



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Agenda

January 15, 2026 at 7:00 PM

I. MEETING CALLED TO ORDER- *Chairwoman Johnson*

II. FLAG SALUTE- *Chairwoman Johnson*

III. STATEMENT OF THE MINUTES

Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 2, 2026; written notice was emailed to the Burlington County Times and the Courier Post on December 26, 2025; written notice was filed with the Clerk of the Township on January 2, 2026.

❖ OATH OF OFFICE

Will the appointees that did not take the oath at the Planning Board Re-Organization meeting, please come forward to receive the Oath of Office, administered by, _____?

1. **Class IV Member** for unexpired term: Bonnie Tumminia

IV. ROLL CALL:

Class I: Mrs. Cannon-Moye

Class II: Mr. Aaronson

Class III: Mr. Malecki

Class IV: Chairwoman Johnson, Mr. Kauker, Mr. Smith, Ms. Bonner, Mrs. Tumminia, Mr. Black,

Alternates: Ms. D'Errico, Mr. Williams

Attorney: Thomas Coleman; **Engineer:** Ryan McCarthy **Planner:** Patrick VanBernum.

V. APPROVAL OF MINUTES

December 18, 2025

VI. COMPLETENESS DETERMINATION-

1. **Flagg Memorial Church** - 1300 Mount Holly Road. Block: 502, Lot: 8

Use variance for a storage accessory structure to a multipurpose building for congregating and Church-related activities within the R-2 Single-Family Residential District. Deemed Incomplete. Environmental Completeness Review Letter dated December 17, 2025.

VII. OLD BUSINESS – None

VIII. NEW BUSINESS- None

IX. ADOPTION OF RESOLUTIONS



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Public Agenda**

January 15, 2026 at 7:00 PM

1. **P-17-2025 Dolgen Corp, LLC.** 1147 Coper Street. Block: 502 Lot: 29.02. Minor site plan and bulk variance for the purpose of constructing site improvements at the existing Dollar General Market.

X. CORRESPONDENCE –

1. **Environment Resolutions-** Flagg Memorial Church. 1300 Mount Holly Road. Block: 502 Lot: 8. Completeness Review letter dated December 17, 2025.
2. **Resolution-P-17-2025.** Dolgen Corp, LLC. 1147 Cooper Street. Block: 502, Lot: 29.02.
3. Minutes from the 2026 Reorganization Meeting held on January 8, 2026.

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Agenda

March 19, 2026 at 7:00 PM

I. MEETING CALLED TO ORDER- *Chairwoman Johnson*

II. FLAG SALUTE- *Chairwoman Johnson*

III. STATEMENT OF THE MINUTES

Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 2, 2026; written notice was emailed to the Burlington County Times and the Courier Post on December January 2, 2026; written notice was filed with the Clerk of the Township on January 2, 2026.

IV. ROLL CALL:

Class I: Mrs. Cannon-Moye

Class II: Mr. Aaronson

Class III: Mr. Malecki

Class IV: Chairwoman Johnson, Mr. Kauker, Mr. Smith, Ms. Bonner, Mrs. Tumminia, Mr. Black,

Alternates: Ms. D'Errico, Mr. Williams

Attorney: Thomas Coleman; **Engineer:** Ryan McCarthy **Planner:** Patrick VanBernum.

V. APPROVAL OF MINUTES

February 19, 2026

VI. COMPLETENESS DETERMINATION-

Mavis Tire Supply, LLC- 4331 U.S. Route 130. Block: 1202.11 Lot: 22

1. Major site plan and variance. Deemed complete. To be heard under New Business.

VII. OLD BUSINESS – None

VIII. NEW BUSINESS- Mavis Tire Supply, LLC- 4331 U.S. Route 130. Block: 1202.11 Lot: 22

Major site plan and variance. Proposes to convert the existing auto repair garage to a discount tire store.

The conversion to include building facades, signage, sidewalk, parking lot re-stripping and interior building improvements.

*Testimonies and evidence presented by the applicant followed by board discussion and questions

*Chairwoman Johnson opens the meeting to the public.

*Chairwoman Johnson request motion from the board to accept the application.

*Motion to accept application

IX. ADOPTION OF RESOLUTIONS – None



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Public Agenda**

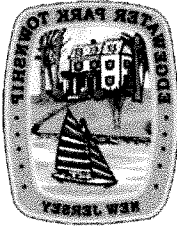
March 19, 2026 at 7:00 PM

X. CORRESPONDENCE –

1. **Environment Resolutions- Mavis Tire Supply, LLC-** 4331 U.S. Route 130. Block: 1202.11
Lot:22. Completeness Review. Major site plan and variance.

