Cinnaminson Township Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday, July 1, 2026 – 6:30P.M.
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, Ms. Woodman, Mr. Bednarek; Alternate: Mr. Anninos.

Absent: None

Also Present: Richard Strobel, Board Solicitor; Michael Minton, Zoning Officer; Beverly Russell, Board Secretary

Mr. Bednarek read the Board's policy. 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 # 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

Hearing

The Applicant, Randy Smith, introduced himself and was sworn by Mr. Strobel. He stated his current address as 503 Greenwood Avenue, Cinnaminson and explained he is the owner of the lot at 5A Par Drive, where he intends to build a house. Mr. Smith reported the application seeks relief for the front lot width of 107' where 150' is required. Mr. Smith explained the requirement in Cinnaminson of 100' lot width, however on four streets, 150' lot width is required and Par Drive is one of them.

Mr. Smith explained that the lot width at the street is 30' on the cul de save and the lot widens out toward the back from there. The lot width at the front of the proposed home is 107' and rear lot is 190'. The home will be set back 103' from the street at 107' lot width and the rear of the house will sit a the 25' rear set back line.

Mr. Smith described the area surrounding the lot with homes on the lots to either side and Riverton Country Club neighboring at the rear. He described on the existing 30' entrance and showed how the lot widened from there.

Mr. Smith introduced the following exhibits:
Exhibit A-1 – survey with setbacks noted, showing the house plotted with dimensions noted. Mr. Smith reported the survey shows 112' lot width but he believes this to be a mistake, therefore advertised the lost width of 107'
Exhibit A-2 – original grading plan prepared by Matthew J. Walsh PE, prior to subdivision 20 years ago –
Exhibit A-3 – infiltration testing

Mr. Smith explained this shows the one lot subdivided into two lots, one 113.5' wide and 107.5' wide where 150' was required per the ordinance at the time of subdivision. He testified that there are no improvements to the lot. He explained the addition of 2,700 sq ft to the lot at time of purchase in order to clean up the lot lines. Mrs. Sanderson, the original owner, went before the Board to add the sliver of land to his lot.

- Mr. Bednarek asked Mr. Smith to explain the underground infiltration system. Mr. Smith stated it is required by the DEP but he does not know much about it. Mr. Minton explained the engineer is aware and will ensure that it complies with the DEP requirements. He added there is no local jurisdiction over the infiltration system.

- Mr. Bednarek asked if the proposed house meets all setbacks. Mr. Smith testified that the proposed house meets code with the only relief required being the front lot width.

Mr. Smith showed the architectural plans created by Bishop and Smith Architects, dated August 13, 2024, for the custom home.

Mr. Smith introduced the following additional exhibits:
Exhibit A-4 - elevations of the house, a rancher with basement that meets the 35' limit.
Exhibit A-5 – survey from Robins Associates dated February 24, 2023 with proposed foot print of one-story dwelling

Mr. Smith described the one-story house with faux, decorative window at the front creating the appearance of one and half stories, but is not accessible from the inside. The house will have a 2,800 sq ft foot print with a garage on the side.

- Mr. Bednarek asked if there were any easements on the property. Mr. Smith testified there were no easements other than on the side where nothing is to be built.

Hearing Open to the Public
Mr. Bednarek opened the hearing to the public.
- Shawn Becker, 5B Par Drive, Cinnaminson – Mr. Becker was sworn by Mr. Strobel. Mr. Becker explained he has owned the property next door, the former Sandford residence, for 10 years. He clarified for the record that easements do exist and were found and confirmed from surrounding neighbors. His own sewer, electric and water run under Mr. Smith's lot. He does not oppose construction or improvements on the property but stressed that guidelines and protocols must be followed. He reported that excavation, soil sampling, and drilling took place without markouts. He added that the subdivision and agreement of sale filed with the county requires the landowner to record and relocate all utilities. He reported that trees were removed without Township permits.

- Mr. Bednarek asked what utilities were involved. Mr. Becker stated his water, electric, gas, and sewer run under the property with the meter on the side. This will all need to be reconfigured before any drilling, excavation or tree removal continues.

• Mike Goins, 100 Purnell Avenue, Cinnaminson – Mr. Goins was sworn by Mr. Strobel. Mr. Goins suggested the property owner check with the DEP to make sure he can build next to the lake on the site. He noted the DEP stopped construction on another site for a similar situation.

• Mr. Smith shared that Mr. Becker had the job shut down which was completely wrong as the markouts were done. He explained that testing and boring must be done ahead of getting a permit. Mr. Becker called the police who stopped work until the Township confirmed that a permit cannot be submitted or issued without the prior testing. He expressed his frustration at having to pay contractors to stand around while waiting for the Township to respond. He stated the Township said he was right to do testing and boring prior to permit process.

• Mr. Becker stated he had proof that markouts were not obtained and no flags or stakes were present until the police came to shut down the job which continued without markouts of utilities.

• Jim Francis, 804 Bellview Avenue, Cinnaminson – shared his experience with a plumbing job in Riverton where 8' of a property had been sold by one neighbor to another and many years later a sewer line required repair and the connection was under the other property. He suggested having marked easements of the utilities and access to them.

Hearing Closed to the Public
Since there were no further comments or questions, Mr. Bednarek closed the hearing to the public.

Determination
Motion by Mr. Trampe, seconded by Mr. Neely, to approve building on the lot where 150' is required and 107' exists and was advertised, all standard conditions apply and permitting through construction office is required.
Roll Call:

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

Resolutions
Resolution 2026-10 – requested extension of Resolution 2023-11
Block 806, Lot 1.02 – 1705 Industrial Highway
Motion by Ms. Galosi, seconded by Ms. Sherlock, to adopt Resolution 2026-10.
Roll Call:

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

Resolution 2026-12
Block 1201, Lot 6.02 - 5B Par Drive
This resolution will be considered at the August 5, 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 Resolution 2025-10
Motion by Ms. Galosi, seconded by Mr. Neely, to adopt Resolution 2026-13.

Roll Call:

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

Approval of Minutes – June 3, 2026 Regular Meeting Minutes
Motion by Ms. Galosi, seconded by Mr. Anninos, to approve the June 3, 2026 Regular Meeting Minutes. The minutes were approved by those members eligible to vote with no corrections.

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.

Correspondence
Mrs. Russell advised there was no correspondence to discuss.

Discussion Items
There were no Discussion Items.

Comments of the Board
Mr. Minton noted the applications that may be heard at coming meetings. Mr. Bednarek asked which members planned to attend the August 5th meeting. Mr. Neely stated he may not be in attendance.

Adjournment
Motion by Ms. Galosi, seconded by Mr. Neely, to adjourn the meeting at 7:30P.M. The voice vote by the Board was unanimously in favor of adjournment.

Prepared by:

Beverly G. Russell, RMC
Board Secretary
Approved: October 7, 2026