

CINNAMINSON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
November 6, 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. Neely, Ms. Stasko, Mr. Trampe, Mr. Bednarek,

Alternates: Mr. Anninos and Ms. Sherlock

Absent: Ms. Woodman,

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

Case # 24-10-1 – 401 Sherwood Drive – Continuation of an Application opened on October 2, 2024 for an 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)

Mr. Petrone reminded Ms. Minuto she remained under oath before the Board – Ms. Minuto reported speaking with her contractor and their decision to change the planned addition to now go out to 16' – she submitted Exhibit A-1, an updated survey showing the setbacks of the proposed addition – Ms. Minuto testified as to the setbacks of the addition on both Pine Street and Sherwood Drive - the Board reviewed the revised survey showing change in proposed setbacks – Mr. Bednarek asked if there was any change to the plan for siding, windows, etc. and Ms. Minuto testified they will remain as previously discussed – Ms. Galosi asked for the room dimensions

Ms. Minuto's contractor, Mr. Todd Lippincott, was sworn by Mr. Petrone – he testified as to the size of the rooms and configuration of addition to include an office and playroom

Hearing open to the Public

Mr. Bednarek opened the hearing to the public

Hearing closed to the Public

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

Motion by Mr. Trampe, seconded by Ms. Galosi to approve a 33' setback where a 40' setback is required, with the provision the siding, roof and windows will be a similar to existing as possible and there will not be separate utilities

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

Those voting against: None **Those recusing/abstaining:** Mr. Neely, Ms. Stasko

Approval of Minutes – Approval of October 2, 2024 regular meeting minutes

Motion by Ms. Galosi, seconded by Mr. Anninos to approve the October 2, 2024 meeting minutes
Minutes were approved by those Board members eligible to approve them, with no corrections.

Correspondence

Mr. Bednarek stated there was no correspondence to report.

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 Mr. Devlin to adjourn the meeting. The voice vote by the Board was unanimous in favor.

Prepared by:



Beverly G. Russell, RMC
Acting Secretary
Approved: December 4, 2024