

CINNAMINSON TOWNSHIP
PLANNING BOARD
MEETING
November 10, 2020

MR. BEDNAREK: In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township bulletin board and by advertising this Regular Meeting in the Burlington County Times on January 19, 2020, and in the Courier Post on January 18, 2020 and by advertising this Regular Meeting in the Burlington County Times on November 4, 2020 and in the Courier Post on November 4, 2020. In addition, notice was filed with the Municipal Clerk.

Zoom Meeting ID: 923 868 6246
Password: 203375

For members of the public who wish to attend using a telephone, call one of the following numbers: +1 929 205 6099 US, +1 312 626 6799 US, +1 253 215 8782 US, +1 301 715 8592 US, +1 346 248 7799 US, +1 669 900 6833 US, and enter the above listed Meeting ID and Password.

Members Present: – Mr. Bednarek, Ms. Birbeck, Ms. Lamon, Ms. O’Malley and Mr. Segrest.

MR. Marshall was on the Zoom Meeting and got disconnected.

Also Present: Mrs. Rucci, Board Secretary, Douglas Heinold, Board Attorney and Paul LaPierre, Board Engineer.

MR. BEDNAREK: Case #2004 – Bajwa Enterprises, LLC – Preliminary and Final Major Site Plan and Bulk Variance– 2601 US Route 130, Block 702, Lots 23 and 24. This application will not be heard tonight. This application will be scheduled for the November 24, 2020 Planning Board Zoom Meeting at 6:30 p.m with no further notice required.

MR. BEDNAREK: Case #2007 – 1 Sea Box Drive, LLC – Minor Subdivision and Variances – Block 702, Lots 37 and 39.

MR. HEINOLD: We determined this application complete. Mr. Stout was already sworn in.

MR. GILLESPIE: We are back this evening as a continuation from the last meeting where we secured part of the subdivision that we need, in order to square off the property and move forward with the Sea Box Expansion. We are asking for another subdivision to do a swap with one of the property owners. The reason we need a variance is that Lot 39 will become 11.46 feet wide where the Ordinance requires a 100-foot width. That will then be merged when they come back in for the Sea Box Expansion. Lot 39 will merge with Lot 2.02 and the variance will disappear (inaudible). We did need to notice for it because of the variance. He asked Mr. Stout to reiterate to the Board the purpose of this Subdivision and confirm that he just represented that it would become merged later on. We would ask that it be made a condition of your approval should you grant the approval.

MR. STOUT: I can almost agree, except that Lot 39 is not going to be merged with Sea Box Parcel, it will be merged with the Box Park down the road. He reviewed the Minor Subdivision Plan. He referred to the last application. Down at the bottom – the purple lot and the Yellow is part of the Sea Box Expansion. That is what was approved at the last meeting. We are here to finalize the land swap. He referred to the long lot outlined in Red. The variance is because the lot frontage in this point is only 25 feet wide. We are giving a little over 13 feet to the lot behind us which is Lot 37 - Chick's Towing. We are keeping the remainder. The area in Blue and hatched in Green is the area we are subdividing. That small parcel gets annexed to Lot 3. Lot 39 – the area in Red will be part of a future subdivision not part of this application. That will be merged to the Box Park/Hoeganaes parcel. All we are asking for is the lot line adjustment and the variance to grant this front yard setback. This Lot 39 will disappear and become part of the Box Park Subdivision.

He referred to Mr. LaPierre's review letter dated October 21, 2020. We went through completeness portion of the letter. There are nine comments on the review letter. The first four was agreed that we met. We received written approval from the Tax Assessor and I believe a current Tax Certification has been provided if not, it will be. Item Numbers 7, 8 and 9 are not part of this application. No open items left for the Application.

MR. BIBBS: Planning Board Engineer. He asked for Mr. Stout to review Items #10 through 31.

Item # 10 Waiver Key Map. It was waived last month.

Item # 16 - Date of Survey – We will comply and add that to our final submission.

Item #24 – There are no Deed restrictions that we are aware of on these two lots.

Item #26 – Property owners – We will put the property owners within 200 feet on the plan.

Item #27 - No water courses, wetlands floodplains or environmentally sensitive areas. We asked for a waiver of that and that was granted.

Item #29 – Spot Elevations – There is no topography proposed for this application. The spot elevation was waived.

Item #30 - Utilities – There are no utilities. Nothing is being changed

Item #31 – New Block and Lot Numbers confirmed by Tax Assessor – We already conformed with. They will conform with.

MR. BIBBS: Items #7, #8 and #9 – Not applicable to this application.

MR. BIBBS: He has no more comments and agrees with what Mr. Stout said.

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 MS. O'MALLEY seconded by Ms. Lamon to approve the Minor Subdivision as proposed. ROLL CALL VOTE, AYE, Ms. Birbeck, Ms. Lamon, Ms. O'Malley, Mr. Segrest and Mr. Bednarek, no opposed, motion passes.

MR. BIBBS: He introduced himself to the Board. He will be sitting in on the Planning Board Meetings for Cinnaminson Township. He advised that Mike Angelastro will also be working with the Planning Board. He advised that Paul LaPierre retired from Remington and Vernick.

A MOTION IS MADE BY MS. LAMON seconded by Ms. Birbeck to approve the Resolution for Case #1906 - Resolution of the Planning Board of the Township of Cinnaminson Granting Second Extension of Minor Subdivision Approval to Fieldstone Partners, LLC, 1203 Garfield Avenue, Block 1607, Lots 4.01, 4.02 and 4.03. ROLL CALL VOTE: AYE, Ms. Birbeck, Ms. Lamon, Ms. O'Malley and Mr. Bednarek, Abstain, Ms. O'Malley and Mr. Segrest, no opposed, motion passes.

A MOTION IS MADE BY MS. O'MALLEY seconded by Ms. Lamon to approve the Resolution for Case #2008 – Resolution of the Planning Board of the Township of Cinnaminson granting Minor Subdivision Approval to 1 Sea Box Drive, LLC, 1 Sea Box Drive, Block 610, Lots 1 and 2.02 and Completeness Determination only as to Block 702, Lots 37 and 39. ROLL CALL VOTE: AYE, Ms. Birbeck, Ms. Lamon, Ms. O'Malley and Mr. Bednarek, Abstain, Mr. Segrest, no opposed, motion passes.

A MOTION IS MADE BY MS. O'MALLEY seconded by Ms. Lamon to approve the Resolution of the Planning Board of the Township of Cinnaminson on Referral of Ordinance Governing Amendment to Zoning – IR (Inclusionary Residential) District. ROLL CALL VOTE: AYE, Ms. Birbeck, Ms. Lamon, Ms. O'Malley and Mr. Bednarek, Abstain, Mr. Segrest, no opposed, motion passes. ROLL CALL VOTE: AYE, Ms. Birbeck, Ms. Lamon, Ms. O'Malley and Mr. Bednarek, Abstain, Mr. Segrest, no opposed, motion passes.

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

MR. GOINS: He asked about the Fieldstone Resolution.

MR. HEINOLD: The Resolution grants something that the Law already grants.

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

A MOTION IS MADE BY MS. LAMON, seconded by Ms. O'Malley to adjourn the meeting. VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

Respectfully submitted

Patricia Rucci

