

CINNAMINSON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
October 2, 2024 at 6:30PM

Mr. Bednarek called the meeting to order and read the Sunshine and Public Statements.

Sunshine 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:

Present: Mr. Devlin, Ms. Galosi, Mr. Trampe, Ms. Woodman, Mr. Bednarek, Alternates:
Mr. Anninos and Ms. Sherlock

Absent: Mr. Neely and Ms. Stasko

Also Present: Charles Petrone, Attorney; Mike Minton, Zoning Officer; Beverly Russell, Acting Board Secretary

Mr. Bednarek read the Board's Policy: 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.

Applications

Mr. Bednarek reported the matters to be heard at this meeting and announced that the applicant for 1113 Garfield Road requested the application be removed from consideration with no further action to be taken and the applicant for 204 Sussex Drive requested a continuance to the November meeting without further notice.

Case # 24-9-2 204 Sussex Drive – Continuation of an application to the Zoning Board of the Township of Cinnaminson which was opened and heard on September 4, 2024 without a determination whereby owner is requesting a Zoning Variance for Accessory Structure (Resident Dominic Paoletti)
Motion by Ms. Galosi, seconded by Mr. Devlin to continue hearing to November 6th without need for further notice

Those voting in favor: Mr. Devlin, Ms. Galosi, Mr. Trampe, Ms. Woodman, Mr. Bednarek,
Alternate: Mr. Anninos, Ms. Sherlock

Those voting against: None

Those recusing/abstaining: None

Case # 24-10-1 – 401 Sherwood Drive – Application to the Zoning Board of the Township of Cinnaminson for a Zoning Variance for an Addition to the residential dwelling (Residents Jeremy & Katherine Minuto)

Ms. Minuto was sworn by Mr. Petrone. Ms. Minuto gave a brief explanation of her application for expansion of her house which is located on a corner lot, stating the amount of time the family have lived at the address, their need for additional room for her growing family and the proposed use of the expansion. She explained they will be adding on to the garage, with the current garage becoming a mudroom/playroom and the front of the addition will be used as home office space.

Discussion continued regarding allowable setback of 40' and the relief sought to allow for a 25' setback and how this addition would fit in with the other homes on the block and adjoining block. Ms. Minuto stated that the proposed addition would stick out farther than the houses on the block but the style would blend in with the neighborhood and the materials used would match with the original structure. She testified that the addition would be for office space and a playroom for her children and would not be used as a bedroom. The addition will have electric and heat/AC but no new plumbing.

The Board expressed their concerns with the setback needed to accommodate the size of addition proposed. Mr. Bednarek expressed his concern that granting this setback relief could set a precedent for future requests that might change the character of the neighborhood. Mr. Devlin asked if any of the existing trees would need to be removed, and Ms. Minuto stated none would be removed to make room for the addition. The Board and Ms. Minuto discussed the possibility of a smaller size addition that would require less setback relief. Mr. Petrone advised the applicant it may be in her best interest to discuss any reduction in building size with her contractor before the Board move forward with a vote. Board members shared their opinions of a more acceptable setback that Ms. Minuto could take back to her contractor for consideration of a smaller size addition.

Ms. Minuto requested the application be continued to the November 6th meeting to allow her to meet with her contractor and revise the plan to a more suitable size.

Motion by Ms. Galosi, seconded by Mr. Trampe to continue hearing to November 6, 2024 meeting without further notice

Those voting in favor: Mr. Devlin, Ms. Galosi, Mr. Trampe, Ms. Woodman, Mr. Bednarek,
Alternate: Mr. Anninos, Ms. Sherlock

Those voting against: None

Those recusing/abstaining: None

Approval of Minutes – Approval of September 4, 2024 regular meeting minutes

Motion by Ms. Galosi, seconded by Ms. Woodman to approve the September 4, 2024 meeting minutes

Minutes were approved by those Board members eligible to approve them, with no corrections.

Resolutions

Resolution 2024-09 Eighteen SAC Self-Storage Corporation (U-Haul)

Motion by Ms. Galosi, seconded by Ms. Woodman to approve Resolution 2024-09

Those voting in favor: Mr. Devlin, Ms. Galosi, Mr. Trampe, Ms. Woodman, Mr. Bednarek,
Alternate: Mr. Anninos

Those voting against: None

Those recusing/abstaining: None

Resolution 2024-10 International Swaminarayan Satsang Organization (ISSO)

Motion by Ms. Galosi, seconded by Mr. Anninos to approve Resolution 2024-10

Those voting in favor: Mr. Devlin, Ms. Galosi, Mr. Trampe, Ms. Woodman, Mr. Bednarek,
Alternate: Mr. Anninos

Those voting against: None

Those recusing/abstaining: None

Correspondence

Mr. Bednarek reported the request to withdraw the application for 1113 Garfield Avenue.

Mr. Trampe asked for clarification regarding future action on the withdrawn application. Mr. Minton explained the request was that the application be withdrawn therefore they would need to submit a new application should they choose to revisit the project in the future.

Meeting Open to the Public

Mr. Bednarek opened the meeting to the public.

Meeting Closed to the Public

Since there were no comments or questions, Mr. Bednarek closed the meeting to the public.

Motion for Adjournment

Motion by Ms. Galosi, seconded by Ms. Woodman to adjourn the meeting. The voice vote by the Board was unanimous in favor.

Prepared by:



Beverly G. Russell, RMC

Acting Secretary

Approved: November 6, 2024