

Cinnaminson Township Zoning Board of Adjustment
Regular Meeting Agenda
March 4, 2026 6:35PM
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: Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act by advertising this meeting in the Burlington County Times and Courier Post newspapers on January 25, 2026.

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. Please refer to the Rules Governing Public Comment Periods attached to this agenda.

Roll Call:

Present: Mr. Devlin, Ms. Galosi, Mr. Neely, Ms. Sherlock, Mr. Trampe, Mr. Bednarek;
Alternate: Mr. Anninos.
Absent: Ms. Woodman.

Also Present: Richard Strobel, Board Solicitor; Bryan Clark, Board Engineer; Geoffrey Gray-Cornelius, Board Planner; Michael Minton, Zoning Officer; Beverly Russell, Board Secretary

Mr. Bednarek read the Board's policy is not to commence hearing a matter after 10:00P.M., but instead to adjourn the matter to the next regularly scheduled meeting. Any matters still being heard at 10:00P.M. may be completed that evening or may be adjourned to the next regularly scheduled meeting, at the Board's discretion.

Request to Reopen Case

Case #SSP-2025-0081 – Shawn W. and Meghan Becker
Block 1201, Lot 6.02 – 5B Par Drive, Cinnaminson; R2 Zone

Variance to allow a fence along side yard of property beyond front of building line of main dwelling.

- Mr. Bednarek reported that the Request to Reopen Case SSP-2-25-0081 would not be heard at this meeting.

Applications

Case #26-01-01 – Brett & Kim Zimmerman; Block 2003, Lot 19.06 – 217 N. Forklanding Road, Cinnaminson; Zone R-2A; Bulk variance to build a 2,400 sq ft garage.

Kim Zimmerman and Brett Zimmerman, Applicants and owners of the property located at 217 N. Forklanding Road, Block 2003, Lot 19.06, were sworn by Mr. Strobel.

Hearing

Mrs. Zimmerman introduced the following exhibits:

- A-1 – subdivision plan created by Stout & Caldwell on November 6, 2023
- A-2 – enlarged view of subdivision plan concentrating on the application site

Mrs. Zimmerman reported that she and her husband have owned the property since 2020. They would like to build an oversized garage to house a recreation vehicle (RV) and other vehicles and equipment and require a variance for the height and size of the proposed structure. She explained they do not have elevations at this

point and wish to obtain a variance before creating the architectural plan. The proposed garage will have lighting and electricity inside and a loft for storage, no indoor plumbing but possibly a hose bib outdoors. There will be exterior lighting for safety. Ms. Zimmerman testified the proposed structure will be used to house a tractor, trailer, lawn equipment, RV and possibly two (2) cars. Mrs. Zimmerman testified that there will be no commercial activity or use for this building and no residential use and will be for storage purposes only. Mr. and Mrs. Zimmerman noted they do not collect cars but have four (4) drivers in the household.

Mrs. Zimmerman described the size of the proposed garage as sixty (60) feet by forty (40) feet or 2,400 square feet. It will be longer than it will be deep, with a shed roof or awning for coverage. She clarified the building size requested is 2,400 square feet plus the overhang awning to provide coverage of the RV at all times. The interior of the building will be sixty (60) feet by forty (40) feet with the exterior overhang of sixty (60) feet by twenty (20) feet.

Mr. Zimmerman described the site and surrounding area, pointing out the cement driveway leading into the woods, two-story dwelling and wooded area, the homes along Stephen Drive and farm adjacent. He noted that the house is not visible from the road particularly in summer. Mrs. Zimmerman testified the site was subdivided into three (4) lots, totaling 8.47 acres, two years ago. She pointed out the drainage easement and noted the runoff flows toward the creek and drainage area in the front yard of the subject lot. She compared the pervious area of the entire site with the impervious area of the proposed building. She noted the existing gravel driveway currently in the area of the proposed garage. Mrs. Zimmerman testified that minimal trees would need to be removed to build the structure and agreed to plant replacement trees. She added landscaping will be provided around the proposed garage. Mr. Gray-Cornelius asked how the site is accessed. Mr. Zimmerman pointed out access is off Forklanding road, over the drainage easement to the southernmost lot, showing where the easement ends. He stated they do not plan to develop the remaining parcels at this time.

Mrs. Zimmerman explained the site subdivided into four (4) parcels; lot 19.06 being the subject parcel is 3.04 acres is heavily wooded; lot 19.07 is 1.6 acres; lot 19.08 is 1.31 acres and lot 19.09 is 2.18 acres. She stated the family lives on lot 19.06. She described the surrounding area and pointed out Stephen Drive.

Mrs. Zimmerman stated there is a 25' rear setback from the back of the proposed garage to the existing chain link fence. She testified the proposed building would meet all required setbacks.

Mr. Strobel invited the members of the public present to come forward and view the exhibits.

