

CINNAMINSON ZONING BOARD OF ADJUSTMENT
September 7, 2022

The Regular Meeting of the Zoning Board being held September 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 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 #22-8-1 – Twisted Joint, LLC – Use Variance – 2401 Route 130, Block 807, Lot 1. The Applicant Twisted Joint, LLC has requested a continuance of their Application to a date yet to be determined. Twisted Joint, LLC will be required to re-notice when a date is determined.

Case #22-9-3 – Speed Raceway WG, LP – Use Variance – 1103 Route 130 South, Block 1004, Lot 13.01. This Application is rescheduled for the October 5, 2022 Zoning Board Meeting with no further notice required.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Devlin to reschedule Case #22-9-3-Speed Raceway WG, LP for the October 5, 2022 Zoning Board Meeting at 6:30 p.m. with no further notice required. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Ms. Woodman and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #22-8-2 – John DeFulgentis – Bulk Variance – 2303 Derby Drive, Block 3402.03, Lot 7.

MR. STROBEL: He swears in John DeFulgentis.

MR. DEFULGENTIS: He presented Exhibits A-1 and A-2 - Photographs of the rear yard. He identified the area where he wants to install a deck. The endless swimming pool will be placed on the deck. The deck will be placed around the pool. The pool would sit on cement slab. All necessary codes for the pool and deck will be met. The deck will be Trex. The railings are black and the columns are white. The railings are vinyl. The pool is 8 feet wide by 15 feet long. The pool has a hard cover. He will install a 6 foot vinyl fence.

The Board and the Applicant reviewed the setback needed.

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. DEVLIN seconded by Mrs. Galosi to approve a deck on the rear of the subject property with a rear yard setback of 20 feet where 25 is required. Standard conditions. Vinyl rail and vinyl spindles as described. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Ms. Woodman and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #22-9-1 – Nicholas Marcouiller – Bulk Variance – 135 Oxford Road, Block 1708, Lot 21.

MR. STROBEL: He swears in Nicholas Marcouiller and Ashley McDonald.

MR. MARCOUILLER: He presented the following Exhibits:
Exhibit A-1 – Elevation sketch of left side of dwelling.
Exhibit A-2 – Elevation sketch front side of dwelling.
Exhibit A-3 – Photograph left side of dwelling.
Exhibit A-4 – Photograph front side of dwelling.

He wants to use the same foot print of the house and to make the second floor more livable space.

The Board and the Applicant discussed the location of the porch.

MR. BEDNAREK: He referred to the Exhibit. There is a pre-existing condition of lot width of 55 feet where 80 feet is required.

MR. MARCOUILLER: The front of the house will be the brick façade and the second floor will be vinyl siding. The 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 MR. TRAMPE seconded by Mrs. Galosi to approve a front porch with a 22 foot setback where 25 is required. A second story addition with an 8.8 side yard setback where 12 feet is required. A lot width of 55 feet where 80 feet is required. Standard conditions. The siding will match as closely as possible. The existing porch will be removed. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Ms. Woodman and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #22-9-4 – Eileen George – Bulk Variance – 22 Fairfax Drive, Block 1705, Lot 6.

MR. STROBEL: He swears in Eileen George and Walter George.

The following Exhibits were presented: Exhibits A-1, A-2 and A-3.

MS. GEORGE: They want to build a porch roof over the existing porch.

MR. GEORGE: The porch will be wood. The porch will be open. The columns will be 6 x 6. The roof is asphalt. A contractor will complete the work. He advised that the contractor said the roof will all be tied in. There will be no doors. He identified the location of the porch.

MS. GEORGE: The roof will match the existing roof.

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 variance for a front porch with a front yard setback of 21 feet where 30 feet is required. Roofing materials will match the existing roof and standard conditions. The valley has to match the existing valley. It will have a nice transition valley. The porch will be open. Pursuant to the construction details provided by the Applicant to the Board. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Ms. Woodman and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #22-9-2 – Stephanie Ahlers – Bulk Variance – 230 Stephen Drive, Block 2008, Lot 11.

MR. STROBEL: He swears in Stephanie Ahlers and Jeff Leonard.

MR. LEONARD: They want to install deck on back of house. The deck will be 22' x 20'. The deck will be trex with vinyl railings. The deck will be over existing concrete.

The Board and the Applicant discussed the proposed deck.

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. DEVLIN seconded by Mrs. Galosi to grant a variance for the installation of a deck with a rear yard setback of 15 feet where 25 feet is required with standard conditions. Currently the house has an existing 18.3 encroachment on the 25 as it is now. The house doesn't have a 25 foot setback (inaudible). ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, 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 #22-7-1 – Therese Barbuto – Bulk Variance – 188 Wedgewood Drive, Block 1003, Lot 12. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Resolution for Case #22-6-2 – Conyers RE Associates, LLC – Use Variance – Preliminary and Final Site Plan with Bulk Variances – 2209 Lenola Road, Block 2001, Lot 4.02. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Resolution for Case #22-6-1 – Capital Invest Group, Inc. – Use Variance – Preliminary and Final Site Plan with Bulk Variances – Mainline Drive and Wallace Blvd., Block 804, Lots 27, 28, 29, 30 and 31. 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 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 Ms. Woodman 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.

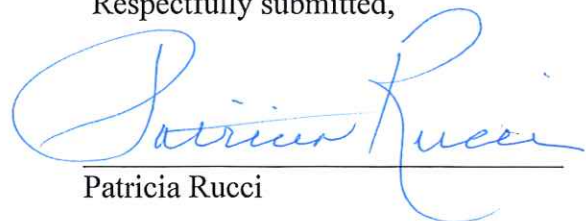
MR. BEDNAREK: He closed the public portion of the meeting.

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