

**CINNAMINSON TOWNSHIP PLANNING BOARD
REGULAR MEETING MINUTES**

Tuesday, February 11, 2025 – 6:30pm

Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ 08077

Ms. Lamon called the meeting to order and led the flag salute.

Sunshine Statement: In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township Website and by advertising the Regular Meeting in the Burlington County Times and Courier Post newspapers on January 24, 2025. In addition, notice was filed with the Municipal Clerk.

This meeting is a quasi-judicial proceeding. Any questions or comments should be limited to issues that are relevant to what the Board may legally consider in reaching a decision, and decorum appropriate to such a proceeding must be maintained at all times.

Roll Call

Present: Mr. Gallagher, Mr. Maradonna, Mr. McGill, Mr. Minton,
Mr. Roadside, Mr. Snyder, Ms. Stewart, Ms. Lamon

Absent: Mr. Segrest, Ms. Woodington

Also Present: Mr. Petrone, Board Solicitor; Mr. Barbadoro, Board Engineer; Mrs. Russell,
Board Secretary

Ms. Lamon read the Board's Policy: It is the policy of the Board that no application will be opened after 10:00P.M. It is the policy of the Board that no new testimony will be taken after 10:30P.M.

Approval of Minutes - January 14, 2025 Reorganization Meeting Minutes

Motion by Mr. Snyder, seconded by Mr. McGill to approve the January 14, 2025 Reorganization Meeting Minutes. The minutes were approved by those Board members eligible to approve them, with no corrections.

Approval of Minutes - January 14, 2025 Regular Meeting Minutes

Motion by Mr. Gallagher, seconded by Mr. McGill to approve the January 14, 2025 Regular Meeting Minutes. The minutes were approved by those Board members eligible to approve them, with no corrections.

Applications

Case #03-08-P-400 - Riverton Country Club
Block 1201/Lot 2, 1416 Highland Avenue, Zone R-2
Minor Site Plan approval and Bulk Variance approval

Mr. Petrone announced receipt of a letter from the applicant's attorney requesting the hearing be postponed until the March 11, 2025 meeting and acknowledging that they will toll the time for a decision until that meeting. He explained that further notice is not required.

Motion by Mr. Minton, seconded by Mr. Gallagher to postpone the hearing for Minor site Plan approval and Bulk Variance approval until the March 11, 2025 meeting without need for further notice.

ROLL CALL:

Those voting in favor: Mr. Gallagher, Mr. Maradonna, Mr. McGill, Mr. Minton,
Mr. Roadside, Mr. Snyder, Ms. Lamon, Alternate: Ms. Stewart
Those voting against: None Those Recusing/Abstaining: None

Case#2501 ANTA Enterprises, LLC

Block 606/Lot 2, 913 James Avenue, Zone R-4

Minor Subdivision application to subdivide property located at 913 James Avenue, also known as Block 606, Lot 2; there are no variances requested or required for the proposed subdivision of Block 606, Lot 2; proposed lot 2.01 has a pre-existing non-conforming front yard setback of 17.1 feet where 25 is required.

Mr. Barbadoro reported that all requirements for completeness indicated on the minor subdivision check list have been provided and recommended the application be deemed complete.

Completeness/Notice

Motion by Mr. Minton, seconded by Mr. Gallagher to deem the application complete. Mr. Minton stated the Board reserves the right to revisit should new testimony during the hearing call the completeness into question.

The applicant's attorney, Mr. James W. Burns, Esq, Dembo, Burns and Burns, LLP, gave a brief explanation of the application for subdivision of Block 606, Lot 2, 913 James Avenue to create three lots that conform with all zoning ordinance requirements. He stated there are no variances or waivers requested or required with the application and that the application is by-rite. He further stated that the applicant will comply with all requirements as outlined in the letter received from the Board's Engineer, Mr. Joseph Barbadoro.

Ms. Anna Alvez, Managing Director of ANTA Enterprises, LLC, the contracted purchaser of the property, was introduced by Mr. Burns and sworn by Mr. Petrone. Ms. Alvez testified that the description of the application given by Mr. Burns in his introduction was true. She confirmed that ANTA Enterprises, LLC is under contract to purchase the property and indicated closing would be as soon as possible. Mr. Burns explained that subject to the Tax Assessor's approval, the property would be subdivided into lots 2.01, 2.02 and 2.03. He reminded the Board that no variances or waivers were being sought however proposed lot 2.01 has a pre-existing non-conforming front yard set back of 17.1 feet where 25 feet is required and that this condition is not exacerbated by the subdivision of property. Ms. Alvez testified that compliance with all of the Engineer's requests would be strictly adhered to and that all taxes on the property would be paid. She further testified that the existing structure located on proposed lot 2.01 would remain.