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Agenda

April 16, 2026 at 7:00 PM

I. MEETING CALLED TO ORDER- *Chairwoman Johnson*

II. FLAG SALUTE- *Chairwoman Johnson*

III. STATEMENT OF THE MINUTES

Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 2, 2026; written notice was emailed to the Burlington County Times and the Courier Post on December January 2, 2026; written notice was filed with the Clerk of the Township on January 2, 2026.

IV. ROLL CALL:

Class I: Mrs. Cannon-Moye

Class II: Mr. Aaronson

Class III: Mr. Malecki

Class IV: Chairwoman Johnson, Mr. Kauker, Mr. Smith, Ms. Bonner, Mrs. Tumminia, Mr. Black,

Alternates: Ms. D'Errico, Mr. Williams

Attorney: Thomas Coleman; **Engineer:** Ryan McCarthy **Planner:** Patrick VanBernum.

V. APPROVAL OF MINUTES

March 19, 2026

VI. COMPLETENESS DETERMINATION- None

VII. OLD BUSINESS – None

VIII. NEW BUSINESS- None

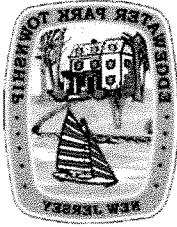
IX. ADOPTION OF RESOLUTIONS – P-16-2026 Mavis Tire Supply, LLC. Route 130. Block: 1202.11 Lot: 22. Major site plan and variance. Proposes to convert the existing auto repair garage to a discount tire store. The conversion to include building facades, signage, sidewalk, parking lot re-stripping and interior building improvements.

X. CORRESPONDENCE –

1. Resolution: **P-6-2026-** Mavis Tire Supply, LLC
4331 U.S. Route 130. Block: 1202.11 Lot:22. Major site plan and variance.

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Agenda

April 16, 2026 at 7:00 PM

I. MEETING CALLED TO ORDER- *Chairwoman Johnson*

II. FLAG SALUTE- *Chairwoman Johnson*

III. STATEMENT OF THE MINUTES

Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 2, 2026; written notice was emailed to the Burlington County Times and the Courier Post on December January 2, 2026; written notice was filed with the Clerk of the Township on January 2, 2026.

IV. ROLL CALL:

Class I: Mrs. Cannon-Moye

Class II: Mr. Aaronson

Class III: Mr. Malecki

Class IV: Chairwoman Johnson, Mr. Kauker, Mr. Smith, Ms. Bonner, Mrs. Tumminia, Mr. Black,

Alternates: Ms. D'Errico, Mr. Williams

Attorney: Thomas Coleman; **Engineer:** Ryan McCarthy **Planner:** Patrick VanBernum.

V. APPROVAL OF MINUTES

March 19, 2026

VI. COMPLETENESS DETERMINATION- None

VII. OLD BUSINESS – None

VIII. NEW BUSINESS- None

IX. **ADOPTION OF RESOLUTIONS – P-16-2026** Mavis Tire Supply, LLC. Route 130. Block: 1202.11 Lot: 22. Major site plan and variance. Proposes to convert the existing auto repair garage to a discount tire store. The conversion to include building facades, signage, sidewalk, parking lot re-stripping and interior building improvements.

X. CORRESPONDENCE –

1. Resolution: **P-6-2026**- Mavis Tire Supply, LLC
4331 U.S. Route 130. Block: 1202.11 Lot:22. Major site plan and variance.

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD

Public Agenda

May 21, 2026 at 7:00 PM

I. MEETING CALLED TO ORDER- *Chairwoman Johnson*

II. FLAG SALUTE- *Chairwoman Johnson*

III. STATEMENT OF THE MINUTES

Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 2, 2026; written notice was emailed to the Burlington County Times and the Courier Post on December January 2, 2026; written notice was filed with the Clerk of the Township on January 2, 2026.

IV. ROLL CALL:

Class I: Mrs. Cannon-Moye

Class II: Mr. Aaronson

Class III: Mr. Malecki

Class IV: Chairwoman Johnson, Mr. Kauker, Mr. Smith, Ms. Bonner, Mrs. Tumminia, Mr. Black,

Alternates: Ms. D'Errico, Mr. Williams

Attorney: Thomas Coleman; **Engineer:** Ryan McCarthy **Planner:** Patrick VanBernum.

