

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
July 26, 2023**

The Regular Meeting of the Zoning Board being held July 26, 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, Mr. Neely, Mrs. Stasko and Mr. Anninos.

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.

RESOLUTIONS:

A MOTION IS MADE BY MS. WOODMAN seconded by Mrs. Galosi to approve the Resolution for Case #23-6-1 - Matthew and Katelyn Ravensbergen – Bulk Variance – 2601 Salem Drive, Block 3208, Lot 9. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. O’Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, Abstain, Mr. Trampe, Mrs. Stasko and Mr. Anninos, none opposed, motion passes.

A MOTION IS MADE BY MS. WOODMAN seconded by Mrs. Galosi to approve the Resolution for Case # 23-3-1 – Taj Donuts, Inc. – Interpreting Code of Township of Cinnaminson as applying conditional use standards found at Section 525-97A to drive-through restaurants in BD Zone, Conditionally granting conditional use variance, Conditionally granting Preliminary and Final Site Plan approvals, Bulk Variance approvals, along with certain submission waivers, submission deferrals and site plan exceptions – 285 Route 130, a/k/a 1 Route 130, Block 1904, Lot 4. ROLL CALL VOTE: AYE, Mrs. Galosi, Mr. Trampe, Mr. O’Donnell, Ms. Woodman, Mr. Neely, Mrs. Stasko, Mr. Anninos and Mr. Bednarek, Abstain, Mr. Devlin, none opposed, motion passes.

MR. BEDNAREK: Case #23-7-3 – Agape International Worship Center – Use Variance, Sign Variances and Preliminary and Final Site Plan – 811 S. Belleview Avenue, Block 418, Lot 2.01. If the Board adopts a motion accordingly, this Application will not be heard this evening and the Applicant will be required to notify the newspaper, property owners and agencies of the rescheduled date.

A MOTION IS MADE BY MR. TRAMPE seconded by Mr. O'Donnell that the Application for Case #23-7-3 Agape International Worship Center will not be heard this evening and the Applicant will be required to notify the newspaper, property owners and agencies of the rescheduled date. ROLL CALL VOTE: Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely, Mrs. Stasko, Mr. Anninos and Mr. Bednarek, none opposed, motion passes.

MR. BEDNAREK: Case #23-7-1 – Gregory and Amy Willis – Bulk Variance – 511 N. Forklanding Road, Block 2016, Lot 12.07. If the Board adopts a motion accordingly, this Application will be rescheduled to the September 6, 2023 Zoning Board of Adjustment Meeting at 6:30 PM, Municipal Building, 1621 Riverton Road, Cinnaminson Township, NJ.

A MOTION IS MADE BY MR. TRAMPE seconded by Mr. O'Donnell to reschedule the meeting for Case #23-7-1 to the September 6, 2023 Zoning Board of Adjustment Meeting at 6:30 PM, Municipal Building, 1621 Riverton Road, Cinnaminson Township, NJ. The Applicant has to complete their notice. ROLL CALL VOTE: Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely, Mrs. Stasko, Mr. Anninos and Mr. Bednarek, none opposed, motion passes.

MR. BEDNAREK: Case #23-7-2 – Romeo Pelle and Marie Renzi – Bulk Variance – 2418 Beverly Road, Block 2806, Lot 22.

MR. STROBEL: He swears in Romeo Pelle.

MR. PELLE: He presented four Exhibits. Exhibits A-1, A-2, A-3 and A-4. He is applying for a variance to replace a chain link fence to a wooden fence that is 6 foot tall. There is a variance for the current fence. It is the same exact footprint. The new fence would be red cedar. There would two gates. There is currently a variance for a 4 foot chain link fence. The previous owners received the variance for the existing fence.

The Board and the Applicant reviewed the location of the fence and the shrubs.

MR. BEDNAREK: If the fence is moved in ten feet, we are looking at damaging a tree and potentially access to the garden shed that is already existing there. The homeowner has an existing variance.

MR. STROBEL: He swears in Marilyn Geiss.

MS. GEISS: She asked if the fence was just in the back yard.

MR. PELLE: It will be the same way it is now.

A MOTION IS MADE BY MR. TRAMPE seconded by Mrs. Galosi to approve the proposed fence that will have a front yard setback of 2 ½ feet where 20 feet is required on the long side of a corner lot, with conditions of a 6 foot wooden solid fence, up to three gates. Standard Conditions. If the existing shrubs die, the applicant will install new landscaping. ROLL CALL VOTE: Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, none opposed, motion passes.

A MOTION IS MADE BY MR. O'DONNELL seconded by Mrs. Galosi to approve the Regular Meeting Minutes for June 7, 2023. VOICE VOTE: ALL AYE, no opposed, motion passes.

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

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

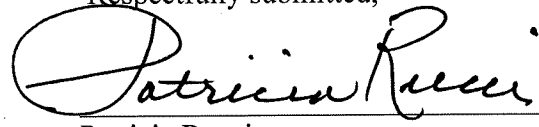
MR. BEDNAREK: He closed the public portion of the meeting.

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

Duly passed and adopted

September 6, 2023

Respectfully submitted,


Patricia Rucci

Patricia Rucci