

**CINNAMINSON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
June 2, 2021**

Zoom Meeting ID: 923 868 6246

Password: 203375

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The Regular Zoom Meeting of the Zoning Board being held June 2, 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. Sell, 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 #21-5-2 - Katherine and Jeremy Minuto – Bulk Variance - 401 Sherwood Drive, Block 3304, Lot 7.

MR. STROBEL: He swears in Katherine Minuto.

MRS. MINUTO: She has a corner property. She wants to install a fence. She needs a bulk variance for a side yard portion along Pine Street. They are asking for a nine foot setback where a 20 foot setback is required. Two of the access points for their home is on the side and rear of the home. If the variance wasn’t granted, they wouldn’t be able to enclose one of those access points. They also have two dogs. They want to be able to secure one of the access points. The following Exhibits were presented.

Exhibit A-1 – Survey Plan – The survey identified the location of the proposed fence. The Applicant described the location of the fence.

Exhibit A-2 - Photograph of Rear Yard.
Exhibit A-3 - Photograph showing rear and side door.
Exhibit A-4 - Photograph of side of House.

MRS. MINUTO: There will be two gates. One of the gates facing Pine Street side and one facing Sherwood Drive.

29:44 MR. BEDNAREK: We will make sure the concrete pad is enclosed in the fence as per discussion not per plan.

MRS. MINUTO: She didn't know if the fence contractor was enclosing the gas meter.

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

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 a front yard setback of 9 feet where 20 feet is required. The fence can't encroach any further than the front corner on Sherwood Drive of 49.86 feet. The type of fence is a 6 foot high plastic, vinyl fence with 2 gates. One standard size gate facing Pine Street and the second gate facing Sherwood Drive. All standard conditions apply. There is an existing condition on the existing structure, that of the side yard setback of the house itself 19.8 feet where 20 feet is required for the front corner of garage. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Hare, Mr. Sell, Mr. Trampe, Mr. O'Donnell and Mr. Bednarek, no opposed, motion passes

MR. BEDNAREK: Case #21-6-1 – Jeffrey and Heather Luban – Bulk Variance – 103 Shenandoah Road, Block 3413, Lot 14.

Mr. STROBEL: He swears in Jeffrey and Heather Luban.

MR. LUBAN: They want to add a carport on the side of their house.

The Following Exhibits were presented and explained to the Board.

Exhibit A-1 – Photograph of another home in Cinnaminson showing a carport. This photograph is almost identical to what the Applicant wants to do.

MR. LUBAN: The roof will be the same roof as their home. The roof will be a shingled roof and the entire roof will be done at once.

Exhibit A-2 – Photograph of the Applicant's home.

MR. LUBAN: The car port is a one car carport.

MR. BEDNAREK: Is the carport flush with the current garage on the house?

MR. LUBAN: Yes.

Exhibit A-3 – Marked up Property Survey.

MR. LUBAN: The concrete slab is an addition we added a few years ago.

MR. HARE: He asked about the roof and the encroachment.

MR. BEDNAREK: He asked Mr. Luban if it was 10.5 feet from the edge of the roof.

MR. LUBAN: That is correct.

Exhibit A-4 – Unmodified Survey Plan.

Exhibit A-5 – Sketch of front view and side view.

MR. LUBAN: The front porch and the carport on the side both have hip roofs, supportive (inaudible) pillars on the outside edges of each one. The carport is open air. No walls to enclose the three sides. No living space above the carport.

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 to approve a carport addition with a side yard setback of 10.5 feet where 15 feet is required and aggregate side yard setback of 30.5 feet where 40 feet is required. It will be a carport. It will be an open carport and three of the walls are open air. The carport isn't longer than the current garage structure. The roofing and siding will match the existing structure. All of the standard conditions. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Hare, Mr. Sell, Mr. Trampe, Mr. O'Donnell and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #21-6-2 – Ziyad Abughalda – Bulk Variance – 701 Meadowview Drive, Block 3005, Lot 22.

MR. STROBEL: He swears in Ziyad Abughalda.

MR. ABUGHALDA: He had a 6 foot private vinyl fence installed on his corner property. He was unaware that he needed to apply for a permit. He thought the Fence Contractor would obtain the permit. He needs a variance for a 13.5 foot setback where 20 feet is required.

MR. HARE: If you made the fence the 20 foot that conforms to the setback requirement, what would that limit your back yard to be? Where would it be?

MR. ABUGHALDA: It would push the section of fence that you see on Waterford Drive 6.5 feet back.

Exhibit A-1 - Photograph of the Applicant's Property.

Exhibit A-2 - Photograph of trees along the fence line.

Exhibit A-3 - Photograph of front and side of home.

Exhibit A-4 - Photograph of front view.

Exhibit A-5 - Survey - Showing the location of the existing fence.

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 for a 13.5 foot front yard setback where 20 feet is required for the existing fence. It is PVC Plastic 6 foot high. All the standard conditions. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Hare, Mr. Sell, Mr. Trampe, Mr. O'Donnell and Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MR. HARE seconded by Mrs. Galosi to approve the Resolution for Case #21-5-1 – Stephen and Simone Egan – 20 Oakwood Drive, Block 1409, Lot 10 – Conditionally granting bulk variance to construct fence set parallel to Parry Avenue leaving eight (8) foot side yard setback, and rear boundary line fence set perpendicular to Parry Avenue leaving zero (0) foot side yard setback. VOICE VOTE: ALL AYE, Abstain, Mr. Sell, no opposed, motion passes.

A MOTION IS MADE BY MR. DEVLIN seconded by Mrs. Galosi to approve the Resolution for Case #21-5-3 – Jose M. Ribeiro – 905 Pear Avenue, Block 507, Lot 17.03 – Conditionally granting bulk variance to construct carport addition leaving 3.7 foot side yard setback where eight (8) feet is minimum required. VOICE VOTE: ALL AYE, Abstain, Mr. Sell, no opposed, motion passes.

A MOTION IS MADE BY MR. O'Donnell seconded by Mrs. Galosi to approve the Resolution for Case #21-5-4 – John and Colleen Semola – 2510 Church Road, Block 3309, Lot 1 – Conditionally granting bulk variance to construct above-ground swimming pool leaving four (4) foot setback from property line where ten (10) feet is minimum required. VOICE VOTE: ALL AYE, Abstain, Mr. Sell, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Resolution for Case #21-5-5 – Tyeisha Robinson – 614 Parry Boulevard, Block 3003, Lot 8 – Conditionally granting bulk variance to construct fence leaving front yard setback of eight (8) feet where twenty (20) feet is minimum required. VOICE VOTE: ALL AYE, Abstain, Mr. Sell, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Devlin 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. Hare to approve the Regular Meeting Minutes of May 5, 2021. VOICE VOTE: ALL AYE, Abstain, Mr. Sell, 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,

Patricia Rucci