V. APPROVAL OF MINUTES

April 16, 2026

VI. COMPLETENESS DETERMINATION-

Deemed Complete. 1. **Take Off/Adventure Park.** 4355 Route 130. Block: 1202.09 Lot: 3. Sign variance.
To be heard under new business

Deemed Complete – 2. **Spark Edgewater Park, LLC – 4355 Route 130 S. Block: 1202.09 Lot:3**
Preliminary & Final Major Site Plan.

To be heard under new business

VII. OLD BUSINESS – None

VIII. NEW BUSINESS-

1. **Take Off/Adventure Park.** 4355 Route 130. Block: 1202.09 Lot: 3. Sign variance.
Meeting opened to the public.

2. **Spark Edgewater Park, LLC – 4355 Route 130 S. Block: 1202.09 Lot:3**
Preliminary & Final Major Site Plan.
Meeting opened to the public.

IX. ADOPTION OF RESOLUTIONS – None



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Public Agenda**

May 21, 2026 at 7:00 PM

X. CORRESPONDENCE –

1. **Environment Resolutions:** Completeness Review. Take Off/Adventure Park
2. **Environmental Resolutions:** Completeness Review. Spark Edgewater Park

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Agenda

June 18, 2026 at 7:00 PM

I. MEETING CALLED TO ORDER- *Chairwoman Johnson*

II. FLAG SALUTE- *Chairwoman Johnson*

III. STATEMENT OF THE MINUTES

Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 2, 2026; written notice was emailed to the Burlington County Times and the Courier Post on December January 2, 2026; written notice was filed with the Clerk of the Township on January 2, 2026.

IV. ROLL CALL:

Class I: Mrs. Cannon-Moye

Class II: Mr. Aaronson

Class III: Mr. Malecki

Class IV: Chairwoman Johnson, Mr. Kauker, Mr. Smith, Ms. Bonner, Mrs. Tumminia, Mr. Black,

Alternates: Ms. D'Errico, Mr. Williams

Attorney: Thomas Coleman; **Engineer:** Ryan McCarthy **Planner:** Patrick VanBernum.

V. APPROVAL OF MINUTES

May 21, 2026

VI. COMPLETENESS DETERMINATION-

Deemed Complete. 1. Flagg Memorial Church. 1300 Mount Holly Road.
Block: 502, Lot: 8.

VII OLD BUSINESS – None

VIII. NEW BUSINESS- None

IX. ADOPTION OF RESOLUTIONS –

1. **P-7-2026 – Fun City Edgewater Park, LLC.** 4355 Route 130 South.
Block: 1202.09 Lot: 3. Variance

2. **P-8-2026 – Spark Edgewater Park, LLC.** 4355 Route 130 South.
Block: 1202.09 Lot: 3. Variance, Minor Subdivision, Preliminary and Final
Major Site Plan.

X. CORRESPONDENCE –



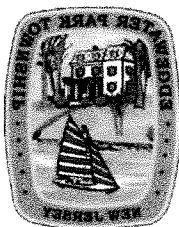
**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Public Agenda**

June 18, 2026 at 7:00 PM

1. **P-7-2026** – Fun City Edgewater Park, LLC. 4355 Route 130 South.
Block: 1202.09 Lot: 3
2. **P-8-2026** – Spark Edgewater Park, LLC. 4355 Route 130 South.
Block: 1202.09 Lot: 3.
3. **Environmental Resolution** – Completeness Review. Flagg Memorial Church.
1300 Mount Holly Road. Block: 502, Lot: 8.
4. **Dorion Morgan**-Email requesting Flagg Memorial application for August meeting

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Agenda

July 16, 2026 at 7:00 PM

I. MEETING CALLED TO ORDER- *Chairwoman Johnson*

II. FLAG SALUTE- *Chairwoman Johnson*

III. STATEMENT OF THE MINUTES- Board Secretary Cahall

Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 2, 2026; written notice was emailed to the Burlington County Times and the Courier Post on December January 2, 2026; written notice was filed with the Clerk of the Township on January 2, 2026.

IV. ROLL CALL: Board Secretary Cahall

Class I: Mrs. Cannon-Moye

Class II: Mr. Aaronson

Class III: Mr. Malecki

Class IV: Chairwoman Johnson, Mr. Kauker, Mr. Smith, Ms. Bonner, Mrs. Tumminia, Mr. Black,

Alternates: Ms. D'Errico, Mr. Williams

Attorney: Thomas Coleman; **Engineer:** Ryan McCarthy **Planner:** Patrick VanBernum.