Mrs. Zimmerman described the anticipated features of the proposed garage to be 28' high, rectangular one-story with loft storage, and an A-frame roof. Mr. Clark asked that architectural drawings be provided as a condition of approval. Mr. Bednarek noted that the proposed garage is 2.7 times larger than what is permitted in the ordinance and if Board grants the requested variances, one condition will be that it can never be used for commercial or residential use, now or in the future. He explained it will be deed restricted. Mrs. Zimmerman testified that it is not their intent to use the garage for commercial or residential use. Mr. Strobel explained that the restriction will carry forward to all future owners of the property. Mr. and Mrs. Zimmerman acknowledged this and stated their understanding that the variance would run with land.

Mr. Trampe asked how the other parcels would be accessed if sold or developed. Mrs. Zimmerman described the continuous road that leads to all parcels. She noted the farm adjacent with the large pole barn for equipment storage and the access drive to the site and associated lots. Mr. Zimmerman explained they may, in the future, plan to develop those sites for residential. He added the Planning Board granted subdivision two years ago. Mr. Bednarek asked if there was access between this property and the adjacent farm. Mrs. Zimmerman stated there is no access between the properties which are separated by a chain link fence.

Mr. Bednarek asked if there would be separate electric or water meters for the building. Mr. Zimmerman testified there would not be separate meters, with water and electricity running from the house. He added that water would only be an outdoor hose bib.

Mr. Bednarek asked the Applicants to describe the proposed structure. Mrs. Zimmerman explained it would be a pole barn with poured concrete flooring and three (3) garage doors. The roofing material was discussed.

Mr. Gray-Cornelius inquired about the proposed pool house. Mr. Zimmerman explained there previously existed a gazebo which was removed, and the proposed pool house would be for storage of pool supplies, equipment and outdoor furniture. He reported that the inground pool has been in existence since 1985.

Mr. Minton noted the pool building was not part of the application and only the proposed garage and required variances are to be considered. Mr. Gray-Cornelius referred to the Planning Board resolution granting subdivision which identified existing pool, deck and gazebo located in the front yard where accessory structures are not permitted in the front yard. Mr. Minton explained that present and existing conditions, such as the pool and deck, would be reviewed as part of the zoning and construction permitting process and if needed, the Applicant will come back before the Board for approval. Mr. Gray-Cornelius asked that testimony be provided to confirm the pool house is for storage and not a second residential structure.

Mr. Gray-Cornelius noted in the review letter dated March 2, 2026, that testimony regarding the intended use of the pool house, specifically whether this will be used as a secondary dwelling unit, which is not permitted in the R-2A district and would therefore require a d(1) variance. He added that in Chapter 525-101, accessory structures shall be located to the rear of the extended front line of the main dwelling, and a variance would be required for the proposed pool house to be located in the front of the front of the dwelling. He noted the variance required for the proposed garage to be 2,400 square feet with 1,200 square feet overhang as it exceeds the 864 square feet allowed. Additional variance is required under Chapter 525-105 for the proposed 28' building height where 17' is the limit and for a garage to house more than three (3) vehicles where three (3) vehicles are the maximum allowed. Mr. Gray-Cornelius continued his review noting that access to site had been approved previously by the Planning Board and that the principal structure complies with all bulk standards. Mr. Minton confirmed the residence meets the height standard and the proposed garage requires the variance.

Mr. Minton addressed the language in the testimony provided by the Applicant regarding a "carport." He explained that a carport is not allowed in Cinnaminson and would require a separate variance. In order for the Board to consider granting a variance for the proposed garage overhang to be used as a carport, the Applicant would have needed to list this in the notice sent to neighboring properties and published in the newspaper. Mr. Strobel confirmed that, as a carport is expressly prohibited, and the request for variance to allow a carport was not included in the notice or publication, the Board lacks jurisdiction to consider it. Discussion continued as to the plans noting the overhang as a shed roof. Mrs. Zimmerman acknowledged that a carport is not permitted and testified that no vehicles would be parked under this overhang. She added if the RV, which they do not currently own, were taken out of the garage, it would not be parked under the overhang.

Mr. Clark asked what type of outdoor lighting is proposed. Mr. Zimmerman reported that LED security lighting such as a flood light and lighting at the garage doors was proposed. Mr. Clark stated that any lighting should point downward. He asked how drainage now flows on the site. Mr. Zimmerman explained that drainage flows toward the drainage ditch. Mr. Zimmerman agreed that any trees to be removed for construction of the garage will be replaced on the site. Mr. Clark requested that architectural plans be required as a condition of approval to show the building conforms with any approvals granted.

Mr. Trampe asked for clarification of the size of the proposed garage. The proposed 2,400 square feet garage does not include the overhang as only the footprint of the building is counted.

Mr. Bednarek explained that the proposed structure is large but considering the building will be on a 3-acre lot, it will not be disproportionate to the size of the property. He reiterated that the use will be deed restricted, to which the Applicants have testified their agreement.

Mr. Minton suggested requiring a grading and drainage plan showing that all stormwater remains on the parcel be a condition of approval.

Hearing Open to the Public/Hearing Closed to the Public

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

Comments of the Board

There were no additional comments from the Board.

