

CINNAMINSON ZONING BOARD OF ADJUSTMENT
October 5, 2022

The Regular Meeting of the Zoning Board being held October 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 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, Ms. Woodman and Mr. Neely.

Also Present: Richard Strobel, Board Attorney, James F. Mullan, Engineer, Geoffrey Gray-Cornelius, Planner 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. STROBEL: He swears in the Professionals from Pennoni Associates, James F. Mullan, Engineer and Geoffrey Gray-Cornelius, Planner.

MR. STROBEL: He swears in Lisa Woodman to serve as a Regular Member of this Board and John Neely is now Alternate #1.

MR. BEDNAREK: Case #22-10-1 – GDB Properties, LLC/Dennis Britto – Bulk Variance – 1901 Jackson Street, Block 1905, Lot 1.

MR. STROBEL: He swears in Dennis Britto – Principal of GDB Properties, LLC.

MR. RICHARD ROY: Attorney for the Applicant. This is our request for variance relief in connection with 1901 Jackson Street. It is an existing single family home. The relief we are requesting is to make a second floor livable. Exhibit A-1 – Google Earth Aerial Photograph and interior Photograph. The proposal is to construct a roof over the existing concrete patio.

MR. BRITTO: He described the condition of the property when he purchased the property. He wants to make it a great house. He wants to make the second floor livable space and install a roof over existing concrete patio. The existing footprint doesn't change.

Mr. Britto and Mr. Roy reviewed the setbacks.

MR. BRITTO: He described the improvements to the first and second floor. A new roof will be installed. All siding will match.

The following Exhibits were presented and explained to the Board:

Exhibit A-1 – Google Earth Aerial Photograph and interior Photograph

Exhibit A-2 – Elevation Plan

The Board and the Applicant discussed the Application.

MR. JOHN MARSHALL: He gave the Board an overview of the Parry Section. He spoke about the previous condition of the property. He welcomed the opportunity for this home to be redeveloped.

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 Mrs. Galosi to approve a second floor addition with a front yard setback of 22 feet where 30 feet is required. The proposed second story addition will have a side yard setback of 8 feet where 12 feet is required. The front porch will have a front yard setback of 17 feet where 30 feet is required. The proposed front porch will have a side yard setback of 10 feet where 12 feet is required. The roof and siding will all match. The roof will be new. All building permits through the Construction Department. Standard conditions. Railings on the front porch as per requirement. Siding to match throughout the entire property, upstairs and downstairs. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #22-9-3 – Speed Raceway WG, LP – Use Variance – 1103 Route 130 South, Block 1004, Lot 13.01.

MR. ROBERT BARANOWSKI: Attorney for the Applicant. They are requesting a Game of Chance. You can earn points and get a prize. He gave an overview Speed Raceway. He spoke about previous approvals from the Zoning Board. He spoke about how the Game of Chance works.

MR. STROBEL: He swears in Eric Armstrong, Manager of Speed Raceway, Rick Fumo, Architect, James Miller, Planner.

MR. ARMSTRONG: We are looking to expand our arcade (inaudible). The Games of Chance you can earn points. The points can be redeemed for prizes. He gave an overview of the games. Increasing this footprint will add a better experience for our guests.

The Board and the Applicant discussed the games.

MR. RICK FUMO: Applicant's Architect. He presented Exhibit A-1 – Existing Facility Plan. He described the plan to the Board.

MR. MILLER: This property is in the BD Zoning District. It is in the Route 130 Corridor. This application isn't proposing any exterior alterations. All of the alterations are interior. We are here to amend prior approvals granted by the Zoning Board. He gave an overview of his Planning Report. He thinks this site is ideally suited for this use.

MR. ARMSTRONG: There is no change to the signage.

MR. MULLAN: He had no concerns with this Application.

MR. GRAY-CORNELIUS: He concurs with Mr. Miller.

MR. BEDNAREK: He opened the public portion of the meeting. No one came forward.

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

MR. STROBEL: He referred to the letter from Pennoni Associates dated August 24, 2022. He read a portion of the letter that summarized the reason the Applicant was appearing before the Board.

A MOTION IS MADE BY MR. TRAMPE seconded by Mr. Devlin to approve the use variance arcade expansion that is not a permitted use in the BD Zone based on Exhibit A-1 Floor Plan with the proposed areas for the Games of Chance added to the existing Floor Plan. Standard conditions. In accordance with the proposal A-1 from July, 2022 that was presented to the Board tonight. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #22-10-2 – Albert Minnix Jr. – Bulk Variance – 15-19 S. Forklanding Road, Block 3501, Lot 2.

MR. STROBEL: He swears in Albert Minnix Jr.

MR. MINNIX: He is requesting 23 feet of relief of the needed 50 foot front yard setback on the property that he owns. He is trying to build a 15' x 15' second story addition. He is not expanding the footprint. The following Exhibits were presented and explained to the Board.

Exhibit A-1 – Photograph of Existing Property

Exhibit A-2 – Photograph of Proposed Property

MR. MINNIX: The space will be for a closet. The siding and roofing will match the house. The entire house will be resided. He will build the addition in compliance to the current codes for Fire Prevention and Building.

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 Mr. Neely to approve a second floor addition that will have a 23 foot front yard setback where 50 feet is required. Standard conditions. All materials to match. Same roofing materials and same siding materials. 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. TRAMPE seconded by Ms. Woodman to approve the Resolution for Case #22-8-2 – John DeFulgentis – Bulk Variance – 2303 Derby Drive, Block 3402.03, Lot 7. VOICE VOTE: ALL AYE, Abstain, Mr. O'Donnell and Mr. Neely, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Resolution for Case #22-9-1 – Nicholas Marcouiller – Bulk Variances – 135 Oxford Road, Block 1708, Lot 21. VOICE VOTE: ALL AYE, Abstain, Mr. O'Donnell and Mr. Neely, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Resolution for Case #22-9-4 – Eileen George – Bulk Variance – 22 Fairfax Drive, Block 1705, Lot 6. VOICE VOTE: ALL AYE, Abstain, Mr. O'Donnell and Mr. Neely, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Resolution for Case #22-9-2 – Stephanie Ahlers – Bulk Variance – 230 Stephen Drive, Block 2008, Lot 11. VOICE VOTE: ALL AYE, Abstain, Mr. O'Donnell and Mr. Neely, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman 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 Cinnaminson Fire District noted on the Agenda. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Devlin to approve the vouchers for Richard C. Strobel noted on the Agenda. 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 MRS. GALOSI seconded by Mr. Neely to adjourn the meeting. The meeting is adjourned. VOICE VOTE: ALL AYE, no opposed, motion passes.

Duly passed and adopted

Respectfully submitted,

January 4, 2023

Patricia Rucci
Patricia Rucci