V. APPROVAL OF MINUTES

June 18, 2026

VI. COMPLETENESS DETERMINATION- None

VII OLD BUSINESS – Deemed Complete. 1. Flagg Memorial Church. 1300 Mount Holly Road. Block: 502, Lot: 8

VIII. NEW BUSINESS-

1. **Mr. Tom J. Stanuikynas**, Supervising Planner, County of Burlington, Department of Public Works, Division of Engineering. Speaking on the Climate Change Assessment in Burlington County. Route 130 corridor.

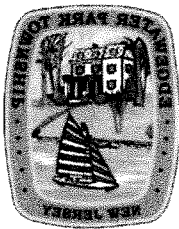
Adoption of Resolution – P-9-2026. Climate Change Assessment

*Chairwoman Johnson opens the meeting to the public.

2. **Ordinance 2026-06.** Amending and supplementing chapter 130, entitled "Land Development and zoning". Designate data centers as a prohibited use in all zones within the township of Edgewater Park.

Adoption of Resolution – P-10-2026. Ordinance 2026-06.

*Chairwoman Johnson opens the meeting to the public.



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Public Agenda**

July 16, 2026 at 7:00 PM

IX. ADOPTION OF RESOLUTIONS –

P-8-2026 – Amended approval from the June 18th meeting. Spark Edgewater Park, LLC. 4355 Route 130 South. Block: 1202.09 Lot: 3. Variance, Minor Subdivision, Preliminary and Final Major Site Plan

X. CORRESPONDENCE –

- 1. Burlington County Climate Change Assessment**
- 2. P-8-2026** – Amended. Spark Edgewater Park, LLC. 4355 Route 130 South. Block: 1202.09 Lot: 3.
- 3. Environmental Resolution** – Conformance Review #1. Mavis Tire Supply
- 4. Township Ordinance-2026-06**. Designate Data Centers as prohibited.
- 5. P-9-2026**. Climate Change
- 6. P-10-2026**. Resolution for Ordinance No. 2026-06. Data Centers

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Agenda

August 20, 2026 at 7:00 PM

I. MEETING CALLED TO ORDER- *Chairwoman Johnson*

II. FLAG SALUTE- *Chairwoman Johnson*

III. STATEMENT OF THE MINUTES- Board Secretary Cahall

Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 2, 2026; written notice was emailed to the Burlington County Times and the Courier Post on December January 2, 2026; written notice was filed with the Clerk of the Township on January 2, 2026.

IV. ROLL CALL: Board Secretary Cahall

Class I: Mrs. Cannon-Moye

Class II: Mr. Aaronson

Class III: Mr. Malecki

Class IV: Chairwoman Johnson, Mr. Kauker, Mr. Smith, Ms. Bonner, Mrs. Tumminia, Mr. Black,

Alternates: Ms. D'Errico, Mr. Williams

Attorney: Thomas Coleman; **Engineer:** Ryan McCarthy **Planner:** Patrick VanBernum.

V. APPROVAL OF MINUTES

July 16, 2026

VI. COMPLETENESS DETERMINATION-

1. Douglas Keller and Colleen Heavens. 17 Framingham. Road. Block: 403.01, Lot: 9. Matter is listed under New Business.

VII OLD BUSINESS – None

VIII. NEW BUSINESS-

1. Douglas Keller and Colleen Heavens. 17 Framingham Road.

Block: 403.01, Lot: 9. Application for use variance to permit the keeping of two goats as pets on the subject property. The application has been filed in response to the Township's revocation of a previously issued permit authorizing the keeping of the goats on the property.

*Chairwoman Johnson opens the meeting to the public.

IX ADOPTION OF RESOLUTIONS – None



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Public Agenda**

August 20, 2026 at 7:00 PM

X. CORRESPONDENCE –

1. **Environmental Resolutions- Completeness Review.** Douglas Keller and Colleen Heavens.
17 Framingham Road. Block: 403.01, Lot: 9.

XI. MEETING OPEN TO THE PUBLIC

XII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Agenda

September 17, 2026 at 7:00 PM

I. MEETING CALLED TO ORDER- *Chairwoman Johnson*

II. FLAG SALUTE- *Chairwoman Johnson*

III. STATEMENT OF THE MINUTES- Board Secretary Cahall

Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 2, 2026; written notice was emailed to the Burlington County Times and the Courier Post on December January 2, 2026; written notice was filed with the Clerk of the Township on January 2, 2026.

