

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

MR. BEDNAREK: The Regular Meeting of the Zoning Board being held March 6, 2019, beginning at 6:40 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. Bednarek, Mrs. Galosi, Mr. Hare, Mr. Trampe, Mr. Sell and Mr. Devlin.

Also Present: Mr. Strobel, Board Attorney and Patricia Rucci, Board 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. CHRISTOPHER DOCHNEY: He is the Planner from CME Associates. Mr. Dochney introduced himself to the Board and provided the Board with information regarding his experience.

MR. BEDNAREK: Case # 19-3-2 – Kathleen Cidoni – Bulk Variance – 16 Ascot Lane, Block 3106, Lot 2 – Notice was not given in sufficient time. This case is rescheduled to the Zoning Board Meeting on April 3, 2019 at 6:30 PM. A MOTION IS MADE BY MRS. GALOSI, seconded by Mr. Hare to reschedule this applicant's appearance to the April 3, 2019 Zoning Board Meeting. VOICE VOTE: ALL AYE, no opposed, motion passes.

MR. BEDNAREK: Case #19-3-1 – Karyn Gordon – Bulk Variance - 2617 Barton Drive, Block 3202, Lot 11.

MS. GORDON: I have with me Keith Cahill from Bohler Engineering who will be making the presentation on my behalf.

MR. STROBEL: He swears in Ms. Gordon and Mr. Cahill.

MR. CAHILL: He works at the firm of Bohler Engineering. He presents Exhibit A-1 – Photos taken by Karyn Gordon. The photos show different angles of the house and fence and where it is located. She is asking to replace her existing fence in kind in terms of location and height. It is going back in the exact same spot.

Exhibit A-1 – Karen took these photos to give the Board an idea of the existing fence, where it is located so you can understand why she wants to replace it. It has been there since she bought the house in 1994. It is at least 25 years old.

The house is located at the Corner of Barton Court and Riverton Road. Up along Riverton Road is where this fence is located. It is not out of character. This fence has been there. It is in a location that requires a variance because it is up against the right-of-way. As mentioned, this has been here for twenty-five years. Since there isn't any issues over safety over that period of time, and we are putting it back in the same spot, we are not worried about that either. You have a clear line of site to the east. So it would not be creating a safety issue from visibility, to pull out onto the roadway.

MR. STROBEL: Did the prior property owner get a variance for that fence?

MS. GORDON: I don't know. It was there when I bought the house in 1994.

MR. CAHILL: Karen went to apply for a building permit. It is in the front yard. It needs a variance. We are requesting that variance. It is an existing condition and we are not making it any worse.

MR. CAHILL: Exhibit A-2 – Shows the proposed fence in the bottom left hand corner. A nice vinyl, white fence, durable, lasting and it won't fall apart. It looks nicer. We don't view it as any detriment to safety. He stated that requesting this variance shouldn't have any negative impact to your zone.

MS. GORDON: The photograph was sent to me by the individual who hopefully is putting in the fence. That is the fence I am looking for a six foot, white vinyl, solid fence.

MR. DEVLIN: Will the brick wall be replaced as well?

MS. GORDON: No. The brick wall is staying.

MR. BEDNAREK: Is there any gating that is going to be added to the fence or existing gates, now that are going to be duplicated?

MS. GORDON: There is a gate on the driveway side which is going to be replaced one for one. It is an eight foot gate. There is a gate on the Riverton Road side. I am doing away with that gate. It will be a solid fence down to the brick wall.

MR. BEDNAREK: The fence will be 6 feet high.

MS. GORDON: Yes.

MR. BEDNAREK: Six foot high, vinyl, privacy style fence.

MS. GORDON: Yes. The only gate will be the driveway.

MR. BEDNAREK: The location that it is in currently.

MS. GORDON: Correct.

MR. HARE: He referred to the metal fence. The metal fence picks up on Riverton Road where the brick wall ends, goes down your property line and goes all the way down the back of your house.

MS. GORDON: Correct.

MR. HARE: How far up the right hand side of your house?

MS. GORDON: It comes up to the back corner of the house. It cuts across the end of the driveway. There is also that one little section from the house to the brick wall on the Riverton Road side.

MR. BEDNAREK: With the exception of that little brick wall area, you are basically going all the way around your property with that.

MS. GORDON: Correct.

MR. BEDNAREK: The rear wall of the house back.

MS. GORDON: Correct.

MR. DEVLIN: On the right side, the fence would come up to Barton or sit back off of Barton?

MS. GORDON: Yes. The actual house fronts Barton Court. The fence will come from the back corner of the property, run to the brick wall on Riverton Road, and on the other side it will come from the back corner of the property and run to property line.

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 MR. SELL, seconded by Mrs. Galosi to approve this variance, white vinyl, existing footprint, 6 foot in height, existing fence will be removed, standard conditions.  
ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. Hare, Mr. Trampe, Mr. Sell, Mr. Devlin and Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MR. HARE, seconded by Mrs. Galosi to grant Resolution for Case #19-2-1 – John A. Feghali – 1015 Route 130 South and Jughandle of Riverton Road Block 1005, Lots 1 and 2 - Conditionally granting use variance to permit 40 foot by 58 foot expansion of existing gasoline and automobile service station building to add more automotive repair space, 20 foot by 39.2 foot expansion of same building to begin offering sale of convenience items, 12 foot by 58.1 foot expansion of same building for use as storage and to host ADA compliant

bathroom, and utilization of certain portion of subject premises for limited used automobile sales with eight (8) car restriction, no display of signage or sales paraphernalia, and vehicles for sale being parked only on northeasterly side of subject premises. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI, seconded by Mr. Devlin to approve the Minutes from the February 6, 2019 - Regular Meeting. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI, seconded by Mr. Devlin to approve the Minutes from the February 6, 2019 – Closed Session Meeting. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI, seconded by Mr. Hare to approve the vouchers for Pennoni Associates listed on the Agenda. VOICE VOTE: ALL AYE, Abstain, Mr. Devlin, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI, seconded by Mr. Hare to approve the vouchers for Richard Strobel listed on the Agenda. 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 MR. HARE, seconded by Mr. Trampe 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