

CINNAMINSON ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
Wednesday, July 2, 2025  
Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ 08077

Mr. Bednarek called the meeting to order and led the flag salute. He read the Sunshine and Public Statements.

Sunshine Statement: Please be advised that proper notice of this meeting has been given in compliance with the Sunshine Law in the following manner: written notice has been mailed to the Burlington County Times and Courier-Post newspapers and published in the January 21, 2025 editions. Written notice has been posted on the official bulletin board of the Township of Cinnaminson at least 48 hours prior to the meeting, filed with the Township Clerk and mailed to those persons who requested notice and who paid the required fee.

Public Statement: 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, Ms. Woodman, Mr. Bednarek  
Alternates: Mr. Anninos, Ms. Sherlock  
Absent: Mr. Trampe

**Also Present:** Mr. Strobel, Solicitor; Mr. Minton, Zoning Officer; Mrs. Russell, 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 #25-4-1 – Block 3403.03, Lot 5.11 - 5 Smethwycke Drive – R2-A Zone**

“c” Variance for construction of a 480 square foot addition to existing dwelling, reduction of side yard setback, and aggregate side yard setback.

Michael Baldwin and Melissa Baldwin, property owners of 5 Smethwycke Drive, were sworn by Mr. Strobel. Mrs. Baldwin explained the purpose of their application is to build a small addition of two rooms onto their existing home. The rooms will be used as a home office for Mrs. Baldwin and a spare room for family gathering and entertaining. She testified that there will be no plumbing in the addition, only electric and HVAC, and no separate entrance or utilities from the existing home. She described the requirement for variances for the side setback as they did not want to build out the back, due to the small size of the backyard where a pool and deck exist. The Baldwins have two children and a dog and do not want to lose any of the yard. Additionally, Mrs. Baldwin works from home three days a week and would benefit from a separate, quiet home office space.

Ms. Galosi asked if they would match the existing siding and roof. Mr. Baldwin testified they would use some of the existing siding material on the new addition and would match the remainder of the new siding. Mr. Baldwin testified that the addition would have a smaller A-line roof to match the existing roof and windows on the front and side to match those of the existing house

Mr. Baldwin presented the following exhibit:

A-1 – plan of the proposed addition, showing 5' setback to the neighbor on the right

Mr. Baldwin explained the existing footprint of the home and described the addition footprint that would come out 15' and leave 5' to the side property line. He explained the contour of the existing roof and the proposed roof and window placement on the proposed addition. (3) new windows would be added to the front and (5) windows on the side. Ms. Galosi asked if there would be a closet, and none was proposed but may add one for storage in the office. Mr. Baldwin testified that the foundation will be a concrete slab of the same level as the home. There will be a rear sliding double door leading to the patio and backyard. The spare room will be used as a general-purpose room with tables and chairs to provide entertaining space for their children and guests. The office would be at the front and the spare room would be toward the back.

Mr. Baldwin testified that neighbors were notified and notice was published in the newspaper. (Notice was timely and sufficient.)

Mr. Baldwin explained the configuration of the two rooms with the office being 8' x 15'. Location of doors into the rooms and outside were described. Mr. Neely asked about the fencing and gate. Mr. Baldwin explained new fencing would tie into the existing white vinyl fencing along the neighbor's side and the existing gate will be reused.

Mr. Bednarek asked why the proposed addition size was chosen. Mr. Baldwin explained with the side yard setback, they did not feel it was a good idea to go wider. They would not build up rather than out, as their home would then, not match the homes in the neighborhood. The neighbor most impacted on the right, has a side yard of 20' or greater.

The following exhibits were circulated to the Board for reference:

Exhibit A-2 & A-3 – photos taken by Mrs. Baldwin showing neighbor's house and yard

Mr. Bednarek reviewed the exhibits provided to see how it would fit in with the neighboring property. He stated the addition is well thought out and matches the existing house, and the efficiency of the layout would be compromised if made more narrow. He expressed concern with the narrowness of the property line, especially if the neighbor were to build an addition. Ms. Galosi asked if they would consider compromising on the 15'. Mr. Baldwin stated they want room to both be able to work so 15' works best for them. Mr. Bednarek noted there is a bit of extra room in the neighbor's yard from the property line. Mrs. Baldwin reported the side of the neighbor's house next to their house, is the garage side, and the neighbor is on a corner. She does not believe they will build an addition on that side of their house in the future. Mr. Baldwin stated their goal was to build onto the house rather than move to a larger house as they have put a lot into their home and love the neighborhood.

### **Comments of the Board**

There were no additional comments or questions from the Board.

### **Hearing Open to the Public**

Mr. Bednarek opened the hearing to the public and since there were no comments or questions from the public, closed the hearing to the public.

Motion by Ms. Stasko, seconded by Ms. Galosi to approve the following Zoning Variances: allowing side yard setback of 5' where 15' is required; on side yard and aggregate of 25' where 40' is required; to build an addition for office and spare room with no separate utilities; cannot be used as apartment; door cannot be on the side of house; siding and roofing materials must match existing house.

**Roll Call:**

Those voting in favor: Mr. Devlin, Ms. Galosi, Mr. Neely, Ms. Stasko, Ms. Woodman, Mr. Bednarek  
Alternates: Mr. Anninos, Ms. Sherlock  
Those voting against: None  
Those abstaining/recusing: None

**Resolutions**

**Resolution 2025-07**

**Block 1915, Lot 5.01 – 1731 Jefferson Street**

Memorializing Subdivision of existing 22,500 square foot lot into two (2) lots, granting “c” Variance relief for preexisting non-conforming front yard setback of 7.83’ where 30’ is required, front yard corner lot setback of 3.15’ where 15’ is required.

Motion by Mr. Devlin, seconded by Ms. Woodman to adopt Resolution 2025-7

**Roll Call:**

Those voting in favor: Mr. Devlin, Ms. Woodman, Mr. Bednarek.  
Alternates: Mr. Anninos, Ms. Sherlock  
Those voting against: None  
Those abstaining: Ms. Galosi, Mr. Neely, Ms. Stasko  
Those recusing: None

**Approval of Minutes – June 4, 2025 Regular Meeting**

Motion by Mr. Anninos, seconded by Ms. Woodman to approve minutes of June 4, 2025 Regular Meeting. Minutes were approved by those Board members eligible to vote.

**Correspondence**

Mrs. Russell had no correspondence to report.

**Meeting Open to The Public**

Mr. Bednarek opened the meeting to the public and since there were no comments or questions, closed the meeting to the public.

**Discussion Items - None**

**Comments from the Board**

There were no comments from the Board

**Adjournment**

Motion by Ms. Galosi, seconded by Mr. Neely to adjourn the meeting. The voice vote of the Board was unanimous in favor of adjournment.

Prepared By:



Beverly G. Russell, RMC  
Board Secretary

Approved: September 3, 2025