

**CINNAMINSON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
September 4, 2019**

MR. BEDNAREK: The Regular Meeting of the Zoning Board being held September 4, 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 Lisa Passione.

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 #19-9-1 – Stephanie Zarus – Bulk Variance – 1004 Cherry Lane, Block 1112, Lot 3.

MR. THOMAS EHRHARDT: – Attorney for the applicant.

MRS. GALOSI: She advised that she was a listing agent for the applicant in the past. Mr. Strobel advises that this is a remote and , no need for Mrs. Galosi to recuse herself.

MR. STROBEL: He swears in James Brandenberger (Contractor) and Stephanie Zarus.

MR. TRAMPE: He advises that he knows Jim Brandenburger, but not super well. They have no family or close connection.

MRS. MCSTRAVICK: She advises that she has recently had a real estate transaction with the applicant's attorney. There is no ongoing obligation. Mr. Strobel states there is no conflict.

MS. ZARUS: Exhibit A-1 - Architectural Rendering of Proposed Garage. She had a variance granted in 2007.

She presented additional Exhibits. She described the Exhibits.

MR. STROBEL He states that in the past, the Board is strict about uniformity so it doesn't look like an add on.

MS. ZARUS: I don't want that either.

The Board viewed the pictures. The Board, the applicant and the professionals discussed the pictures.

MS. ZARUS: She currently has a one car garage. She identified where the one car garage was located.

MR. BEDNAREK: So the one car garage disappears.

MS. ZARUS: Yes

Mr. BEDNAREK: Then the two car garage gets built?

MS. ZARUS: The one car garage becomes assimilated into living quarters because the two (inaudible).

MR. BEDNAREK: He referred to the site plan. Behind the garage is where the current garage is.

MS. ZARUS: Correct

MR. BEDNAREK: It is inside the structure of the house.

MS. ZARUS: Correct.

MR. BEDNAREK: We have a little breezeway connecting to the new garage. That is being built.

(Inaudible)

MR. BEDNAREK: The old garage is not going to be a garage anymore

MS. ZARUS: No.

MR. BEDNAREK: Can you provide me testimony as to why the dimensions of the garage are the way they are.

MR. BEDNAREK: He asked about the roof.

MR. BRANDENBURGER: It is a Parapet going around the top.

MR. BEDNAREK: He asked for the dimensions of the garage.

MR. BRANDENBURGER: 24 foot wide by 26 foot deep.

The Applicant, Board and their professionals continued to discuss the application.

The applicant and her professional stated that there will be Belgium Block at the base.

MR. BEDNAREK: Similar materials to what is there. They are somewhat uniform.

(Inaudible)

MR. STROBEL swears in Jeffrey DiFrancesco.

The Board and applicant continued to discuss the garage.

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

MR.FUMO: He came forward to view the Exhibits. Sworn in by Mr. Strobel.

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

A MOTION IS MADE BY MRS. MCSTRAVICK seconded by Mrs. Galosi to approve the proposed garage. The proposed garage will leave a front yard setback of 45.9 where 50 is required and the side yard is 5.1 where 15 foot is required. Maintaining the look and consistent look. Uniform siding. Consistent with the design of the house, consistent with the theme of the house and period in which the house is designed and the materials appropriate for that. The driveway will have exposed aggregate concrete. The whole driveway will be removed and one brand new driveway. Standard conditions. Aggregate variances to be covered in this approval. ROLL CALL VOTE: AYE, Mr. Conway, Mrs. Galosi, Mrs. McStravick, Mr. Trampe, Mrs. Wolaniuk and Chairman Bednarek, 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. GALOSI, seconded by Mrs. McStravick to adjourn the meeting. The meeting is adjourned. VOICE VOTE: ALL AYE, no opposed, motion passes.

The Board went into Closed Session to discuss matters of litigation.

Duly passed and adopted

Respectfully submitted,

Patricia Rucci