

**CINNAMINSON TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
November 6, 2019**

MR. BEDNAREK: The Regular Meeting of the Zoning Board being held October 2, 2019 beginning at 6:40 p.m. in the Municipal Building, 1621 Riverton Road, Cinnaminson, NJ. Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act by advertising this Regular Meeting in the Burlington County Times on January 15, 2019 and by advertising this Regular Meeting in the Courier Post on January 15, 2019.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision, and decorum appropriate to a judicial hearing must be maintained at all times.

Members Present – Mr. Conway, Mrs. Galosi, Mrs. McStravick, Mr. Trampe, Mrs. Wolaniuk, Mr. Sell, Mr. Devlin and Chairman Bednarek.

Also Present: Mr. Strobel, Board Attorney and Patricia Rucci, Secretary.

MR. BEDNAREK: The Board's policy is not to commence hearing a matter after 10:00 p.m., but instead to adjourn the matter to the next regularly scheduled meeting. Any matters still being heard at 10:00 p.m. may be completed that evening or may be adjourned to the next regularly scheduled meeting at the Board's discretion.

MR. BEDNAREK: Case #19-11-1 – Christine Milloy – Bulk Variance – 127 Oxford Road, Block 1708, Lot 19.

MR. STROBEL: He swears in Christine Milloy.

MS. MILLOY: She presents Exhibits.

Mr. Strobel marks Exhibits 1A, 1B, 1C and 1D.

MS. MILLOY: They are trying to do a porch roof over an existing concrete pad. It is kind of a patio right now. She wants to make it like a porch. She described the Exhibits she gave to the Board. She described her survey. She is asking for a setback from property line 18 ½ feet where 25 feet is required and the setback for the side yard of 6 feet where 12 feet is required.

MR. BEDNAREK: He referred to the side yard setback. You are not altering the side yard that is a pre-existing condition. In other words, it is already 6 feet and you are not moving anything into the side yard.

MS. MILLOY. No, I am not.

MR. BEDNAREK: That is a pre-existing condition that we are not modifying. You are not coming closer to the side.

MS. MILLOY: No.

MR. BEDNAREK: He referred to the concrete slab.

MS. MILLOY: She described the existing concrete slab

MR. BEDNAREK: So you are not coming any closer to the Street.

MS. MILLOY: No.

MR. SCOTT MILLOY: He identified the photo of the house when it was purchased 40 a ago. It had a porch structure on it.

MR. STROBEL: He swears in Scott Milloy.

MR. MILLOY: He referred to an older photo of the house. This was the house. It did house the porch. Ms. Milloy and Mr. Milloy identified the neighboring homes.

MR. BEDNREK: All of the houses you are referring to in the Exhibits have a porch roof on them. Your house comes out the same distance that they do. You are looking to restore the home to having a porch as it originally did.

MS. MILLOY: Exactly.

MS. MILLOY: The pitch of the porch matches the pitch of the roof of the house. We have railings. It is really not new, it is kind of like restoring it to the way it was in the seventies.

MR. BEDNAREK: Will roof materials match?

MS. MILLOY: Yes.

MRS. GALOSI: She asked if the fencing would be vinyl.

MS. MILLOY: Yes. She said that the columns are fiberglass. She stated that it would increase the use and enjoyment of her home, expand the living area, increase curb appeal, enhance the neighborhood, increase value of neighboring homes, it will provide some shelter from the weather, it will reduce or eliminate fading on fabrics, it will provide support for holiday decorations and house plants. The materials, color, size and shape will coordinate with the house and won't appear to be built in stages.

MR. TRAMPE: He identified his neighboring home.

MR. BEDNAREK: He opened the public portion of the meeting. No one came forward.

MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MRS. GALOSI, seconded by Mrs. McStravick to grant the variance to construct the porch roof over the existing concrete slab with a setback of 18 ½ feet where a setback of 25 feet is required and a setback of 6 feet where a setback of 12 foot is required. The side yard setback is pre-existing. They enclose the porch with the railing, the colors match the white of the house and the roof colors match. All standard conditions will apply. ROLL CALL VOTE: AYE, Mr. Conway, Mrs. Galosi, Mr. Hare, Mrs. McStravick, Mr. Trampe, Mr. Devlin and Chairman Bednarek, no opposed, motion passes.

MRS. RUCCI: She thought we approved the minutes from the June 5, 2019 Regular Meeting, but wanted to confirm this with the Board. The Board Members agreed that they were approved.

A MOTION IS MADR BY MRS. GALOSI seconded by Mr. Trampe to reaffirm the approval of the minutes from the June 5, 2019 Regular Meeting. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADR BY MRS. GALOSI seconded by Mr. Trampe to approve the minutes from the July 10, 2019 Regular Meeting. VOICE VOTE: ALL AYE, no opposed, motion passes.

MR. BEDNAREK: He opened the public portion of the meeting. No one came forward.

MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MRS. MCSTRAVICK, seconded by Mrs. Galosi to adjourn the meeting. The meeting is adjourned. VOICE VOTE: ALL AYE, no opposed, motion passes.

Duly passed and adopted

Respectfully submitted,

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Patricia Rucci