

**CINNAMINSON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
January 5, 2022**

The Regular Meeting of the Zoning Board being held January 5, 2022 is scheduled for 6:30 p.m. in the Municipal Building, 1621 Riverton Road, Cinnaminson, NJ. Chairman makes the public statement.

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 December 17, 2021 and by advertising this Regular Meeting in the Courier Post on December 16, 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. TRAMPE: 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.

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.

MR. TRAMPE: Case #22-1-1 – Erin Crossett – Bulk Variance -703 Hilltop Road, Block 2102, Lot 24.

MR. STROBEL: He swears in Erin Crossett.

MR. STROBEL: He swears in Kevin Rawle.

The Applicant presented a poster board of Exhibits. The Exhibits were marked as Exhibits 1A through 1I. The Exhibits included pictures of the Applicant's property.

MS. CROSSETT: She stated that their home has two front yards. They would like to have the fence for privacy and safety. They want to maximize most of their yard that they can. It is a

safety feature for us. They want to install a 6 foot vinyl fence. She identified the area where she wants to put the play land.

MR. O'DONNELL: You only need a variance for one side. The side yard, but technically a front yard because you are on the corner.

MS. CROSSETT: Correct.

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

MR. SELL: There is a 30 foot setback required. You are asking for ten foot setback. You are getting 20.

MS. CROSSETT: Correct.

MS. CROSSETT: Exhibit 1G – Reasons for the Fence Variance. She read the Reasons for the Fence Variance to the Board.

MR. TRAMPE: He asked if the fence is far enough back where it isn't going to cause obstruction coming off of Belmont turning on to Hilltop.

MS. CROSSETT: Correct.

MR. RAWLE: The whole front of the yard will still be open as far as the corner where you have to (inaudible).

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

MR. STROBEL: He swears in Mr. Bucci.

MR. BUCCI: He expressed concern about the ten foot setback from the sidewalk. He presented photos of the property line from different angles. The Exhibits were marked P1, P2 and P3. He explained the photos to the Board. He expressed concern about the 6 foot high fence.

The Applicant and the Board discussed the fence.

MR. STROBEL: He swears in Don Haas.

MR. HAAS: He expressed concern about a 6 foot fence and the setback.

MR. RAWLE: He spoke about compromising the setback.

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

MR. MARSHALL: During the motion, Mr. Marshall stated that if you are going to grant a setback for a 6 foot high PVC fence with a 15 foot setback feet where 30 feet is required that should be part of the motion and approval.

A MOTION IS MADE BY MR. DEVLIN seconded by Mrs. Galosi to approve the application with an amendment stating that the front yard setback is 15 feet where 30 is required. In

accordance with the diagrams submitted. Standard conditions and terms. 6 foot high PVC fence. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Sell, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Trampe, no opposed, motion passes.

RESOLUTIONS:

A MOTION IS MADE BY MR. SELL seconded by Mrs. Galosi to approve the Resolution for Case #21-9-2 – Mustafa Ayaz – 105 White Birch Drive, Block 3102, Lot 27 – Conditionally granting bulk variance to construct covered patio structure leaving two (2) foot side yard setback where fifteen (15) feet is minimum required. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. Sell, Mr. O'Donnell, Abstain, Mr. Devlin, Mr. Trampe, Ms. Woodman and Mr. Neely, no opposed, motion passes.

A MOTION IS MADE BY MR. SELL seconded by Mrs. Galosi to approve the Resolution for Case #21-12-1 – Midnight Motors, LLC – 1305 Industrial Highway, Block 806, Lot 11 – Conditionally granting use variance to permit used car dealer importing and selling classic vehicles. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Sell, Mr. O'Donnell, Abstain, Mr. Trampe, Ms. Woodman and Mr. Neely, no opposed, motion passes.

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

A MOTION IS MADE BY MR. SELL seconded by Ms. Galosi to approve the Regular Meeting Minutes from December 1, 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. TRAMPE seconded by Ms. Woodman to adjourn the meeting. The meeting is adjourned. VOICE VOTE: ALL AYE, no opposed, motion passes.

Duly passed and adopted

Respectfully submitted,

Patricia Rucci