

PLANNING BOARD
REGULAR MEETING
July 12, 2022

MR. O'CONNOR: In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township Website and by advertising this Regular Meeting in the Burlington County Times on January 16, 2022 and in the Courier Post on January 25, 2022. In addition, notice was filed with the Municipal Clerk.

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: Ms. Lamon, Mr. Maradonna, Mr. Minton, Mr. Snyder, Mr. Shallow and Mr. O'Connor.

Also Present: Mrs. Rucci, Board Secretary, Douglas Heinold, Board Attorney and Joseph Barbadoro, Board Engineer.

MR. O'CONNOR: It is the policy of the Board that no application will be opened after 10:00 p.m. It is the policy of the Board that no new testimony will be taken after 10:30 p.m.

MR. O'CONNOR: Case #2202 – John R. Parry, Jr. and Valerie L. Parry – Minor Subdivision with Bulk Variances – 45 Buttonwood Lane, Block 1101, Lot 6.

MR. BARBADORO: He deemed this application complete.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to deem this application complete. ROLL CALL VOTE: AYE, Ms. Lamon, Mr. Maradonna, Mr. Minton, Mr. Snyder, Mr. Shallow and Mr. O'Connor, no opposed, motion passes.

MR. HEINOLD: He swears in John Parry.

MR. EHRHARDT: Attorney for the Applicant. The property is located at 45 Buttonwood Lane. It has always been a deep lot. They have two Exhibits.

MR. PARRY: They purchased the property in 2018. It would be a flag lot. We worked with the Township Engineer on the width of that driveway. We are asking for relief on the size of the lot. We wanted to see if the opportunity was there to subdivide.

MR. EHRHARDT: He referred to the Fire Marshal review. One of the things that came up in the review was to accommodate emergency vehicles. The Fire Marshal was proposing 12 feet in width and 14 feet in height. Is that doable with the current state of the property?

MR. PARRY: Yes. I think it is. They would like to build a house that will borrow from the same design details that were used on their house and other nearby properties. He wants to use

the same design intent to put something in the front yard, if we decide to do that. The proposed residence would be a single family.

The following Exhibits were presented:

Exhibit A-1 Subdivision Plan

MR. PARRY: He identified the driveway.

Exhibit A-2 – Picture of the Property

MR. HEINOLD: You are proposing a second driveway.

MR. PARRY: Yes.

MR. SNYDER: What is on east side?

MR. PARRY: He identified the surrounding properties.

MR. MINTON: You will comply with Fire Marshal letter.

MR. PARRY: Yes. I will.

MR. O'CONNOR: He asked about adding another driveway.

The Board, the Applicant and the Professionals discussed having one common driveway.

MR. O'CONNOR: He opened the public portion of the meeting.

Mr. Heinold swears in Mr. Hammer.

MR. HAMMER: He expressed his concerns to the Board.

Mr. O'Connor and Mr. Heinold thanked Mr. Hammer.

Mr. Heinold swears in Mr. Sirj.

MR. SIRJ: He expressed his concerns to the Board.

Mr. O'Connor thanked Mr. Sirj.

MR. O'CONNOR: He closed the public portion of the meeting.

MR. EHRHARDT: Our surveyor did speak with Michael Angelastro and we will work to comply with any concerns in the Planning Board Engineer's letter.

MR. BARBADORO: The Applicant needs to show the utility easement on the subdivision plan and they need to supply us with a description of that easement.

MR. O'CONNOR: Are you modifying your application tonight to utilize a common driveway?

MR. PARRY: Yes.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to grant Minor Subdivision approval with Bulk Variances approval for Case #2202, Block 1101, Lot 6 as set forth in the letter from Remington and Vernick dated May 4, 2022, modified on June 27, 2022. Also, based upon Mr. Parry's testimony here this evening, compliance with the Fire Marshal's requirements of June 3, 2022 and consistent with other flag lots in the Town. There will be one common drive and secondary sole purpose drive for the new subdivision that would not be permitted. The Applicant will comply with all easements so required not only for the drive, but for any of the utilities in coordination with the Board Engineer. Two variances are granted for lot width and lot frontage. ROLL CALL VOTE: AYE, Ms. Lamon, Mr. Maradonna, Mr. Minton, Mr. Snyder, Mr. Shallow and Mr. O'Connor, no opposed, motion passes.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to approve the Resolution of the Planning Board of the Township of Cinnaminson clarifying condition of approval related to deliveries with respect to prior Resolution 2022-11 governing CFA Cinnaminson, LLC (Chick-Fil-A) – 299-307 NJSH Route 130, Block 1403, Lots 25-28. ROLL CALL VOTE: AYE, Ms. Lamon, Mr. Minton, Mr. Snyder and Mr. O'Connor, Abstain, Mr. Maradonna and Mr. Shallow, no opposed, motion passes.

A MOTION IS MADE BY MR. MINTON seconded by Mr. Shallow to approve the Resolution of the Planning Board of the Township of Cinnaminson granting Preliminary and Final Site Plan Approval with Bulk Variance Approval to Backstreets Management, LLC – 1503, 2101 and 2105 Wallace Boulevard, Block 803, Lots 22, 23 and 24. ROLL CALL VOTE: AYE, Mr. Minton, Mr. Shallow and Mr. O'Connor, Abstain Ms. Lamon and Mr. Snyder, no opposed, motion passes. ROLL CALL VOTE: AYE, Mr. Maradonna, Mr. Minton, Mr. Shallow and Mr. O'Connor, Abstain, Ms. Lamon and Mr. Snyder, no opposed, motion passes.

MR. O'CONNOR: He opened the public portion of the meeting.

MR. PIETRZAK: He spoke about the curbs in his neighborhood.

MR. MINTON: He updated the Planning Board on future Applications.

MR. HEINOLD: He updated the Planning Board on litigation.

MR. O'CONNOR: He closed the public portion of the meeting.

A MOTION IS MADE BY MS. LAMON, seconded by Mr. Snyder to adjourn the meeting. VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted
November 22, 2022

Respectfully submitted,
Patricia Rucci
Patricia Rucci