

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
June 7, 2023**

The Regular Meeting of the Zoning Board being held June 7, 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. 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.

MR. BEDNAREK: Case #23-6-1 - Matthew and Katelyn Ravensbergen – Bulk Variance – 2601 Salem Drive, Block 3208, Lot 9.

MR. STROBEL: He swears in Mrs. Ravensbergen.

MRS. RAVENSBERGEN: She presented Exhibits A-1 through Exhibit A-4 – Photographs of premises taken from different angles. She explained the photographs to the Zoning Board. They want to install a fence. They are asking for a 5 foot setback where 20 feet is required on the Brigham Court side of the property. They have hedges on the Brigham Court side of the property. The hedges are about 5 foot. They want to install a 4 foot chain link fence. The fence will be on their side behind the bushes. There will be two gates. She described where she wants to install the fence. The fence is a 4 foot black chain link vinyl.

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

MR. STROBEL: He swears in Charles North.

MR. NORTH: He wanted to make sure the fence wasn't up against his driveway. He was okay with the fence being installed as long as it didn't pass the property line.

MR. STROBEL: He swears in Mr. Rooney.

MR. ROONEY: He believed that if the fencing was next to the shrubbery, it would not change the character of the neighborhood.

MRS. RAVENSBERGEN: If the shrubs start to die, they would replace them.

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

MRS. GALOSI: She asked about the fencing.

MRS. RAVENSBERGEN: The two front fences will both be aluminum and the three back sides would be the chain link.

A MOTION IS MADE BY MR. NEELY seconded by Mrs. Galosi to grant the bulk variance for a 4 foot black chain link system fence with a 5 foot setback along the Court. The fence would have visibility through it, a non-solid fence, a non-privacy fence. The fence would be a see through type. Four foot aluminum fence within the 15 feet and the rest would be a 4 foot black chain link system fence. The bushes will be maintained. The bushes will be replaced if they die. Standard conditions. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. O'Donnell, Ms. Woodman, Mr. Neely, Mr. Anninos and Mr. Bednarek, Nay, Mr. Devlin, motion passes.

RESOLUTIONS:

A MOTION IS MADE BY MS. WOODMAN seconded by Mr. O'Donnell to approve the Resolution for Case #23-5-1 – Patrick and Holly McCullough – Bulk Variance – 1113 Garfield Avenue, Block 1606, Lot 6. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, Abstain, Mr. Devlin and Mr. Anninos, none opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by to approve the Resolution for Case #23-5-2 – Dylan Scaccetti – Bulk Variance – 10 Parry Road, Block 3106, Lot 4.03. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, Abstain, Mr. Devlin and Mr. Anninos, none opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Resolution for Case #23-5-3 – Todd Marcus – Bulk Variance – 551 Inman Street, Block 303, Lot 3. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, Abstain, Mr. Devlin and Mr. Anninos, none opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Neely to approve the Resolution for Case #23-5-4 – Campo Verde, LLC – Bulk Variance- 2604 Route 130, Block 2701, Lot 45.01. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, Abstain, Mr. Devlin and Mr. Anninos, none opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Neely to approve the Regular Meeting Minutes for May 3, 2023 VOICE VOTE: ALL AYE, no opposed, Abstain, Mr. Devlin and Mr. Anninos, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Neely to approve the vouchers for Richard C. Strobel noted on the Agenda. VOICE VOTE: ALL AYE, no opposed, Abstain, Mr. Devlin and Mr. Anninos, motion passes.

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

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

MR. BEDNAREK: He thanked John Marshall for his assistance throughout the years.

MR. STROBEL: He spoke about John Marshall's service to the Township Community.

He closed the public portion of the meeting.

A MOTION IS MADE BY MR. NEELY seconded by (inaudible) to adjourn the meeting. The meeting is adjourned. VOICE VOTE: ALL AYE, no opposed, motion passes.

Duly passed and adopted

July 26, 2023

Respectfully submitted,

Patricia Rucci
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