

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
September 6, 2023**

The Regular Meeting of the Zoning Board being held September 6, 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 and Mrs. 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.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Resolution for Case #23-7-2 – Romeo Pelle and Marie Renzi – Bulk Variance – 2418 Beverly Road, Block 2806, Lot 22. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely, Mrs. Stasko and Mr. Bednarek, none opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Regular Meeting Minutes for July 26, 2023. 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.

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

MR. MINTON: He is the Community Development Director for Cinnaminson Township. He gave the Board an overview of the Zoning Department and Code Enforcement Department.

MR. BEDNAREK: Case #23-7-1 – Gregory and Amy Willis – Bulk Variance – 511 N. Forkland Road, Block 2016, Lot 12.07.

MR. STROBEL: He swears in Gregory Willis.

MR. WILLIS: He presented Exhibits A-1 through A-4 – Photographs of his property. He would like to install a porch on the front of his house with an A-frame roof. The porch will be approximately 5 ½ feet by 8 feet. It will be 5 ½ feet from the front door and 8 feet across. He is seeking a variance where forty feet is required and he would be at 33 1/2 feet. The materials would be wood. The porch will be attached to the house. Everything will match.

The Board and the Applicant discussed the proposed porch.

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 approximately 6 foot by 8 foot or 5 ½ feet by 8 feet. The front yard setback of 33 ½ feet where 40 feet is required. Same style roofing, trex type decking, matching new siding, standard conditions, matching shingle roof or farm house type metal materials. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, none opposed, motion passes.

MR. BEDNAREK: Case #23-9-1 – Colin and Lauren Leight – Bulk Variance – 12 Carriage Way, Block 3108, Lot 12.

MR. STROBEL: He swears in Colin Leight.

MR. LEIGHT: He presented Exhibits A-1 through A-3 – Three photographs of his property, proposed floor plan and proposed elevation. They received plans from an Architect for the proposed addition. He described the photographs of his home to the Board. The total space will be approximately 430 square feet. The addition will include a bedroom and a bathroom. He described the proposed addition. The utilities will be common. The siding will match. The dimensions are 23.4 feet by 19.1 feet.

The Board and the Applicant discussed the setback.

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 Mr. Neely to approve a master suite addition that will have a side yard setback of 13.25 feet where 15 feet is required and an aggregate side yard setback of 32.37 feet where 40 feet is required. The property is not to ever

be used as a rental, the siding and roofing will match, common utilities and standard conditions.
ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, none opposed, motion passes.

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

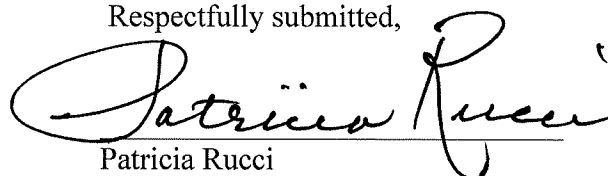
MR. BEDNAREK: He closed the public portion of the meeting.

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

October 4, 2023

Respectfully submitted,


Patricia Rucci