

CINNAMINSON ZONING BOARD OF ADJUSTMENT
December 7, 2022

The Regular Meeting of the Zoning Board being held December 7, 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, and Patricia Rucci, Board 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.

Case #22-12-1 – James Kennealy – Bulk Variance – 2137 Laurel Drive, Block 2304, Lot 6. This Application is rescheduled for the January 4, 2023 Zoning Board of Adjustment Meeting at 6:30 p.m.

A MOTION IS MADE BY MR. DEVLIN seconded by Mrs. Galosi to reschedule Case #22-12-1 – James Kennealy – Bulk Variance – 2137 Laurel Drive, Block 2304, Lot 6 to the January 4, 2023 Zoning Board of Adjustment Meeting at 6:30 p.m. with no further notice required. ROLL CALL VOTE: Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #22-11-1 – Benjamin Guerrero, Christina Nugent, Patricia Nugent – Bulk Variance – 501 Hartford Drive, Block 3313, Lot 1.

MR. STROBEL: He swears in Benjamin Guerrero and Christina Nugent.

MR. GUERRERO: He presented Exhibits A-1, A-2, A-3 and A-4 – Photographs of the yard. He described the photographs to the Board. They have a small corner lot with a small back yard. They are proposing a black ornamental 54" fence. It will not be a solid wall. He identified where he wants to install the fence.

MR. BEDNAREK: He referred to the survey plan.

The Board and the Applicants discussed the proposed fence, location of the gates and the setback.

A MOTION IS MADE BY MR. TRAMPE seconded by Mrs. Galosi to approve a 54" black aluminum fence with a front yard setback of 5 foot on the long side of a corner lot where 20 feet is required. Standard conditions. ROLL CALL VOTE: Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #22-11-3 – Polly A. Lee – Use Variance and Bulk Variances - 6 S. Forklanding Road, Block 3501, Lot 1.

MR. RICHARD ROY: Applicant's Attorney. This is our application for use variance and bulk variance approval in connection with 6 S. Forklanding Road. The bulk variances are all pre-existing conditions. It is an undersized lot. We are not changing that. There is 64 feet of frontage where 200 feet is required. We are not changing that. The way the right of way falls we actually have a front yard setback to the building. We are not changing that. There are no changes proposed to the structure.

MR. STROBEL: He swears in Tom Lee and Polly Lee.

The Applicants presented eight Exhibits Exhibit A-1 through A-8. Seven of the Exhibits were photographs showing the property prior to the Applicant purchasing it, photographs of the existing property and one Exhibit was the survey plan.

MR. LEE: He gave an overview of his business. The lot will be used for storage. He spoke about the condition of the property when he purchased it. He isn't proposing any changes to the existing structure other than rehabilitating it. He purchased the property on January 26, 2021. He isn't making any changes to the lot. When he purchased the property he thought it was a permitted use. The use he is proposing is less intense than the prior use.

Mr. Roy and Mr. Lee spoke about the surrounding properties uses.

MR. STROBEL: He reminded Mr. Marshall that he was still under Oath.

MR. ROY: You heard Mr. Polly indicate the improvements he made to this property. Was his testimony accurate?

MR. MARSHALL: The Applicant's testimony was accurate. The Applicant did a remarkable job rehabilitating the building.

A MOTION IS MADE BY MR. TRAMPE SECONDED BY MRS. GALOSI to grant a use variance for a contractor's storage building where one is not permitted. No materials to be stored in the flood plain area in the rear of the property. Standard conditions. ROLL CALL VOTE: 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 MRS. GALOSI to grant a bulk variances existing lot 15,028 square feet where 40,000 is required, 64 foot frontage where 200 feet is required, one side yard of 6 feet where 35 feet is required and 2 feet front yard where 50 feet is required. ROLL CALL VOTE: 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 MRS. GALOSI seconded by Ms. Woodman to approve the Regular Meeting Minutes for April 6, 2022. VOICE VOTE: ALL AYE, Abstain, Mr. Neely, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Special Meeting Minutes for April 13, 2022. VOICE VOTE: ALL AYE, 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 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.

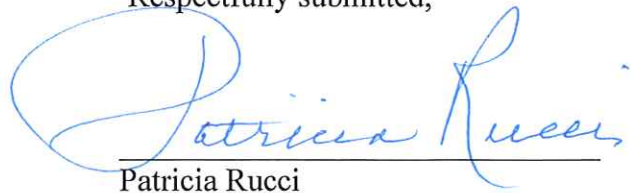
MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman 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