

**CINNAMINSON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
January 6, 2021**

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.

The Regular Zoom Meeting of the Zoning Board being held January 6, 2021.

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 December 11, 2020 and by advertising this Regular Meeting in the Courier Post on December 11, 2020.

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 – Jay Conway, Noel Devlin, Norma Galosi, Roger Hare, Doug Sell, Ronald Trampe and William O'Donnell.

Also Present: Richard Strobel, Attorney, Hugh Dougherty, Engineer and Patricia Rucci, Secretary.

MR. HARE: 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.

Case #21-1-1 – Steven Milewski – Bulk Variance – 3001 Georgetown Road, Block 3011, Lot 16. Due to Notice not being in the Newspaper in time, this Application is scheduled for the February 3, 2021 Zoning Board Zoom Meeting at 6:30 p.m.

A MOTION IS MADE BY MR. DEVLIN seconded by Mr. Sell to adjourn the Application for Steven Milewski to the February 3, 2021 Zoning Board Meeting at 6:30 p.m. with no further notice required. ROLL CALL VOTE: AYE, Mr. Conway, Noel Devlin, Norma Galosi, Roger Hare, Doug Sell, Ronald Trampe and William O'Donnell.

Case #21-1-2 – Anthony and Mary Joe Frasso – Bulk Variance – 114 Mt. Vernon Drive, Block 2605, Lot 17.

MR. STROBEL: He swears in Anthony and Mary Joe Frasso.

MR. FRASSO: They want to install a 600 square foot addition. The addition will have three parts. The front part is a living room, the middle part is a bedroom and the back has a closet and bathroom. They will keep the pitch of the roof (on the left) above the garage consistent with this addition. They are looking for a covered porch in the front which would complete the opening that would be there as a result.

MR. HARE: The variance you are requesting is a side yard setback of 12 feet where 15 is required and an aggregate side yard of 38 feet where 40 feet is required.

The following Exhibits are presented. Mr. Frasso explained the Exhibits to the Board.

Exhibit A-1 – Survey Plan - Mr. Frasso - He identified the addition and the porch.

Exhibit A-2 – Proposed Floor Plan

Exhibit A-3 – Photograph of the Front Side of the House

Exhibit A-4 – Photograph showing what the Addition will look like

Exhibit A-5 – Photograph without the addition

Exhibit A-6 – Photograph of the Front of the House

The yellow rectangle on the survey plan showed where the addition was going.

The Zoning Board Engineer was on the Zoom Meeting. He was supportive of the Application.

MR. HARE: Will the gutters be facing the front or side?

MR. FRASSO: They will face the side.

MRS. GALOSI: She asked if there was a private entrance into the quarters.

MR. AND MRS. FRASSO: No

MRS. GALOSI: Will the siding and roofing match?

MR. FRASSO: Yes.

MR. HARE: He referred to the kitchenette portion of the addition.

MR. FRASSO: He stated that the kitchenette will have a couple feet of cabinets and a small refrigerator.

MR. HARE: He asked if there would be a stove or oven.

MR. FRASSO: He advised that there wouldn't be a stove or oven.

MR. HARE: If we made a condition that you could not install a stove or make it a full blown kitchen, would that be acceptable?

MR. FRASSO: He was agreeable to this. It is not their intention to have a full blown apartment.

MRS. GALOSI: It could never become a rental unit.

MR. FRASSO: He is aware that it can't be a rental unit.

MR. MARSHALL: There may be a Building Code that requires them to install an Exit Door. The Board needs to focus on a couple of things. 1 – It is never going to become a rental. 2- The addition will have the same utilities as the rest of the house. No separate water, electric or gas.

MR. MARSHALL: He suggested a condition that the entrance between the main part of the dwelling and this addition be free and unencumbered in perpetuity. The wall can't be closed off. Free and unencumbered access throughout the dwelling.

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

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

A MOTION IS MADE BY MR. SELL seconded by Mrs. Galosi to approve the variance for a 12-foot setback where 15 feet is required and an aggregate side yard of 38 feet where 40 feet is required. The addition shall have free and unencumbered access throughout. The addition and the house will have the same utilities. All standard conditions. There should be a means of egress. If an egress door is required by the Building Official, it will be in the rear of the addition. ROLL CALL VOTE: AYE, Mr. Conway, Mr. Devlin, Mrs. Galosi, Mr. Hare, Mr. Sell Mr. Trampe, Mr. O'Donnell, no opposed, motion passes.

The Resolution for Case # 20-11-1 - Jiffy Lube International, LLC - Use Variance and Preliminary and Final Site Plan Approval with Variances – 1206 Route 130, Block 2302, Lot 5. will be adopted at the next Zoning Board Meeting.

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

A MOTION IS MADE BY MR. Sell seconded by Mrs. Galosi to approve the Regular Meeting Minutes of December 2, 2020. VOICE VOTE: ALL AYE, no opposed, Abstain, Mr. Hare, Mr. O'Donnell, motion passes.

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

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

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

Duly passed and adopted

Respectfully submitted,

Patricia Rucci