

**CINNAMINSON TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
February 2, 2022**

The Regular Meeting of the Zoning Board being held February 2, 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 January 10, 2022 and by advertising this Regular Meeting in the Courier Post on January 11, 2022.

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. Trampe, Mr. O’Donnell, Ms. Woodman and Mr. Neely.

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 # 22-2-1 – Enterprise Metals, Inc. – Use Variance – 1000 Union Landing Road, Block 610, Lot 1. This Application will not be heard this evening due to additional notice requirements and for corrected Block and Lot. This Application will be rescheduled to the Zoning Board Meeting on Wednesday, March 2, 2022 at 6:30 PM in the Municipal Building, 1621 Riverton Road, Cinnaminson, NJ. The Applicant has to re-notice everyone.

A member from the Public wanted to know who would receive notice of the re-scheduled meeting.

Mr. BEDNAREK: He explained who would receive notice.

MR. STROBEL: He gave an overview of who receives notice. He identified a website that shows legal notices in the State.

Mr. Devlin arrived at the meeting at 6:45 p.m.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to reschedule Case # 22-2-1 – Enterprise Metals, Inc. due to additional notice requirements for corrected Block and Lot.

The application for Case # 22-2-1 – Enterprise Metals, Inc. will be rescheduled to the March 2, 2022 Zoning Board meeting at 6:30 PM in the Municipal Building. The Applicant has to re-notice everyone. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MR. O'DONNELL seconded by Mr. Neely to approve the Resolution for Case #22-1-1 – Erin M. Crossett –703 Hilltop Road, Block 2102, Lot 24 – Conditionally granting bulk variance to construct fence leaving fifteen (15) foot front yard setback where thirty (30) feet is minimum required. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman and Mr. Neely, Abstain Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MS. WOODMAN seconded by Mr. Devlin to approve the January 5, 2022 Reorganization Meeting Minutes. VOICE VOTE: ALL AYE, Abstain Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Neely to approve the January 5, 2022 Regular Meeting Minutes. VOICE VOTE: ALL AYE, Abstain Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MR. O'DONNELL seconded by Mrs. Galosi 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 MRS. GALOSI seconded by Mr. Neely to approve the voucher for Pennoni Associates noted on the Agenda. VOICE VOTE: ALL AYE, no opposed, motion passes.

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

A member from the Public asked if Enterprise Metals was a company from Pennsylvania.

MR. BEDNAREK: He advised that he did not know. As we go through the hearing, we can find that out.

MR. STROBEL: He advised that there is a public portion of the meeting where a member from the public can ask questions.

Another member from the Public asked what the next steps were after they have the comment portion of the meeting.

MR. BEDNAREK: He explained the Zoning Board process.

Another member from the Public asked about the use not being permitted on the property.

MR. BEDNAREK: He explained that everyone in Cinnaminson has different zoning. He explained different variances.

MR. STROBEL: He explained the Zoning Board process and procedures. He gave an overview of a use variance request.

A member from the Public asked if there is a way that information received from an Applicant can be verified.

MR. STROBEL: He explained that if there was a Site Plan Application, the Board Engineer would do a review of the application. The Board can also enlist a Planner or Traffic Engineer depending on the nature of an application.

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

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. O'Donnell to adjourn the meeting. The meeting is adjourned. VOICE VOTE: ALL AYE, no opposed, motion passes.

Duly passed and adopted

Respectfully submitted,

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Patricia Rucci