

**REGULAR MEETING**  
**March 6, 2024**

MR. BEDNAREK: The Regular Meeting of the Zoning Board being held March 6, 2024 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 8, 2024 and by advertising this Regular Meeting in the Courier Post on January 10, 2024.

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. Neely, Mrs. Stasko, Mr. Anninos and Ms. Sherlock.

Also Present: Patricia Rucci, Board Secretary and Douglas Heinold, Conflict Attorney.

MR. BEDNAREK: Douglas Heinold will represent the Zoning Board this evening.

MR. HEINOLD: OATH OF ALLEGIANCE - Tammy Sherlock

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. HEINOLD: OATH OF ALLEGIANCE - Tammy Sherlock

MR. BEDNAREK: Case #24-3-1 – 2010 New Albany Road, LLC, Andrew Hirsch, Member – Bulk Variance – 2010 New Albany Road, Block 2802, Lot 28.

Mr. HEINOLD: He swears in Andrew Hirsch.

Mrs. Galosi advised that she hasn't done business with Andrew Hirsch.

MRS. STASKO: She recused herself from this application.

MR. HIRSCH: There are two offices. One office is a State Farm Office and the other office is an office for Andrew Hirsch. He rented his space to a Chiropractor. The Chiropractor needs a sign for his new business. He gave the Board an overview of the proposed sign.

He presented Exhibit A-1 – Photograph of the State Farm Building. The sign will be an illuminated 3' x 5' Sign.

Exhibit A-2 – Sample Sign

MR. HEINOLD: He suggested a condition that the final proposed sign be forwarded to the Zoning Officer and the Board Engineer for their review and approval. If there is a new tenant, any new sign will be reviewed and approved by the Zoning Officer and the Board Engineer.

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 3 foot tall five foot wide sign, no more than six inches in depth. The sign will be a back lit case and it will not be a rolling electronic sign. The design of the sign will be approved by the Township Zoning Officer and Township Engineer. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. Neely, Mr. Anninos Ms. Sherlock and Mr. Bednarek, no opposed, motion passes.

MR. HEINOLD: He advised the Applicant should not order the sign until the Zoning Officer and the Board Engineer review.

MR. BEDNAREK: Case #24-3-2 – Thomas Woloszyn – Bulk Variance – 803 Waterford Drive, Block 3007, Lot 7.

MR. HEINOLD: He swears in Thomas Woloszyn.

MR. WOLOSZYN: He spoke about moving to Cinnaminson. He spoke about needing the shed for storage and the use of the shed. The shed is one story. 336 square foot shed.

Exhibit A-1 - Photographs of the Property and a picture of a shed. He explained the photographs to the Board.

The Board and the Applicant spoke about the foundation of the shed.

He identified the area where he wants to install the shed. He wants the shed to match the house. He spoke about the proposed shed.

MR. HEINOLD: He suggested a condition that if there is runoff and it impacts neighbors, the Applicant will have to address the runoff.

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 an accessory structure of 24' x 14' (336 square feet where 200 square feet is the maximum). The roof will be asphalt shingle. The siding will be vinyl siding to match the home. If water becomes a problem with the neighbors, gutters will be installed to help remediate the issue if needed to redirect the water back to the Applicant's property. Standard conditions. The accessory structure will have electric and no plumbing. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. Neely, Mr. Anninos Ms. Stasko and Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Anninos to approve the Reorganization Meeting Minutes for January 3, 2024. VOICE VOTE: ALL AYE, Abstain, Mr. Devlin no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Anninos to approve the Regular Meeting Minutes for January 3, 2024. VOICE VOTE: ALL AYE, Abstain, Mr. Devlin, no opposed, motion passes.

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

Duly passed and adopted

April 3, 2024

Respectfully submitted,

Patricia Rucci  
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