

**CINNAMINSON ZONING BOARD**

**April 6, 2022**

The Regular Meeting of the Zoning Board being held April 6, 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.

**ROLL CALL:**

Members Present – Mr. Bednarek, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, and Ms. Woodman.

Also Present: Richard Strobel, Board Attorney and Patricia Rucci, Secretary.

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 #22-3-1 – Goodwill Industries of Southern New Jersey and Philadelphia, Inc. – Use Variance and Preliminary and Final Site Plan, 915 Route 130, Block 1304, Lots 32 and 33. This Application will not be heard at the Zoning Board Meeting on April 6, 2022. The extension of the meeting date for this Application will be announced at the Zoning Board meeting on April 6, 2022.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Devlin to adjourn the Goodwill Industries of Southern New Jersey and Philadelphia, Inc. application to the Zoning Board of Adjustment Special Meeting on April 13, 2022 at 6:30 p.m. The notice of this Special Meeting on April 13, 2022 will be published in the newspapers. The Applicant will not need to re-notice to the newspaper and property owners. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman and Mr. Bednarek, no opposed, motion passes.

Case #22-4-2 – KH Investors, d/b/a Doggies Style Pets – Use Variance - 141 Route 130, Suite G, Block 1407, Lot 29.01. The extension of the meeting date for this Application will be announced at the Zoning Board meeting on April 6, 2022.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Devlin to adjourn the KH Investors, d/b/a Doggies Style Pets application to the Zoning Board of Adjustment Special Meeting on April 13, 2022 at 6:30 p.m. The notice of this Special Meeting on April 13, 2022

will be published in the newspapers. The Applicant will not need to re-notice to the newspaper and property owners. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #22-4-3 – Luis Rivera – Bulk Variance – 301 Lilac Lane, Block 2312, Lot 1.

MR. STROBEL: He swears in Luis Rivera.

MR. RIVERA: He presented Exhibit A-1, A-2 and A-3 – Photographs of his home.

MR. RIVERA: He wants to fence in the yard for a pool that he plans to construct. He wants to have a living space and a portion for his car where the carport is. He wants to install two gates, five feet in width. He wants to enclose the entire carport. Part of the carport will be for living space and part for his car.

MR. BEDNAREK: You are looking for relief on two different setback issues. The fence and the carport.

MR. RIVERA: Exhibit A-2 – Shows the carport. He removed the trees and he would like privacy. He would like to install a white, vinyl, six foot high fence. The existing carport is 28x11.

The Applicant and the Board discussed the fence location, gate locations, the carport and the setbacks.

The Zoning Board of Adjustment took a recess.

The Zoning Board of Adjustment resumed the meeting.

MR. RIVERA: The siding will match as closely as possible. He will use the same roof on the carport. The floor of the current carport is concrete. It will be a single story addition.

A MOTION IS MADE BY MR. TRAMPE seconded by Mrs. Galosi to approve a fence with a setback of 10 feet where 50 feet is required and a proposed conversion of a carport into a living space with a 40 foot setback where 50 is required. The second proposed fence will have a 40 foot setback where 50 foot is required. The fence will be a 6 foot white vinyl fence. Two five foot gates on the Lilac side of the property. All standard conditions to be met. The siding will match, windows on the carport wall, sliding glass door in the rear of the carport from the rear yard, new carport wall on the right side facing the house. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman and Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Resolution for Case # 22-2-1 – Enterprise Metals, Inc. 1000 Union Landing Road, Block 702, Lot 37 – Conditionally granting use variance to permit recycling of plastic and metals from

industrial products. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. O'Donnell, Ms. Woodman, Mr. Bednarek, Abstain, Mr. Trampe, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Devlin to approve the March 2, 2022 Regular Meeting Minutes. VOICE VOTE: ALL AYE, no opposed, Abstain, Mr. Trampe, motion passes.

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

MR. STROBEL: He advised the Board of an email exchange with Mr. Sell regarding the March Zoning Board Meeting. Mr. Sell expressed his sincere appreciation to the residents for their positive support of the Project.

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 O'DONNELL seconded by Mrs. Galosi to adjourn the meeting. The meeting is adjourned. VOICE VOTE: ALL AYE, no opposed, motion passes.

Duly passed and adopted

December 7, 2022

Respectfully submitted,

Patricia Rucci  
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