

**CINNAMINSON TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
March 3, 2021**

Zoom Meeting ID: 923 868 6246

Password: 203375

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The Regular Zoom Meeting of the Zoning Board being held March 3, 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 January 15, 2021 and by advertising this Regular Meeting in the Courier Post on February 5, 2021.

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, Mr. Devlin, Mrs. Galosi, Mr. Hare, Mr. Trampe, Mr. O’Donnell and Ms. Woodman.

Also Present: Richard Strobel, Board Attorney and Patricia Rucci, 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 #21-1-1 - Steven Milewski – Bulk Variance – 3001 Georgetown Road, Block 3011, Lot 16.

MR. STROBEL: He swears in Steven Milewski.

The following Exhibits were presented and described by the Applicant.

Exhibit A-1 – Survey Plan - He wants to build a small deck so he can grill. He wants to create an opening through his kitchen with a sliding glass door.

Exhibit A-2 – Photograph of the side of house. He wants to remove the window and install a sliding glass door. The deck would be 6 feet off of the house and 10-foot wide. It will be centered on the window opening.

MRS. GALOSI: Will the fence be extended out?

MR. MILEWSKI: He is not bringing the fence forward.

Exhibit A-3 – Photograph of what the deck will look like, the proposed construction and how it will be built. The deck will have the appropriate beams. The floor of the deck will be a brown trex and the railings will be white vinyl. The white vinyl will match the aluminum trim on the house. The deck will not have a covering and it will not have steps. It will be built in accordance with all building code requirements.

Exhibit A-4 – Sketch showing how deck will be constructed.

Exhibit A-5 – Sketch of proposed deck and sliding glass door.

Exhibit A-6 – Color photograph of the left side of house.

Exhibit A-7 – Close up photograph of the left side of the house.

MR. DEVLIN: He asked if there were any changes to the 2009 Survey.

MR. MILEWSKI: He advised that there were no changes to the Survey.

MR. HARE: He referred to the deck being 6 feet off of the house. Does the Fire Marshal have a say regarding the size and how far the grill needed to be from the house?

MR. BEDNAREK: John Marshall advised that if this was a multi-unit dwelling, then the rules regarding the grills would apply, but as a single unit, it doesn't have a requirement.

The Board and the Applicant discussed the deck not having steps.

MR. DEVLIN: How many feet off the ground will the deck be?

MR. MILEWSKI: Roughly 3 foot.

The Board discussed the deck being on the side of the house.

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 Mr. Hare to approve the construction of a deck with a side yard setback of 11 ½ feet where 15 feet is minimum required and an aggregate side yard setback of 38 feet where 40 is minimum required. The deck will be brown trex with white railings. The deck will match the house. The deck will be 6 feet by 10 feet. All standard conditions. ROLL CALL VOTE: Mr. Devlin, Mrs. Galosi, Mr. Hare, Mr. Trampe, Mr. O'Donnell, Ms. Woodman and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #21-3-1 - Anthony and Stacey Tartaglia – Bulk Variance – 2320 Riverton Road, Block 2904, Lot 1.

MR. STROBEL: He swears in Anthony Tartaglia.

MR. TARTAGLIA: He described the Exhibits to the Board.

Exhibit A-1 - Photograph from the corner of their yard looking out towards Wood Park. He described the property line. There is an Easement that is 10 feet from the curb line.

MR. BEDNAREK: Your fence will be 10 feet off of the curb line because of that Easement.

MR. TARTAGLIA: Yes.

Exhibit A-2 – Photograph showing the property line. He identified his property. He referred to the photograph and described where the fence would be installed.

Exhibit A-3 – Photograph – He described where the fence will be installed. The Photograph of the left yard and left rear yard.

Exhibit A-4 – Photograph – He identified the corner of their property facing our neighbor.

Exhibit A-5 – Photograph of the back yard. The reason we want to bring the fence out to the middle of our front yard or side yard is because we don't have a lot of space in our back yard. They want to install the fence to have more room.

Exhibit A-6 – Photograph looking up towards Riverton Road.

Exhibit A-7 - Survey of the Property.

Mr. Tartaglia referred to the Exhibits and described to the Board where he would like the fence installed.

MR. BEDNAREK: Your intent is to is to bring the fence out to the edge of property line and lining it up with the two monuments you have.

MR. TARTAGLIA: Correct

MR. TARTAGLIA: He referred to the Survey and described where the fence would be installed. He spoke about the 10-foot utility Easement.

The Board and the Applicant discussed the location of the fence.

MR. BEDNAREK: What type of fence do you intend to use?

MR. TARTAGLIA: It is 54-inch black aluminum fence with a wrought iron style. There are two gates. One facing out towards Riverton Road in the middle and one on the driveway on the right side of the property. The gates are about 5 feet.

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

MR. STROBEL: He swears in Stacey Torres.

MRS. TOREZ: Her driveway is behind the Applicant's home. She supports this Application.

MR. BEDNAREK: Is your property the next property over?

MRS. TORRES: Yes.

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

MR. DEVLIN: He expressed concern about the front yard setback going from 50 feet to zero.

MR. TARTAGLIA: He referred to the back yard being narrow. The Easement prohibits them from doing more in the back yard. They have small room in the back yard. He stated that they are in close proximity to Riverton Road. They also want the fence for safety and for more room.

MR. BEDNAREK: He didn't want to see any privacy fencing along that side by Chatham Drive.

MR. TARGLIA: Absolutely not.

MR. HARE: He originally had concerns about this. He was pleasantly surprised that the neighbor supported this Application.

MR. TARGAGLIA: This is a functional fence and it is for safety aspect.

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 Mrs. Galosi to approve the variance to construct a fence with a front yard setback of zero feet where 50 feet is required on the short side of the corner lot. The fence is to be no taller than 54 inches. The fence is made out of architectural aluminum. It is not to be a privacy fence. There is a gate on both sides of the house facing Riverton Road. Due to the tree incursion, the fence will move to the inside of the zero-foot requirement so it will be between 1 or 2 feet inside the property line. All standard conditions. It is off of the front corner of the structure of the house right behind the open porch that is on the front of the property. ROLL CALL VOTE: Mr. Devlin, Mrs. Galosi, Mr. Hare, Mr. Trampe, Mr. O'Donnell, Ms. Woodman and Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MR. DEVLIN 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 MRS. GALOSI seconded by Ms. Woodman to approve the vouchers for Richard Strobel noted on the Agenda. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Devlin to approve the Regular Meeting Minutes of February 3, 2021. 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 MRS. GALOSI seconded by Mr. Hare 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