

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

MR. BEDNAREK: The Regular Meeting of the Zoning Board being held November 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, Mr. Neely and Mr. Anninos.

Also Present: Richard Strobel, Board Attorney, Hugh Dougherty, Board Engineer Geoffrey Gray, Board Planner and Patricia Rucci, Board Secretary.

MR. BEDNAREK: 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 #23-10-1 – Eighteen SAC Self-Storage Corporation – U-Haul – Use Variance - Preliminary and Final Major Site Plan – 2101 Route 130, Block 805, Lot 2.

MS. STEPHANIE BOGGS MAGAGNA: Attorney for the Applicant. She gave the Board an overview of the application. She identified the Applicant’s Professionals.

MR. STROBEL: He swears in the Owner’s Representative.

MR. DAN DIBUO: Owner’s Representative: He gave the Board an overview of the proposed U-Box Warehouse Facility. He gave the Board an overview of how the U-Box is delivered to the customer and then picked up. He spoke about the storage of the U-Boxes and how the U-Boxes are accessed by the customer. He gave examples of what customers store in the U-Boxes. The U-Box is 8 foot long by 7 feet high and 5 foot wide.

MR. DOUGHERTY: He reviewed his completeness comments from his review letter dated September 28, 2023.

MR. STROBEL: He swears in the Applicant's Professionals - Stephen Cosaboon, Engineer, David Horner, Traffic Engineer, David Urffer, Architect and James Miller, Planner.

A MOTION IS MADE BY MR. TRAMPE seconded by Mr. Neely to deem the application complete with all of the conditions that were discussed. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely, no opposed, motion passes.

MR. COSABOON: He gave a summary of the existing site. Utilities – He is in the process of searching and will provide the findings to the Board Engineer.

MS. BOGGS MAGAGNA: She presented Exhibits A-1 through A-6. She gave copies of the Exhibits to the Board.

Exhibit A-1 – Perspective View

Exhibit A-2 – Perspective View From Route 130

Exhibit A-3 – First Floor Plan

Exhibit A-4 - Exterior Elevations

Exhibit A-5 – Exterior Elevations Cont.

Exhibit A-6 – Cross Section

MR. COSABOON: Exhibit A-7 - Existing Conditions Plan. He gave the Board an overview of the surrounding properties. The site is a 6.4 acre site.

Exhibit A-8 – Site Plan – 24, 814 square foot building, the height is 53 feet. He identified the location of the trash enclosure. He spoke about Phase II of the Project.

The U-Haul Representative and Board spoke about the U-Box, where the U-Boxes are located and how they are delivered to the customer.

The Professionals and the Board spoke about access and the tractor trailers.

MR. DIBUO: Five times a week someone may come in to look at their storage.

MR. COSABOON: (Inaudible) He identified the location of the signs. The property had woods and they were cleared.

MR. HORNER: He referred to his Traffic Report. He reviewed his Traffic Report with the Board. In his opinion, the impact of traffic is not an issue.

(Inaudible)

MR. URFFER: He referred to the Exhibits A-1 through A-4. (Inaudible). They are requesting a height of 53 feet.

The height of the building was discussed.

MR. MILLER: Exhibit A-9 – Aerial Plan - He identified the surrounding properties. He gave the Board an overview of his Planning Report. D (2) Variance – allow expansion of pre-existing non-conforming use. D (6) – The maximum height is 45. A couple of C (2) variances for the driveway spacing and the signs. Low impact use. The visitation is limited. No adverse traffic impact. This facility has been in Cinnaminson for approximately thirty years. It is relatively a low impact use. The visitation is limited. No adverse traffic impact. This is in the BD District. (Inaudible) Addition to the rear of the property. It satisfies the negative criteria. Two Bulk Variances - Sign larger than permitted it allows the sign to be visible from Route 130. He believes the site is appropriate for this structure.

The height of the building was discussed.

MR. COSABOON: He spoke about the landscaping.

MR. URFFER: Exhibit A-1 – 2 Signs where 1 is permitted.

MR. COSABOON: He spoke about the lighting.

