

**CINNAMINSON TOWNSHIP ZONING BOARD**  
**AGENDA**  
**September 1, 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 August 4, 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](mailto: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 September 1, 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 #21-9-1 – Israel Rodriguez – Bulk Variances – 824 Pear Avenue, Block 605, Lot 7.03.

Case #21-9-2 – Mustafa Ayaz – Bulk Variance – 105 Whitebirch Drive, Block 3102, Lot 27.  
This Application is rescheduled to the Zoning Board Zoom Meeting on Wednesday, October 6, 2021 at 6:30 p.m.

**RESOLUTIONS:**

Case #21-7-1 – Emine Yalcin – 2597 Branch Pike, Block 3210, Lot 1.14 – Conditionally granting bulk variance to construct fence leaving zero (0) foot front yard setback where fifty (50) feet is minimum required.

Case #21-8-1 – Nathan R. Boyd – 2310 Laurel Drive, Block 2404, Lot 17 – Conditionally granting bulk variance to construct fence leaving six (6) foot front yard setback where thirty (30) feet is minimum required.

Case #21-8-2 – Barton and Katherine Spencer – 17 Purnell Avenue, Block 1503, Lot 9 – Conditionally granting bulk variance to construct fence leaving ten (10) foot front yard setback where forty (40) feet is minimum required.

**VOUCHERS:**

**Richard Strobel**

Case #21-7-1 – Emine Yalcin – Invoice #05-2021-20 - \$364.50  
Case #21-8-1 – Nathan R. Boyd – Invoice #05-2021-21 - \$364.50  
Case #21-8-2 – Barton and Katherine Spencer – Invoice #05-2021-22 - \$364.50  
Third Quarter Meeting Attendance and Legal Representation – Invoice #05-2021-23 - \$1,500.00  
**TOTAL: \$2,593.50**

**Pennoni Associates**

Case #20-11-1 – Jiffy Lube International, Inc. – Invoice #1081592 - \$2,339.75  
**TOTAL: \$2,339.75**

**MINUTES:**

Regular Meeting – July 7, 2021  
Regular Meeting – August 4, 2021

**DISCUSSION:** Zoning Board Meeting Time and Place.

**Public Comment**  
**Adjourn Meeting**