Mr. Minton asked Ms. Alvez to verify that she had successfully developed, and is currently developing properties in Cinnaminson, including another property on James Street which sold within three weeks of going on the market. She confirmed that architectural plans for buildings on the subdivided lots would be submitted to the Construction Office and if any will not be in compliance, that she will come back before this Board for a ruling. Ms. Alvez agreed. There were no further questions from Board members.

Hearing Open to the Public

Ms. Lamon opened the hearing to the public.

- Jarmilla Sheppard, 215 West Front Street, Palmyra – Ms. Sheppard stated she was there on behalf of the Riverton-East Riverton-Palmyra Civic Club. She was sworn by Mr. Petrone. Ms. Sheppard asked for clarification between a Minor Subdivision and a Major Subdivision. Mr. Burns stated this was creating two new parcels and therefore was a Minor Subdivision. Mr. Barbadoro clarified the definition of a Minor Subdivision is the creation of 3 or fewer parcels. Ms. Sheppard asked for clarification if this application would be approved tonight. Mr. Petrone explained the application and public hearing process. Ms. Sheppard expressed concern that new homes would create traffic congestion on the narrow street and as it is a dead end, cars would need to back down the street. She explained that on Thursday afternoons, Senior Citizens attending meetings at the Civic Club on James Street would have difficulty parking and exiting the street. Mr. Petrone stated this is an existing street and the Board would not consider on-street parking in the subdivision of the property.

- Laura L. Clemons, 2007 Hunter Street, Cinnaminson – Ms. Clemons was sworn by Mr. Petrone. Ms. Clemons expressed concern with parking on the narrow street and asked if there would be enough room to build homes on the two new, proposed parcels. Mr. Petrone explained the minimum lot size required is 5,000 square feet in this zone and all three of the proposed parcels comply with this requirement. Mr. Burns stated the new lot sizes will be 8300 sq ft, 5000 sq ft, and 5306 sq ft. He testified that the lots comply with RSIS as to parking and each site will have driveway parking. The applicant made sure that the proposed lot sizes would meet the requirements and, in some cases, exceed the requirements of the zoning ordinance.

- John Hunter, Hunter Farm Inc. – Mr. Hunter was sworn by Mr. Petrone. Mr. Hunter testified that he owns the adjacent property. He expressed concern with the property lines not defined by a physical barrier and with people who treat the farm as if it is a public park. He asked that a 6' fence be constructed along the border of the properties to delineate the property lines. Mr. Burns stated that the applicant would provide a 6' fence that would conform with the zoning requirements in height and character along the property line of Block 606, Lot 3.03 and Block 801, Lot 2. Mr. Minton stated the fence application would be shared with Mr. Hunter prior to approval.

Hearing Closed to the Public

Since there were no further comments or questions, Ms. Lamon closed the hearing to the public.

Comments from the Board

Mr. Minton commented that Mr. Burns opened his presentation stating this is a by-rite application, which is an industry accepted term. Mr. Minton complimented the residents who came out and spoke to their concerns and were able to identify a solution, and to the applicant

who was agreeable in providing for fencing along the property line with Hunter Farm. He explained that the Township Committee adopted an ordinance that provides for additional traffic controls throughout town and Mr. Minton will check to see if James Avenue is included in the ordinance.

Motion by Mr. Minton, seconded by Mr. Roadside to approve the Minor Subdivision of Block 606, Lot 2, with the agreement that the applicant provide a fence consistent with the existent ordinance and that the fence application be shared with the neighboring property owners prior to approval.

Mr. Petrone clarified the following conditions of the approval: perfection in accordance with the time constraints of the as in the Municipal Land Use Law statues; applicant is advised subject to all rules, laws, and statutes as to the issuance of construction permits, zoning permits, and certificates of occupancy and this does not guarantee issuance of permits; the setbacks of proposed dwellings must comply with ordinance requirements in the R4 zone and failure to comply will require further approval of this Board.

Roll Call:

Those voting in favor: Mr. Gallagher, Mr. Maradonna, Mr. McGill, Mr. Minton,
Mr. Roadside, Mr. Snyder, Ms. Stewart, Ms. Lamon

Those voting against: None Those abstaining/recusing: None

Meeting Opened to the Public

Ms. Lamon opened the meeting to the public.

Meeting Closed to the Public

Since there were no further comments or questions, Ms. Lamon closed the hearing to the public.

Comments of the Board

There were no comments of the Board

Motion to Adjourn

Motion by Mr. Snyder, seconded by Mr. Gallagher to adjourn the meeting at 7:09 P.M. The voice vote by the Board was unanimous in favor.

Prepared By:



Beverly G. Russell, RMC

Board Secretary

Approved: March 11, 2025