

**ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
FEBRUARY 1, 2023**

The Regular Meeting of the Zoning Board being held February 1, 2023 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, 2023 and by advertising this Regular Meeting in the Courier Post on January 11, 2023.

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 Ms. Stasko.

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.

MR. STROBEL: He swears in Mary Ellen Stasko.

MR. BEDNAREK: Case #19-6-1 – Milex Holdings LLC previously known as Specialized Industrial Associates – Requesting a Ninety Day Extension of Preliminary Site Plan and Use Variance Approval Effective February 1, 2023 - 1705 Industrial Highway, Block 806, Lot 1.02.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Devlin to grant Milex Holdings LLC previously known as Specialized Industrial Associates a Ninety Day Extension of Preliminary Site Plan and Use Variance Approval Effective February 1, 2023 - 1705 Industrial Highway, Block 806, Lot 1.02. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Ms. Stasko and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #23-2-1 – Francis and Mary DeLuca – Bulk Variance - 1 Purnell Avenue, Block 1503, Lot 1.

MR. STROBEL: He swears in Francis and Mary DeLuca.

MR. and MRS. DELUCA: They presented Six Exhibits. They explained the Exhibits to the Board.

Exhibit A-1 Sketch of Dwelling

Exhibits A-2 through A-6 – Photographs of the Premises

MR. DELUCA: He needed the garage to store his car. He identified where he would like to install the garage. They previously removed the existing garage. All of the materials will match. The driveway will be concrete.

Mr. and Mrs. DeLuca and the Zoning Board discussed the proposed garage.

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. TRAMPE seconded by Mrs. Galosi to approve the garage addition that will have a front yard setback of 31.5 feet where 40 feet is required on a short side of a corner lot. The side is the front yard. Matching siding and roof. Two windows are on the side which will match the windows that the Applicant currently has on the dwelling. Not to be converted into a livable space. The driveways will be concrete. All Standard conditions to apply. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Ms. Stasko and Mr. Bednarek, no opposed, motion passes.

#### **RESOLUTIONS:**

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Resolution for Case #22-11-1 – Benjamin Guerrero – Bulk Variance – 501 Hartford Drive, Block 3313, Lot 1. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Ms. Woodman and Mr. Bednarek, Abstain, Mr. O'Donnell and Ms. Stasko, no opposed motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Resolution for Case #22-11-3 – Polly A. Lee – Use Variance and Bulk Variances - 6 S. Forklanding Road, Block 3501, Lot 1. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman and Mr. Bednarek, Abstain, Mr. Devlin, and Ms. Stasko, no opposed motion passes.

A MOTION IS MADE BY MS. WOODMAN seconded by Mrs. Galosi to approve the Resolution for Case #22-12-1 – James Kennealy – Bulk Variance – 2137 Laurel Drive, Block 2304, Lot 6. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Ms. Woodman and Mr. Bednarek, Abstain, Ms. Stasko, no opposed motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Devlin to approve the Reorganization Meeting Minutes for January 4, 2023 and the Regular Meeting Minutes for January 4, 2023. VOICE VOTE: ALL AYE, Abstain, Ms. Stasko, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the vouchers for Richard Strobel noted on the Agenda. VOICE VOTE: ALL AYE, Abstain, Ms. Stasko, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Devlin to approve the vouchers for Pennoni Associates noted on the Agenda. VOICE VOTE: ALL AYE, Abstain, Ms. Stasko, no opposed, motion passes.

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

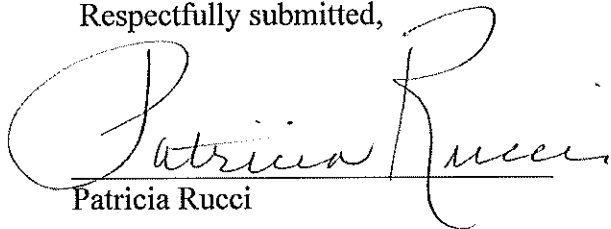
MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MS. GALOSI seconded by Mr. O'DONNELL to adjourn the meeting. The meeting is adjourned. VOICE VOTE: ALL AYE, no opposed, motion passes.

Duly passed and adopted

March 1, 2023

Respectfully submitted,

  
Patricia Rucci