

PLEASE NOTE: Agenda is subject to change

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

I. Welcome and Call to Order

The Regular Meeting of the Zoning Board of Adjustment is being held December 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

a. Case #2025-0081 – Shawn W. and Meghan Becker, 5B Par Drive;

Block 1201, Lot 6.02 – R2 Zone - Variance to allow a fence along side yard of property beyond the front of building line of main dwelling

Hearing

Hearing Open to the Public/Hearing Closed to the Public

Comments of the Board

Determination

b. Case 25-9-1 – Kevin Enriquez, 15 Saxony Drive;

Block 2602, Lot 70 – R3 Zone - Variance to construct fence beyond the front building line of the main house structure within a residential zone

Hearing

Hearing Open to the Public/Hearing Closed to the Public

Comments of the Board

Determination

**c. Case # 25-8-1 – Phillip Villari, 905 Thomas Avenue;
Block 1113, Lot 10 – R2 Zone - Variance to allow development and use of solar array facilities on
property
Hearing
Hearing Open to the Public/Hearing Closed to the Public
Comments of the Board
Determination**

VIII. Resolutions

Resolution 2025-11

Block 2206, Lot 41 – 2414 Branch Pike

IX. Approval of Minutes – November 7, 2025 Regular Meeting

X. Correspondence

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

XII. Discussion Items

a. 2026 Meeting Calendar

XIII. Comments from the Board

XIV. Adjournment

The next Meeting will be held on Wednesday, January 7, 2026