

PLANNING BOARD
REGULAR MEETING
December 13, 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: Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Mr. Shallow and Mr. O'Connor.

Also Present: Douglas Heinold, Board Attorney, Mr. Barbadoro, Board Engineer, Charles Adamson from Remington and Vernick, Jim Mullan, Engineer from Pennoni Associates and Mrs. Rucci, Board Secretary,

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 #2212 – Ransome Properties, LLC – Minor Subdivision – 718 S. Warrington Avenue, Block 425, Lot 4.

SETH BRODER, ESQUIRE: Attorney for the Applicant. Ransome Properties is the Owner of the property. The Applicant is seeking a Minor Subdivision. The property is 10,000 square feet. It will be subdivided. It will be two properties containing 5,000 square feet each.

MR. HEINOLD: He swears in Robert Stout.

MR. STOUT: He referred to the Remington and Vernick review letter dated November 7, 2022. He referred to Item # II Submission Information. He reviewed the waivers with the Board.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to deem the application complete in accordance with the review letter dated November 7, 2022 from Joseph Barbadoro. The testimony given by Robert Stout with the explanations set forth in granting waivers as may be appropriate based on his testimony particularly for the spot elevations (inaudible). ROLL CALL VOTE: AYE, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Mr. Shallow and Mr. O'Connor, no opposed, motion passes.

MR. HEINOLD: He swears in Kristen Fitzgerald, Managing Member, Ransome Properties, LLC.

MS. FITZGERALD: Ramsome Properties, LLC. The Applicant owned the property since March 29, 2017.

MR. BRODER: He referred to the review letter from the Planning Board Engineer. If the Application is granted, will the Entity comply all of the conditions imposed by the Planning Board?

MS. FITZGERALD: Yes, I will.

MR. STOUT: Applicant's Engineer. He presented A-1 Survey Plan. 10,000 square feet. He identified the surrounding streets. This is a Buy Rite Application. There are no variances proposed. It meets all of the criteria for the Zone. There is an existing variance for a front porch. There is a 20 foot setback required, the porch is 12 foot off the front. This is an existing condition. The house is staying where it is. The 5,000 square foot lot in the back becomes a building lot. South Snowden Avenue doesn't have sewer. In order to get sewer to this lot, we would have to come in through South Warrington Avenue. We are proposing a 15-foot wide sanitary sewer easement along the north side of the property.

MR. O'CONNOR: He opened the public portion of the meeting. No one came forward.

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

A MOTION IS MADE BY MR. SNYDER seconded by Ms. Lamon to approve the Minor Subdivision application. At the time of construction, the Applicant will be required to comply with Affordable Housing. ROLL CALL VOTE: AYE, Ms. Kenny, Ms. Lamon, Mr, Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Mr. Shallow and Mr. O'Connor, no opposed, motion passes.

MR. O'CONNOR: Case #2204 – Township of Cinnaminson – Major Subdivision – 816 S. Belleview Avenue, Block 423, Lot 13.

MR. O'CONNOR: Case #2205 – Township of Cinnaminson – Minor Subdivision – 810 S. Belleview Avenue, Block 423, Lot 14.

MR. O'CONNOR: Since both of these subdivisions involve Cinnaminson Township, Joseph Barbadoro will represent the Township and Jim Mullan from Pennoni Associates will represent the Planning Board.

MR. O'CONNOR : He asked Mr. Mullan if the Application was deemed complete.

MR. MULLEN: (Inaudible)

MR. HEINOLD: He swears in Joseph Barbadoro and Charles Adamson from Remington and Vernick.

A MOTION IS MADE BY MR. MINTON seconded by Mr. Jones to deem the application complete pursuant to Mr. Mullan's representation and review letter. Consistent with the testimony that will be

given as part of the application. ROLL CALL VOTE: AYE, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Mr. Shallow and Mr. O'Connor, no opposed, motion passes.

MR. BARBADORO: One application is for a major subdivision and one application is for a minor subdivision. Both properties are owned by the Township of Cinnaminson. In order to be in compliance with the Affordable Housing requirements, the Township will be subdividing the first property into four properties and constructing two duplexes. The second application will be a minor subdivision, one lot subdividing into two lots. They are requesting variances.

MR. ADAMSON: He gave the Board an overview of the Project. One variance is for the minimum lot area is 5,000 is required where 3,125 is proposed. The frontage is 50 feet required and 25 is proposed.

MR. BARBADORO: A variance for a side yard setback of 0 feet where 8 feet is required.

MR. MINTON: Is it my understanding that this site is part of the Township's Affordable Housing obligation?