Determination

Motion by Mr. Trampe, seconded by Ms. Galosi to approve a 2,400 sq ft garage with variance to allow more than three (3) vehicles; architectural drawings to be provided; there will be no separate living quarters in the proposed garage; no commercial use of the building; electric and water, for a hose bib only, and will run from the house with no separate meter; the structure will consist of a pole barn with concrete floor; drainage plan to be submitted; overhang will not be used as a carport; structure may be 28' in height where 17' is the limit; no sewage connection to the proposed building; the building will have as much of a residential look as possible while understanding it is a pole barn; all standard conditions of approval apply.

Roll Call:

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

Resolutions

Resolution 2026-07

Block 1113, Lot 10 – 905 Thomas Avenue

Motion by Ms. Galosi, second by Mr. Devlin to adopt Resolution 2026-07

Roll Call:

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| Those voting in favor: | Mr. Devlin, Ms. Galosi, Ms. Sherlock, Mr. Trampe, Mr. Bednarek. |
| Those voting against: | None |
| Those abstaining: | None |
| Those not voting: | Mr. Neely. Alternate: Mr. Anninos. |
| Those absent: | Ms. Woodman. |
| | Those recusing: None |

Resolution 2026-08

Block 1702, Lot 6 – 1111 Cinnaminson Avenue

Motion by Ms. Galosi, second by Mr. Neely to adopt Resolution 2026-08

Roll Call:

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| Those voting in favor: | Mr. Devlin, Ms. Galosi, Mr. Neely, Ms. Sherlock, Mr. Trampe, Mr. Bednarek. |
| Those voting against: | None |
| Those abstaining: | None |
| | Those recusing: None |

Those not voting: Alternate: Mr. Anninos.
Those absent: Ms. Woodman.

Resolution 2026-09

Block 1706, Lot 7 – 22 LeJune Road

This resolution will be considered at the April 1, 2026, Regular Meeting.

Request for Extension or Resolution 2023-11

Block 806, Lot 1.02 – 1705 Industrial Highway

Mr. Strobel reported the request for extension submitted to the Board. He described the history of four different resolutions dealing with use, preliminary approval, final approval and an extension during the pandemic, to end one year after the pandemic, on March 7, 2022. At that time the Board granted a second extension to March 7, 2023. The application received final approval and had two (2) years with three (3) one-year extensions and the clock is now up. He explained that the Board may grant an extension but should consider some basic facts of the application and approvals granted. He asked Mr. Minton to describe the site and nature of the application and any substantial ordinance changes, if any, as well as how this Applicant has complied with conditions in order to informatively consider any extension.

Mr. Minton explained the request for extension of the final site plan approval granted on March 1, 2023, and memorialized on April 5, 2023. The application approved the final site plan with bulk variances and to date no conforming plans for zoning or construction have been submitted. He reported that the Applicant, through his attorney, has cited certain economic factors that have delayed the project. He noted that the Applicant is a good corporate citizen having developed other properties in Cinnaminson but has been unable to proceed with this project to date. He noted that a request for first extension was done in a timely manner and a request to grant additional extension of approvals could have been granted until April 25, 2027. Mr. Minton explained the Board can grant extension to end of this year or the full two-year extension. He added that legislatively nothing has changed within the ordinance, or with the approach or philosophy of the Governing Body that might alter the Board's original decision. No uses, setbacks, or bulk requirements have changed since the original consideration in 2023 and today the same logic exists today with no additional considerations.

Mr. Trampe asked if this is the site next to U-Haul. Mr. Strobel explained it is on Industrial Highway with frontage on Route 130 South, as you drive south before the Merion, on the right is U-Haul and to the left is this vacant site. The site has been marketed as retail and fast-food drive through. Discussion continued as to the economic factors that may be contributing to the delay in development of the site as that use. Mr. Minton suggested giving the site more time as there has been investment in its marketing. Discussion continued regarding the length of extension that might be appropriate.

Mr. Strobel recommended the matter be open to the public for comment and questions.

Hearing Open to the Public

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

Determination

Motion by Mr. Trampe, seconded by Ms. Galosi to extend the approvals to December 31, 2026, granted in Resolution 2023-11; any request for further extension will require additional request and appearance before the Board.

Roll Call:

Those voting in favor: Mr. Devlin, Ms. Galosi, Mr. Neely, Ms. Sherlock, Mr. Trampe, Mr. Bednarek;
Alternates: Mr. Anninos.

Those voting against: None
Those abstaining: None Those recusing: None
Those absent: Ms. Woodman

Resolution 2026-10 – requested extension of Resolution 2023-11

Block 806, Lot 1.02 – 1705 Industrial Highway

This resolution will be considered at the April 1, 2026 Regular Meeting.

Approval of Minutes – February 4, 2026 Regular Meeting Minutes

Motion by Ms. Galosi, seconded by Ms. Sherlock, to adopt the minutes of the February 4, 2026 Regular Meeting. The minutes were approved by those members eligible to vote.

Meeting Opened 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

There were no items to discuss.

Comments of the Board

The Board offered no comments.

Adjournment

Motion by Ms. Galosi, seconded by Mr. Neely to adjourn the meeting at 7:46PM. The voice vote by the Board was unanimous in favor.

Prepared by:



Beverly G. Russell, RMC

Board Secretary

Approved: April 1, 2026