

**CINNAMINSON ZONING BOARD**  
**May 4, 2022**

The Regular Meeting of the Zoning Board being held May 4, 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, Mrs. Galosi, Mr. Trampe, Ms. Woodman and Mr. Neely.

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 #22-5-3 – Thomas Stokes and Nina Fonte – Bulk Variance – 822 Heritage Road, Block 2204, Lot 1. Due to improper notice, this Application will not be heard tonight.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to reschedule Case #22-5-3 to the June 1, 2022 Zoning Board of Adjustment Meeting with re-notice to the property owners. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. Trampe, Ms. Woodman, Mr. Neely and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #22-4-1 – Silva Investments, LLC – Use Variance – 3120 Route 73 North, Block 3503, Lot 20. This Application will be rescheduled to the June 1, 2022 Zoning Board Meeting at 6:30 p.m.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Trampe to reschedule Case #22-4-1 to the June 1, 2022 Zoning Board of Adjustment Meeting. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. Trampe, Ms. Woodman, Mr. Neely and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #22-5-1 – Paul and Eleanor Paradise – Bulk Variance – 4 Arbor Road, Block 3101, Lot 3.

MR. STROBEL: He swears in Paul and Eleanor Paradise.

The Applicants presented Exhibits 1A and 1B – Pictures of existing Deck.

MR. TRAMPE: He advised the Board that he knows Mrs. Paradise.

MR. PARADISE: We purchased the house in 2002 and the deck was there. We need to replace the deck.

MRS. PARADISE: The deck is currently pressure treated wood. They want to replace the deck with trex.

MR. PARADISE: He described the location of the deck. The applicant described the deck materials.

MR. BEDNAREK: Your deck will conform to all construction codes.

Inaudible

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. NEELY seconded by Mrs. Galosi to approve: Case #22-5-1 – Bulk Variance for a setback of 10 feet where 15 is required. Standard conditions. Standard building codes. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. Trampe, Ms. Woodman, Mr. Neely and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #22-5-2 – Emanuele and Dawn Laretta – Bulk Variance – 814 Meetinghouse Road, Block 2205, Lot 5.

MR. STROBEL: He swears in Emanuele and Dawn Laretta.

The Applicants presented four photographs of the premises Exhibit A-1, Exhibit A-2, Exhibit A-3 and Exhibit A-4. The Applicants described the photographs to the Board.

MRS. LAURETTA: They want to expand garage for more storage and a workshop. They are not expanding the second floor.

MR. LAURETTA: All of the siding and shingles will match. All of the materials will match. The roofing and siding will match.

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 approve the bulk variance to construct a garage addition with a 9 foot side yard setback where 15 feet is required and a 34

foot aggregate side yard setback where 40 feet is required. Only one garage door. The roof and siding will match. The garage door so two cars can fit. It is not a blank wall. Standard conditions. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. Trampe, Ms. Woodman, Mr. Neely and Mr. Bednarek, no opposed, motion passes.

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

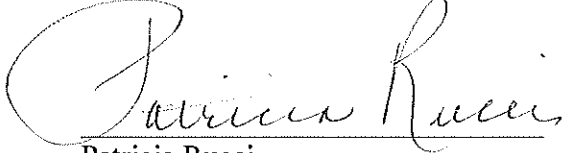
MR. BEDNAREK: He closed the public portion of the meeting.

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

January 4, 2023

Respectfully submitted,

  
Patricia Rucci