

**CINNAMINSON TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
May 1, 2019**

MR. BEDNAREK: The Regular Meeting of the Zoning Board being held May 1, 2019 beginning at 6:37 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. Bednarek, Mrs. Galosi, Mr. Hare, Mrs. McStravick, Mr. Trampe and Mr. Sell.

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. BEDNAREK: **Case #19-5-2 – Vancomm, LLC** – Use Variance – 2512 Route 73, Block 3503, Lot 18. This case is rescheduled to the Zoning Board Meeting on June 5, 2019 at 6:30 p.m. with no further notice required except for the deficient notices.

A MOTION IS MADE BY MRS. MCSTRAVICK, seconded Mr. Hare to reschedule Vancomm, LLC to the Zoning Board Meeting on June 5, 2019 at 6:30 p.m. with no further notice required except for the deficient notices. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. Hare, Mrs. McStravick, Mr. Trampe, Mr. Sell and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case 19-5-1 – Daniel and Kathleen Ruch – Bulk Variance -100 Cynthia Court, Block 1302, Lot 2.12. We are going through other business before we call you up to see if we get our other member, then we will proceed.

A MOTION IS MADE BY MRS. MCSTRAVICK, seconded by Mrs. Galosi to approve the Resolution for Case # 19-3-2 – Kathleen Cidoni – Bulk Variance – 16 Ascot Lane, Block 3106, Lot 2 – Conditionally granting bulk variance to construct fence leaving ten (10) foot front yard setback where twenty-five (25) feet is minimum required. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. Hare, Mrs. McStravick, Mr. Trampe, Mr. Sell and Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MRS. MCSTRAVICK, seconded by Mrs. Galosi to approve the Resolution for Case #19-4-1 – Eric Crosby – Bulk Variance – 100 Hastings Place, Block 3402.02, Lot 16 – Conditionally granting bulk variance to construct fence leaving ten (10) foot front yard setback where twenty (20) feet is minimum required. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. Hare, Mrs. McStravick, Mr. Trampe, Mr. Sell and Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MRS. MCSTRAVICK, seconded by Mrs. Galosi to approve the Regular Meeting Minutes for April 3, 2019. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MRS. MCSTRAVICK, seconded by Mrs. Galosi to approve the vouchers for Pennoni Associates listed on the Agenda. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MRS. MCSTRAVICK, seconded by Mrs. Galosi to approve the vouchers for Richard Strobel listed on the Agenda. VOICE VOTE: ALL AYE, no opposed, motion passes.

MR. BEDNAREK: Case 19-5-1 – Daniel and Kathleen Ruch – Bulk Variance -100 Cynthia Court, Block 1302, Lot 2.12.

MR. STROBEL: He swears in Mr. Daniel Ruch.

MR. RUCH: He submitted colored photos to the Board.

MR. STROBEL: Are all of these in the packet?

MR. RUCH: Yes.

MR. STROBEL: Since they are part of the application, the application documents don't need to be identified specifically as Exhibits.

MR. RUCH: He described the colored photos to the Board. He stated that there are pine trees along Riverton Road. Their property is the first home in the development. They took out weeds, trees and bushes. Once he did that he was very exposed to (inaudible). That to me is a security concern. He planted shrubs. There is a 30 foot setback required.

MR. BEDNAREK: Before he makes any comments on record, he wanted to disclose that he works at the same company as the applicant. We know each other casually. I don't think it will impact anything as far as the case. I want that on the record.

MR. STROBEL: There is no financial connection.

MR. BEDNAREK: Absolutely not.

Mr. STROBEL: I don't see any legal reason why you would recuse yourself. As long as you feel, that you can make a fair judgement calling it straight. If you are comfortable with that.

MR. BEDNAREK: I am very comfortable.

MR. RUCH: (Inaudible). He continued to describe the photos.

MR. STROBEL: Dan, what you have marked in red as 20 feet. Your testimony is that is not your property.

MR. RUCH: No.

MR. RUCH: He continued to describe the photos. Gate on one side

MR. BEDNAREK: The fence (inaudible) 54 inches high aluminum black. Is it basic, similar to a rod iron style fence? It is not a privacy type fence.

MR. RUCH: He refers to page #10 – Shows fence. It is a barrier.

MR. STROBEL: See through. It is a safety fence not privacy.

(Inaudible)

MRS. MCSTRAVICK: How tall.

MR. RUCH: 54 inches.

MR. BEDNAREK: He asked for the Width of gates?

MR. RUCH: I think it is five.

MR. BEDNAREK: Five Feet. It is one on each side, up front.

MR. RUCH: Just the one.

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

MR. STROBEL: He swears in Ms. Collins.

MS. COLLINS: She lives with her mother. She wanted to attend the meeting so she could tell her mother about the application.

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

A MOTION IS MADE BY MRS. MCSTRAVICK, seconded by Mr. Hare to grant the bulk variance for the fence for a 22 foot front yard setback where 30 feet is required. It is to the right

side of the house. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. Hare, Mrs. McStravick, Mr. Trampe, Mr. Sell and Mr. 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. 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

**CINNAMINSON ZONING BOARD  
AGENDA  
MAY 1, 2019**

The Regular Meeting of the Zoning Board being held May 1, 2019, is scheduled for 6:30 p.m. in the Municipal Building, 1621 Riverton Road, Cinnaminson, NJ. Chairman makes the public statement.

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.

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**ROLL CALL:**

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**Case #19-5-2 – Vancomm, LLC** – Use Variance – 2512 Route 73, Block 3503, Lot 18. This case is rescheduled to the Zoning Board Meeting on June 5, 2019 at 6:30 p.m. with no further notice required except for the deficient notices.

**Case #19-5-1 – Daniel and Kathleen Ruch** – Bulk Variance – 100 Cynthia Court, Block 1302, Lot 2.12.

**RESOLUTION:**

**Case # 19-3-2 – Kathleen Cidoni** – Bulk Variance – 16 Ascot Lane, Block 3106, Lot 2 – Conditionally granting bulk variance to construct fence leaving ten (10) foot front yard setback where twenty-five (25) feet is minimum required.

**Case #19-4-1 – Eric Crosby** – Bulk Variance – 100 Hastings Place, Block 3402.02, Lot 16 – Conditionally granting bulk variance to construct fence leaving ten (10) foot front yard setback where twenty (20) feet is minimum required.

**MINUTES:**

Regular Meeting – April 3, 2019

**VOUCHERS:**

**Pennoni Associates**

Case #17-12-1 – Conifer Realty, LLC – Invoice #852712 - \$542.20

Case #SI-1901 – Haim Joseph (Former Kimco Site) – Invoice #842994 - \$2,144.11

**TOTAL: \$2,686.31**

**Richard Strobel**

Case #19-3-2 – Kathleen E. Cidoni – Invoice #05-2019-8 - \$351.00

Case #19-4-1 – Eric Crosby – Invoice #05-2019-9 - \$351.00

Litigation Representation – Invoice #05-2019-10 - \$1,525.25

**TOTAL: \$2,227.25**

**Public Comment**

**Adjourn Meeting**

