

PLANNING BOARD
REGULAR MEETING
June 13, 2023

MR. O'CONNOR: In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township Website and by advertising this Regular Meeting in the Burlington County Times on January 15, 2023 and in the Courier Post on January 15, 2023. In addition, notice was filed with the Municipal Clerk.

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.

Members Present: Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. O'Connor, Mr. Segrest, Mr. Woodington, Mr. Shallow and Mr. Roadside.

Also Present: Mrs. Rucci, Board Secretary, Stephen Raymond, Attorney and Joseph Barbadoro, Township Engineer.

MR. MARADONNA: He arrived at the meeting at 6:35 PM.

MR. RAYMOND: Oath of Allegiance - Rory Maradonna.

MR. O'CONNOR: Case #1803 - Harold and Judith Zimmerman – Final Major Subdivision Plan - 217 North Forklanding Road, Block 2003, Lot 19.06

MR. RAYMOND: He swears in Robert Stout and Harold Zimmerman.

MR. BURNS: The application is for Final Major Subdivision. The property is located at 217 North Forklanding Road, Block 2003, Lot 19.06. The property is 8.3 acres. They are proposing to subdivide the property into four lots. There were recent extensions of the approval. There are no variances. All variances were addressed at the Preliminary Site Plan approval.

MR. STOUT: The Applicant's Engineer. There are no variances. It is exactly the same as the Preliminary approval. There are four lots. The Planning Board Engineer reviewed this and has no issues with it. The Planning Board Engineer had two comments. They were the removal of any vegetation and foundation and tree plantings. He explained the Project to the Board. Exhibit A-1 – 2017 New Jersey Aerial Photograph. He advised that this house will remain and that they created a Common Easement. Even though each lot has their own separate frontage, we are still only having one driveway. The one driveway will keep existing as it is and everybody will share in that driveway.

MR. O'CONNOR: Will that be documented in the Deed of Sale?

MR. STOUT: Yes.

MR. O'CONNOR: Is there a time line for building?

MR. STOUT: He advised that there was no time frame on this.

MR. O'CONNOR: He opened the public portion of the meeting.

MS. MALINOWSKI: She asked how close the new homes would be to the wetland area.

MR. STOUT: He advised that the new homes will be outside the wetlands.

MS. MALINOWSKI: She asked if the Subdivision was for 40 homes.

MR. BURNS: He advised that the approval was for four lots.

MR. O'CONNOR: One existing lot and three additional lots.

MS. MALINOWSKI: She asked about the access and roadway.

MR. O'CONNOR: It is shared and there will be cross easements.

MR. STOUT: The driveway is a shared driveway for maintenance. He explained the driveway access.

MR. O'CONNOR: He closed the public portion of the meeting.

MR. MINTON: This is a significantly less dense application than what is permitted under our Ordinance.

MR. O'CONNOR: He asked about testimony for the existing trees on the site and tree removal.

MR. STOUT: That is going to be done as part of the (inaudible) plans that Joseph Barbadoro will review.

MR. O'CONNOR: He asked about the Affordable Housing requirements.

MR. BURNS: It is residential. As part of the Preliminary approval, we would have to pay the (inaudible) required (inaudible) housing fee. We must comply with that as part of the State regulation.

MR. MINTON: That will be a phased payment because it will be a phased project.

MR. BURNS: It will be phased.

MR. MALINOWSKI: She asked if it was the home that exists and three new homes.

MR. BURNS: Yes.

A MOTION IS MADE BY MR. MINTON seconded by Mr. Gallagher to grant Final Major Subdivision approval for Application #1803. This is in accordance with the testimony given here tonight, in accordance with Mr. Barbadoro's letter of May 15, 2023 and marked up version dated June 13, 2023, subject, (inaudible) waivers and variances granted in 2018, subject to outside agency approvals. The Resolution will include that this is a phased application as it relates to the Affordable Housing contribution, subject to all outside agency approvals, the plantings will be completed as part of the grading requirements, the applicant will comply with the Affordable Housing Regulation. We will incorporate all prior approvals. The Applicant will have to establish an escrow. ROLL CALL VOTE: AYE, Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. Minton, Ms. Woodington, Mr. Shallow Mr. Roadside and Mr. O'Connor, none opposed, motion passes.

MS. DAVIS: She was asking about the use of the facility for Case #2210 and Case #2211.

MR. MINTON: The approval from the Planning Board was for cultivation and warehousing.

A MOTION IS MADE BY MS. LAMON seconded by Ms. Woodington to approve the Resolution for Case #2210 - Resolution of the Planning Board of the Township of Cinnaminson Clarifying Resolution 2022-21 Granting Site Plan and Bulk Variance Approval to Fiver Properties, LLC - 2300 Wallace Boulevard, Block 804, Lots 7 and 8 to Confirm Conditional Use Approval. ROLL CALL VOTE: AYE, Ms. Lamon, Mr. Minton, Ms. Woodington, Mr. Shallow and Mr. O'Connor, Abstain, Mr. Gallagher, Mr. Maradonna and Mr. Roadside, none opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Ms. Woodington to approve the Resolution for Case # 2211 - Resolution of the Planning Board of the Township of Cinnaminson Clarifying Resolution 2022-22 Granting Site Plan and Bulk Variance Approval to Fiver Properties, LLC - 2203-2205 Wallace Boulevard, Block 803, Lots 8, 26 and 27 to Confirm Conditional Use Approval. ROLL CALL VOTE: AYE, Ms. Lamon, Mr. Minton, Ms. Woodington, Mr. Shallow and Mr. O'Connor, Abstain, Mr. Gallagher, Mr. Maradonna and Mr. Roadside, none opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. Gallagher to approve the May 9, 2023 Regular Meeting Minutes. VOICE VOTE: ALL AYE, none opposed, motion passes.

MR. O'CONNOR: He opened the public portion of the meeting.

MS. SHEPPARD: She asked about Affordable Housing.

MR. MINTON: He advised that Affordable Housing has always been in Cinnaminson.

MR. O'CONNOR: He closed the public portion of the meeting.

A MOTION IS MADE BY MR. SHALLOW seconded by Ms. Lamon to adjourn the meeting. VOICE VOTE: ALL AYE, none opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

July 25, 2023

Respectfully submitted

Patricia Rucci
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