

CINNAMINSON TOWNSHIP ZONING BOARD
AGENDA
July 7, 2021

PLEASE NOTE: Agenda is subject to change.

TAKE NOTICE, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as amended by A-3850, and in consideration of Executive Orders No. 103 and 107, issued by Governor Murphy on March 9 and 21, 2020 respectively, declaring a State of Emergency and a Public Health Emergency in the State of New Jersey, the TOWNSHIP OF CINNAMINSON does hereby notify the public that to protect the health, safety and welfare of our citizens while ensuring the continued functioning of government, the Cinnaminson Township Zoning Board of Adjustment meeting is scheduled for July 7, 2021 at 6:30 p.m. at 1621 Riverton Road, Cinnaminson, New Jersey will be held electronically using Zoom audio and visual technology. Formal action may be taken. Any interested party will be able to appear and fully participate at the hearing, in accordance with the rules of the Zoning Board of Adjustment, including providing comment and offering exhibits. For members of the public who wish to attend using Zoom video and audio features on the internet, visit <https://zoom.us>, click "Join A Meeting", enter the following Meeting ID: 923 868 6246, and enter the following 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. It is recommended that any interested party desiring to offer exhibits, or view exhibits that have been submitted on behalf of the applicants, contact the Zoning Board secretary, Patricia Rucci, at 856-829-6000 ext. 2313, in advance for guidance. E-mail – prucci@cinnaminsonnj.org

Patricia Rucci

Zoning Board Secretary

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 July 7, 2021 is scheduled for 6:30 p.m.

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.

ROLL CALL:

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 #21-7-1 – Emine Yalcin – Bulk Variance – 2597 Branch Pike, Block 3210, Lot 1.14.

Case #21-7-2 – Hummingbird Builder and Development, LLC - Bulk Variance - 2390 Church Road, Block 3401, Lot 37.01.

Case #21-7-3 – Hummingbird Builder and Development, LLC - Bulk Variance - 2404 Church Road, Block 3401, Lot 36.01.

Case #21-7-4 – Hummingbird Builder and Development, LLC - Bulk Variance - 2408 Church Road, Block 3401, Lot 36.03.

Case #21-7-5 – Wayne Oliver – Bulk Variance – 101 Green Briar Court, Block 3106, Lot 5.05.

Case #21-7-6 – Jeremias Miranda and Autiany Sousa – Bulk Variance - 1113 Cinnaminson Avenue, Block 1702, Lot 7.

RESOLUTIONS:

Case #21-5-2 - Katherine and Jeremy Minuto - 401 Sherwood Drive, Block 3304, Lot 7 – Conditionally granting bulk variances to construct fence extending beyond building on long side of corner lot which is not permitted, leaving nine (9) foot front yard setback where twenty (20) feet is minimum required, and having height of six (6) feet where two (2) feet is maximum permitted within (20) feet of corner property line; also to permit existing garage leaving 19.8 foot front yard setback where (20) feet is minimum required.

Case #21-6-1 – Jeffrey and Heather Luban - 103 Shenandoah Road, Block 3413, Lot 14 – Conditionally granting bulk variances to construct carport addition leaving 10.5 foot side yard setback where fifteen (15) feet is minimum required and 30.5-foot aggregate side yard setback where forty (40) feet is minimum required.

Case #21-6-2 – Ziyad Abughalda – 701 Meadowview Drive, Block 3005, Lot 22 – Conditionally granting bulk variance to construct fence leaving 13.5 foot front yard setback where twenty (20) feet is minimum required.

VOUCHERS:

Richard C. Strobel

Case #21-5-2 – Katherine and Jeremy Minuto – Invoice #05-2021-12 - \$364.50

Case #21-6-1 – Jeffery and Heather Luban – Invoice #05-2021-13 - \$364.50

Case #21-6-2 – Ziyad Aboughalda – Invoice #05-2021-14 - \$364.50

TOTAL: 1,093.50

Pennoni Associates

Case #20-11-1 – Jiffy Lube International, Inc. – Invoice #1073754 - \$71.50

TOTAL: \$71.50

MINUTES:

Regular Meeting – June 2, 2021

Public Comment

Adjourn Meeting