IV. ROLL CALL: Board Secretary Cahall

Class I: Mrs. Cannon-Moye

Class II: Mr. Aaronson

Class III: Mr. Malecki

Class IV: Chairwoman Johnson, Mr. Kauker, Mr. Smith, Ms. Bonner, Mrs. Tumminia, Mr. Black,

Alternates: Ms. D'Errico, Mr. Williams

Attorney: Thomas Coleman; **Engineer:** Ryan McCarthy **Planner:** Patrick VanBernum.

V. APPROVAL OF MINUTES

August 20, 2026

VI. COMPLETENESS DETERMINATION- None

- VII OLD BUSINESS – Douglas Keller and Colleen Heavens.** 17 Framingham Road. Block: 403.01, Lot: 9. Application for use variance to permit the keeping of two goats as pets on the subject property. The application has been filed in response to the Township's revocation of a previously issued permit authorizing the keeping of the goats on the property.

*Chairwoman Johnson requests comments or questions from the board.

*Chairwoman Johnson opens the meeting to the public.

*Chairwoman Johnson request motion from the board to approve the application.

VIII. NEW BUSINESS- None

IX ADOPTION OF RESOLUTIONS – None

X. CORRESPONDENCE – None



**EDGEWATER PARK TOWNSHIP
PLANNING BOARD
Public Agenda**

September 17, 2026 at 7:00 PM

VI. MEETING OPEN TO THE PUBLIC

VII. ADJOURNMENT



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Agenda

October 15, 2026 at 7:00 PM

I. MEETING CALLED TO ORDER- *Chairwoman Johnson*

II. FLAG SALUTE- *Chairwoman Johnson*

III. STATEMENT OF THE MINUTES- Board Secretary Cahall

Proper notice of this meeting pursuant to the Open Public Meetings Act has been given by the Planning Board in the following manner: written notice was posted on the Official Bulletin Board at the Municipal Building on January 2, 2026; written notice was emailed to the Burlington County Times and the Courier Post on December January 2, 2026; written notice was filed with the Clerk of the Township on January 2, 2026.

IV. ROLL CALL: Board Secretary Cahall

Class I: Mrs. Cannon-Moye

Class II: Mr. Aaronson

Class III: Mr. Malecki

Class IV: Chairwoman Johnson, Mr. Kauker, Mr. Smith, Ms. Bonner, Mrs. Tumminia, Mr. Black,

Alternates: Ms. D'Errico, Mr. Williams

Attorney: Thomas Coleman; **Engineer:** Ryan McCarthy **Planner:** Patrick VanBernum.

V. APPROVAL OF MINUTES

September 17, 2026

VI. COMPLETENESS DETERMINATION-

1. **KTi Express, LLC** – 850 Mount Holly Road. Block 203, Lot 4. Major Site Plan.
Deemed Complete.

2. **Oktay Kus d/b/a Kus Properties, LLC** – 4371 S. Route 130. Block 801, Lot 7. Major Preliminary Site Plan.
Deemed Incomplete.

VII OLD BUSINESS – None

VIII. NEW BUSINESS-

1. **Flagg Memorial Church- 1300** Mount Holly Road. Block 502, Lot 8. Use variance approval in conjunction with the conversion of an accessory structure for the Flagg Memorial Full Gospel Church from a storage accessory structure to a multipurpose building for congregating and church-related activities.



EDGEWATER PARK TOWNSHIP PLANNING BOARD Public Agenda

October 15, 2026 at 7:00 PM

- *Chairwoman Johnson requests comments or questions from the board.
- *Chairwoman Johnson opens the meeting to the public.
- *Chairwoman Johnson request motion from the board to approve the application.

IX. ADOPTION OF RESOLUTIONS –

1. **P-11-2026.** Douglas Keller and Colleen Heavens. 17 Framingham Road. Block 403.01, Lot 9. Variance requested to permit the keeping of two (2) goats as pets on the property.

- *Chairwoman Johnson requests comments or questions from the board.
- *Chairwoman Johnson request motion from the board to approve the resolution.

VII. CORRESPONDENCE –

1. **P-11-2026.** Douglas Keller and Colleen Heavens.
2. **KTI Express, LLC** – 850 Mount Holly Road. Block 203, Lot 4. Major Site Plan.
Deemed Complete.
3. **Oktay Kus d/b/a Kus Properties, LLC** – 4371 S. Route 130. Block 801, Lot 7. Major Preliminary Site Plan.
Deemed Incomplete.

VI. MEETING OPEN TO THE PUBLIC

VII. ADJOURNMENT