

Cinnaminson Township Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday, May 6, 2026 – 6:35P.M.
Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ 08077

Mr. Bednarek called the meeting to order and led the flag salute. She 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, Ms. Woodman, Mr. Bednarek.
Absent: Alternate: Mr. Aminnos

Also Present: Richard Strobel, Board Solicitor; 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.

Applications

Case #26-03-01 – Luz Bary Vizi

Block 1606, Lot 5 - 1110 Parry Avenue, Cinnaminson; R-3 Zone
Variance to build a roof canopy over the front stair landing

- Mr. Bednarek announced that the Applicant has withdrawn the application.
- Mr. Minton explained that the Applicant has modified the request to conform with the zoning ordinance.

Case # ZR-26-0401 – Randy & Deborah Smith

Block 1201, Lot 6.01 – 5A Par Drive, Cinnaminson;
Bulk Variance for one-story dwelling on irregular shaped lot

- Mr. Bednarek announced that due to an issue with the published notice, this application will be heard at the June 3, 2026 meeting and the Applicant will re-notice in compliance with Municipal Land Use Law.

Resolutions

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

Block 806, Lot 1.02 – 1705 Industrial Highway

- Mr. Bednarek announced this Resolution will be considered at the June 3, 2026 meeting.

Resolution 2026-11

Block 2003, Lot 19.06 – 217 Forklanding Road

Motion by Ms. Galosi, seconded by Mr. Devlin, to adopt Resolution 2026-11.

Roll Call:

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 absent: Alternate: Mr. Anninos.

Resolution 2026-12

Block 1201, Lot 6.02 - 5B Par Drive

• Mr. Bednarek announced this Resolution will be considered at the June 3, 2026 meeting.

Resolution 2026-13

Block 2102, Lot 46.01 - requested Extension of Minor Subdivision Approval Pursuant to N.J.S.A. 40:55D-47(f) and/or (g) for McDonald's Real Estate Company

• Mr. Bednarek announced this Resolution will be considered at the June 3, 2026 meeting.

Approval Of Minutes – April 1, 2026 Regular Meeting Minutes

Motion by Ms. Galosi, seconded by Mr. Devlin, to adopt the minutes of the April 1, 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 from the public, closed the meeting to the public.

Correspondence – Mrs. Russell, Board Secretary

• Mrs. Russell reported receipt of certification from the New Jersey Department Consumer Affairs that Ms. Sherlock satisfactorily completed the required class for board members.

Discussion Items

There were no items to discuss.

Comments of the Board

• Mr. Minton reported applications have been submitted that will be heard at the June and/or July meetings. A straw vote was taken to ascertain attendance at the June meeting from the members present. Ms. Woodman and Mr. Neely stated they will not be available at the June 3, 2026 meeting.

Motion to Adjourn

Motion by Ms. Galosi, seconded by Ms. Woodman, to adjourn the meeting at 6:47P.M. The voice vote by the Board was unanimously in favor of adjournment.

Prepared by:



Beverly G. Russell, RMC

Board Secretary

Approved: June 3, 2026