Township Committee on February 17, 2026, having been previously reviewed by the Consulting Engineer, Planner and Solicitor to the Planning Board and no objection having been identified, are hereby found by this Board to be not inconsistent with the Master Plan of the Township of Edgewater Park.

2. The amendments set forth in the 2026 Affordable Housing Ordinance are required to implement the affordable housing mechanisms included in the Township's Fourth Round Housing Element and Fair Share Plan of the Township of Edgewater Park, adopted by the Planning Board on May 15, 2025 and endorsed by the Township Committee on May 20, 2025 and are, therefore, not inconsistent with the Township's Fourth Round Housing Element of the Master Plan.

3. This Resolution shall constitute the report of the Planning Board required pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-26) for the Planning Board's review of the Township's proposed 2026 Affordable Housing Ordinance.

4. The Planning Board's Solicitor, Consulting Engineer, Planner and Board Secretary are hereby further authorized to undertake any and all action to forward this Resolution to the Township Committee for their consideration prior to adoption of the 2026 Affordable Housing Ordinance.

5. This Resolution shall take effect immediately.

Board Member	Yes	No	Abstain	Absent	Motion
Marian Johnson, Chairperson					
Kenneth Kauker, Vice Chairperson					
Sarah Cannon-Moye, Class I					
Phillip Aaronson, Class II					
Stephen Malecki, Class III					
Edward Black, Class IV					
Gwendolyn Bonner, Class IV					
Vincent Smith, Class IV					
Bonnie Tumminia, Class IV					
Sharon D'Errico, Alt.1					
Anthony Williams, Alt. 2					

CERTIFICATION

I, **PATRICIA CAHALL**, Secretary of the Planning Board of the Township of Edgewater Park, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and accurate copy of the resolution adopted by the Planning Board at its Regular Meeting held on February 19, 2026 at the Edgewater Park Municipal Building at 7:00 p.m.



PATRICIA CAHALL
Planning Board Secretary