

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
June 5, 2024**

MR. BEDNAREK: The Regular Meeting of the Zoning Board being held June 5, 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.

Members Present – Mr. Bednarek, Mr. Devlin, Ms. Woodman and Mr. Neely.

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

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 #24-4-1 – International Swaminarayan Satsang Organization (ISSO) – Use Variance and Preliminary and Final Major Site Plan – 2101 Garry Road, Block 802, Lots 9 and 10 and 1201 Industrial Highway, Block 806, Lot 14 – The Applicant has requested to have this meeting moved to the September 4, 2024 Zoning Board of Adjustment Meeting at 6:30 PM. If this is granted, no further notices will be required.

A MOTION IS MADE BY MS. WOODMAN seconded by Mr. Neely to approve to move International Swaminarayan Satsang Organization (ISSO) – Use Variance and Preliminary and Final Major Site Plan to the September 4, 2024 Zoning Board of Adjustment Meeting at 6:30 PM with no further notice required. ROLL VALL VOTE: AYE: Mr. Devlin, Ms. Woodman, Mr. Neely and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Case #24-6-1 – Thomas F. Orr Jr. and Amanda Orr – Bulk Variance – 701 Hilltop Road, Block 2102, Lot 31.

MR. HEINOLD: He swears in Amanda Orr and Jerry Gayser

MR. GAYSER: The Applicant is seeking a variance to allow them to install a post and rail fence with horse wire mesh incorporated in that fence. On Page #2 there is a picture of what the Applicant intends to do on the property. He advised that the fence would be no higher than 3 feet 6 inches.

MR. GAYSER: He presented Exhibit A-1 – Pictures of the Property. He explained the pictures to the Board. The Applicant wants to maximize the yard. The fence is see through.

MR. BEDNAREK: What is the finish on the fence?

MR. GAYSER: It is going to stay pressure treated. The horse wire is coated in a rubber coating.

Mr. Bednarek spoke about the setbacks.

The Board and the Applicant discussed the proposed fence.

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. NEELY seconded by Mr. Devlin to approve a 31 foot setback where 41 foot setback is required with standard conditions. The fence will be no higher than four foot, a non-privacy fence, open style see through fence. The fence to be placed 12 feet off of the sidewalk. The fence will not be an opaque wall type fence. ROLL CALL VOTE: AYE: Mr. Devlin, Ms. Woodman, Mr. Neely and Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MS. WOODMAN seconded by Mr. Neely to approve the Resolution for Case# 24-5-1 – Resolution of the Zoning Board of the Township of Cinnaminson Granting Bulk Variance Approval to Brian and Jennifer Schmied, 1712 Adams Street, Block 1915, Lot 2. ROLL CALL VOTE: AYE, Ms. Woodman, Mr. Neely and Mr. Bednarek, Abstain, Mr. Devlin, 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 MS. WOODMAN seconded by Mr. Neely to approve the Regular Meeting Minutes for May 1, 2024. VOICE VOTE: ALL AYE, Abstain, Mr. Devlin, no opposed, motion passes.

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

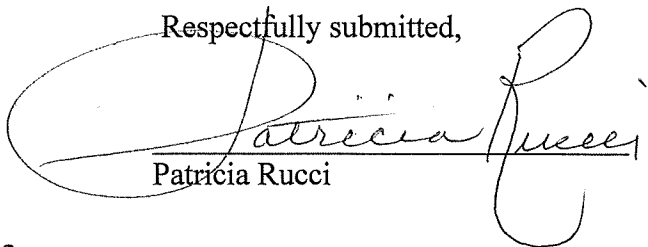
MR. BEDNAREK: He closed the public portion of the meeting.

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

Duly passed and adopted

August 7, 2024

Respectfully submitted,


Patricia Rucci