MR. DOUGHERTY: He referred to the plan set. He referred to the Truck Access. The Applicant agreed to comply with all stormwater comments in his letter. A Phasing Plan would be (inaudible) part of this. If they receive approval and if they go to construction, they would not want to bond for the Phase II work. That would be separate. They are over parked for what is required. I don't think that is an issue. Based on the testimony, they don't need more parking. They mentioned the waivers for the landscaping. They are making an effort to install additional landscaping in where they can. He referred to the Traffic Report

MR. HORNER: We use a warehouse to make sure we were not under estimating. The Land Use Code we used has a higher trip (inaudible). The table he used is a little more conservative.

MR. Geoffrey Gray: (Inaudible)

MR. BEDNAREK: He referred to the height.

The height of the building was discussed.

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 D (2) Variance. The maximum height is 47 feet. It is conditioned on site plan approval, 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. DOUGHERTY: If the Board wants (inaudible), it would be for Preliminary and Final Site Plan. I think they satisfactory addressed all my comments. It would be subject to my review letter and testimony given this evening. He is satisfied with the Fire Marshal's review letter.

A MOTION IS MADE BY MR. TRAMPE seconded by Mrs. Galosi to approve the bulk variances and the height variance of 47 feet.

A use variance for the expansion of a nonconforming use, self storage operation in the Business Development District, whereas self storage is otherwise not permitted pursuant to Section 525-65 of the Township of Cinnaminson Zoning ordinance (the "Zoning Ordinance");

A variance from Section 525-66(E) of the Zoning Ordinance to permit a building height of 47', whereas a maximum height of 45' is permitted in this zoning district;

A variance from Section 411-12(C)(1)(b)1 of the Zoning Ordinance to permit a parking lot buffer of 4 feet, whereas a minimum of 10 feet is required.

A variance from Section 411-12(C)(5)(d) of the Zoning Ordinance to permit spacing of the Property's driveways of 74 feet, whereas driveway spacing for driveways within a simple ownership requires spacing of 125 feet.

A variance from Section 330-230(G) of the Zoning Ordinance requiring 10% of parking areas to be landscaped, whereas 7.3% landscaping is proposed (this is an improvement to the Property's existing 4.7% planting).

A variance from Section 330-230(J)(2) of the Zoning Ordinance, requiring landscaped areas to be not less than 25% of the developed site area, whereas landscaping of 22.9% is proposed.

A variance from Section 330-230(J)(4) of the Zoning Ordinance, requiring 1 shade tree for every 10 parking spaces, or a total of 11 shade trees, whereas 6 shade trees are proposed (note that this is an improvement to the existing Property condition, as currently there are 0 shade trees).

A variance from Section 525-121(E) of the Zoning Ordinance to permit a sign with 271+ SF of sign area measuring 20 feet in height, whereas the maximum permitted area for a façade sign is 200 SF and the maximum vertical dimension is 5 feet.

A variance from Section 525-121(E) of the Zoning Ordinance to permit two façade signs on the building, whereas only one façade sign is permitted per building; and

A waiver from Section 19 of the Township of Cinnaminson preliminary and final site plan checklist requiring any existing or proposed easement or land reserved or dedicated for public use.

Applicant also requests any other variance, waiver or special exception relief that may be necessary as identified by Zoning Board of the Township of Cinnaminson or its professionals, but is not specifically enumerated in its application. ROLL CALL VOTE: AYE, 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. TRAMPE seconded by Mr. Neely to approve Preliminary and Final Site Plan approval subject to the Pennoni's review letter, the Fire Marshall's review letter and all 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 thanked Mr. O'Donnell for his service on the Zoning Board.

Mr. STROBEL: He spoke about Mr. O'Donnell's service to the Community.

A MOTION IS MADE BY MRS. GALOSI seconded by Ms. Woodman to approve the Regular Meeting Minutes for October 4, 2023. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Neely to approve the vouchers for Cinnaminson Fire District. 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

*December 6, 2023*

Respectfully submitted,

*Patricia Rucci*  
Patricia Rucci