

**CINNAMINSON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
November 3, 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 October 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 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, 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 #21-9-2 – Mustafa Ayaz – Bulk Variance – 105 Whitebirch Drive, Block 3102, Lot 27. This Application is rescheduled to the Zoning Board Zoom Meeting on Wednesday, December 1, 2021 at 6:30 p.m.

A MOTION IS MADE BY MR. HARE seconded by Mr. Trampe to reschedule Case #21-9-2 – Mustafa Ayaz – Bulk Variance – 105 Whitebirch Drive, Block 3102, Lot 27 to the Zoning Board Zoom Meeting on Wednesday, December 1, 2021 at 6:30 p.m. with no additional notice required. ROLL CALL VOTE: AYE, 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. HARE seconded by MR. O’Donnell to approve the Resolution for Case #21-9-1 – Israel Rodriguez – Bulk Variance – 824 Pear Avenue, Block 605, Lot 7.03. VOICE VOTE: ALL AYE, Abstain, Mr. Trampe, no opposed, motion passes.

Case #21-10-1 – Sam Thevanayagam - John Marshall advised Mr. Strobel that the building permit application indicated that the height of the solar field was 8 feet. During the meeting, John Marshall was contacted and he advised that the building permit application indicated that the height was 8 feet.

A MOTION IS MADE BY MR. HARE seconded by Ms. Woodman to approve the Resolution for Case #21-10-1 – Sam Thevanayagam – 2322 Riverton Road – Block 2404, Lot 27.01 – Conditionally granting bulk variance to construct solar field accessory structure within front yard setback. The height is 8 feet. VOICE VOTE: ALL AYE, Abstain, Mr. Bednarek and Mr. Trampe, no opposed, motion passes.

A MOTION IS MADE BY MR. O’DONNELL seconded by Ms. Woodman to approve the Resolution for Case #21-10-2 – James and Danielle Nocito – Bulk Variance - 304 Cambridge Drive – Block 3410, Lot 3 – Conditionally granting bulk variance to construct front porch addition leaving thirty-six (36) foot front yard setback where forty (40) feet is minimum required. VOICE VOTE: ALL AYE, Abstain, Mr. Trampe, no opposed, motion passes.

A MOTION IS MADE BY MR. HARE seconded by Mr. Devlin to approve the voucher for Richard C. Strobel noted on the Agenda. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MR. HARE seconded by Ms. Woodman to approve the Regular Meeting Minutes from October 6, 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 MR. HARE 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