MR. BARBADORO: Yes.

MR. MINTON: It is part of a Court Order to construct these four units.

MR. HEINOLD: He gave the Board an overview of the Affordable Housing Plan.

MR. O'CONNOR: He asked about the contours.

Mr. BARBADORO: We are requesting a waiver for the contours. We are not proposing any improvements. When they come in for their building permits or to the Board, they will show those contours.

MR. O'CONNOR: He opened the public portion of the meeting for lot 13 and lot 14.

MR. JAMES FRANCIS: He expressed his parking concerns to the Board.

Mr. Adamson and Mr. Barbadoro identified the setback for Mr. Francis.

The Board thanked Mr. James.

MR. MINTON: He referred to the State Regulations about residential standards for parking. Are the two parking spaces provided consistent with that standard?

MR. BARBADORO: Yes.

MRS. FRANCIS: She expressed her concerns to the Board.

MR. O'CONNOR: He thanked Mrs. Francis.

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

MR. JOHN MARSHALL: Township Zoning Officer. Habitat has not committed to specific building elevations yet and they didn't commit to one or two driveways per unit.

Mr. Mullan and Mr. Adamson spoke about setting property corners.

MR. MINTON: He referred about the parking. If we made a condition, that they will provide on site access for two vehicles to park. If they could not meet this condition, they would have to appear before the Planning Board for a waiver.

A MOTION IS MADE BY MR. MINTON seconded by Mr. Shallow to grant Major Subdivision approval for Case #2204 pursuant to the review letter dated May 19, 2022 from Pennoni Associates. The Applicant testified that they will agree to the review letter including the requested waiver. As a condition of this subdivision approval, the Applicant will provide two parking spaces per unit, per lot in accordance with the Residential Site Standards Improvements Act. ROLL CALL VOTE: AYE, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, 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 grant Minor Subdivision approval for Case #2205 pursuant to the review letter dated May 19, 2022 from Pennoni Associates. The Applicant testified that they will agree to the review letter including the requested waiver. As a condition of this subdivision approval, the Applicant will provide two parking spaces per unit, per lot in accordance with the Residential Site Standards Improvements Act. ROLL CALL VOTE: AYE, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Mr. Shallow and Mr. O'Connor, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. Jones to approve the Resolution of the Planning Board of the Township of Cinnaminson granting Preliminary and Final Site Plan Approval and Bulk Variance Approval for Case #2210 – Fiver Properties, LLC, 2300 Wallace Boulevard, Block 804, Lots 7 and 8. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Lamon, Mr. Maradonna, Mr. Minton, Mr. Snyder, Mr. Shallow and Mr. O'Connor, Abstain, Ms. Kenny and Mr. McGill, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. Snyder to approve the Resolution of the Planning Board of the Township of Cinnaminson granting Preliminary and Final Site Plan Approval and Bulk Variance Approval for Case #2211 – Fiver Properties, LLC, 2203-2205 Wallace Boulevard, Block 803, Lots 8, 26 and 27. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Lamon, Mr. Maradonna, Mr. Minton, Mr. Snyder, Mr. Shallow and Mr. O'Connor, Abstain, Ms. Kenny and Mr. McGill, no opposed, motion passes.

A MOTION IS MADE BY (inaudible) seconded (inaudible) by to approve the Regular Meeting Minutes for July 26, 2022. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. Shallow to approve the Regular Meeting Minutes for August 23, 2022. VOICE VOTE: ALL AYE, Abstain, Ms. Kenny, Mr. McGill, Mr. Minton and Mr. O'Connor, no oppose, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. Shallow to approve the Regular Meeting Minutes for September 13, 2022. VOICE VOTE: ALL AYE, Abstain, Mr. Snyder, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. McGill to approve the Regular Meeting Minutes for September 27, 2022. VOICE VOTE: ALL AYE, Abstain, Mr. Snyder, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. McGill to approve the Special Meeting Minutes for November 7, 2022. VOICE VOTE: ALL AYE, Abstain, Mr. Shallow, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. (inaudible) to approve the Regular Meeting Minutes for November 22, 2022. VOICE VOTE: ALL AYE, Abstain, Ms. Kenny and Mr. Maradonna, no opposed, motion passes.

MR. O'CONNOR: He opened the public portion of the meeting. No one came forward.

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

MR. O'CONNOR: He thanked Mr. Jones for his service to the Planning Board.

A MOTION IS MADE BY MR. O'CONNOR, seconded by Ms. Lamon to adjourn the meeting. VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

January 10, 2023

Respectfully submitted

Patricia Rucci
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