

**PLEASE NOTE: Agenda is subject to change**

**CINNAMINSON ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
WEDNESDAY, SEPTEMBER 3, 2025**

**I. Welcome and Call to Order**

The Regular Meeting of the Zoning Board of Adjustment is being held September 3, 2025 at 6:30PM at the Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ

**II. Flag Salute**

**III. 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.

**IV. 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.

**V. Roll Call**

**VI. 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.

**VII. Applications**

**Case 25-7-2 - Black Marker Properties, LLC; Block 3507, Lot 4; 137 Park Avenue; R3 Zone**

Construction of 737 sq ft second floor addition to residential home; bulk variance relief sought for preexisting, non-conforming conditions: minimum lot width of 57.5 feet where 75 feet is required; minimum side yard setback of 8.6 feet where 12 feet is required; minimum aggregate side yard setback of 21.4 feet where 30 feet is required.

**Notice/Completeness**

**Hearing Open to the Public**

**Hearing Closed to the Public**

## **Comments of the Board**

### **Determination**

#### **Case TBD - McDonald's Real Estate Company; Block 2102, Lot 46.01; 100 Route 130; Development Zone BD**

Subdivision of existing lot into two lots, where proposed lot 1 is approximately 34,142 square feet with existing 3,271 square foot fast-food restaurant and drive-thru; proposed lot 2 is approximately 55,727 square feet with existing gas station and automotive service station; d(1) use variance sought to permit gas station and automobile service station on lot 2 where same may not be permitted in zone and/or d(2) use variance approval for expansion of non-conforming use; bulk variance and/or design waiver/exception sought: 34,142 square foot lot size where 40,000 square feet is required; lot width of 150 feet where 200 feet is required; front yard setback of 2.7 feet and 40.0 feet where 50 feet is required; side yard setbacks of 13.5 and 2 feet where 35 feet is required; rear yard set back of 0.8 feet where 35 feet is required; parking stalls of 8.9 x 17.9 feet, 8.9 x 18.4 feet, and 9.8 x 17.9 feet, whereas 10 x 20 feet are required; minimum aisle width (90 degrees) of 23.6 and 24.9 feet whereas 25 feet is required; minimum aisle width (60 degrees) of 17.6 feet whereas 20' is required; to permit existing accessory structures in front yard, side yard or within 20' of property line

### **Notice/Completeness**

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

#### **Hearing Closed to the Public**

## **Comments of the Board**

### **Determination**

#### **VIII. Resolutions**

#### **Resolution 2025-08**

#### **Block 3403.03, Lot 5.11 – 5 Smethwycke Drive**

#### **IX. Approval of Minutes – July 2, 2025 Regular Meeting**

#### **X. Correspondence**

#### **XI. Meeting Open to The Public/Meeting Closed to The Public**

#### **XII. Discussion Items - None**

#### **XIII. Comments from the Board**

#### **XIV. Adjournment**

**The next Meeting will be held on Wednesday, October 1, 2025**