Cinnaminson Township Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday, September 2, 2026
Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ 08077

Mr. Bednarek opened the meeting and led the flag salute.

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. Anninos.

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

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 # 26-05-01 – Robert S. & Susan Tompkins
Block 304, Lot 8 – 535 Kern Street, Cinnaminson
Application to erect a front porch.
• Mr. Bednarek reported the hearing for this application was not properly noticed; therefore, a corrected notice must be published for the October 7, 2026 meeting and mailed to properties listed on the 200' list.

Case # 26-07-02 – Francis & Geraldine Zarnawski
Block 1002, Lot 18 – 149 Wedgewood Drive, Cinnaminson
Application for addition to include bedroom, sitting area, full bath with handicap accessibility.
• Mr. Bednarek reported the hearing for this application was not properly noticed; therefore, a corrected notice must be published for the October 7, 2026 meeting and mailed to properties listed on the 200' list.

Case # 26-07-03 – Tamara Koveloski (tenant)
Block 2302, Lot 4.02 – 1204 Route 130, Cinnaminson, Units 4 & 5
Application to hold performances at leased spaces.

Hearing
The Applicant, Tamara Koveloski, introduced herself as the owner of Dream Big Productions, located in units 4 and 5 of 1204 Route 130, Cinnaminson. Ms. Koveloski stated her residence is at 191 Buttonwood Lane, Cinnaminson. She was sworn by Mr. Strobel. Mr. Strobel asked if there were any exhibits to be introduced and Ms. Koveloski explained documentation regarding the notice that was previously submitted and she could make

available to the Board a drawing of the parking lot and photographs of the performance space on her phone if needed. She did not offer any items to be introduced.

Ms. Koveloski reported she is a lifelong Cinnaminson resident and explained her educational background and professional performance experience. She described the application for a zoning use variance to hold small scale performances in the space with a maximum capacity of ninety-nine (99) persons. She stated her plans are to not come close to that number, with a performance including actors, audience, and support staff will be well below that number.

Ms. Koveloski presented evidence in support of the proposed use per the Township Master Plan. She reported on the positive vs negative criteria as required for a use variance per the 2025 New Jersey Revised Statutes of Municipalities and Counties. Ms. Koveloski explained her application for Dream Big Production Performing Arts Center (PAC), encourages municipal action to guide the appropriate use for development of all lands in the state in the manner that will promote the public health, safety, morals, and general welfare. She believes her company represents good morals and this is very important when it comes to the children she teaches as she encourages them to lead by example and with kindness. This is something that is important to Ms. Koveloski in her general life as well as her business. She described her emphasis to work hard for things you want and believes the PAC brings more opportunities for all of the children in the community. She stated that 90% of the families attending the PAC are Cinnaminson residents, with the balance coming from neighboring communities. Students are taught that when they work hard for what they care about, they will be successful. Ms. Koveloski reported this is the PAC's 7th year of operation and explained her hard work leading to this moment. This is the first time she has leased a location. She stressed the need for safety, explaining safety is the first thing she teaches students, followed by having fun. Students are in a safe space where safety is important.

The second principle, in support of the positive criteria, is to ensure the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, county and state as a whole. Ms. Koveloski explained that many of the students live in the development directly behind the PAC, so families that are currently participating in voice lessons, or in performances, live in the neighborhood right behind the PAC. This creates an opportunity to be able to walk to voice lessons or rehearsals.

Ms. Koveloski understands that noise is a great consideration and explained how she investigated to ensure that noise from the PAC will not carry to the neighborhood behind. She tested with the speakers at the max volume, and while it can be heard, it is not something that is going to carry beyond the site. Performances are not loud concerts with massive bass, but rather music theatre without the use of microphones as the singers' voices project without them in the 2,400 sq ft space. She described the venue set up with the front half of the space used as the performance space and audience space, and the back half with offices and storage space. This configuration, she believes, will also help to mute the sound going back to the neighborhood.

Ms. Koveloski cited additional positive criteria to promote the establishment of appropriate population densities and concentrations that will contribute to the wellbeing of persons, neighborhoods, communities, regions, and preservation of the environment. She explained within the plaza where the PAC is located, there is a diner and the strip mall itself with (71) parking spots in the strip mall, (1) being handicap parking, and the diner has an additional (39) spots with (4) handicap parking spots for a total of (110) parking spots. She reported the maximum spots needed during a performance will be (23) to (25) parking spots, with (74) people in attendance, which would be the highest number the audience will be. She explained the number can change because a show that has (10) people, allows for a larger audience size where a show with (25) kids would limit the audience size. She stated she can control the audience size through the number of tickets to be sold. She added, most audience members do not arrive alone, thereby limiting the number of vehicles needing to park. With (23(to (25) parking spots used, about 23% of the entire parking lot would be utilized.

Ms. Koveloski explained the different types of shows and ages of participants. An "all ages" show includes actors who are children, parents and grandparents of any age. Other shows are Kindergarten age through Fifth Grade, younger shows with age groups from kindergarten to rising 9th graders, and older shows with middle school and high school students. Ms. Koveloski wants to provide more shows for Kindergarten through Fifth Grade.

- Ms. Galosi asked if this space is for practice with shows held in other venues. Ms. Koveloski explained that at this time, the space is approved for rehearsals and classes but not performances. She proposes creating an immersive "Black Box" theatre experience in the space. She described shows held at Cinnaminson High School and Holy Cross High School which can hold 1,000 people with big set pieces. She explained that in a black box immersive theater space, there are no large set pieces, rather the space is decorated, and the audience is immersed in the show, becoming part of the show itself. She added with typical productions there is a fourth imaginary wall that separates the actors from the audience. With a black box theatre, the audience interacts with the actors.
- Mr. Clark asked what days and times performances will be held. Ms. Koveloski stated that shows will take place at 7:00P.M. on Friday nights, 2:00P.M. and 7:00P.M. on Saturday, and 2:00P.M. on Sunday. One exception would be an additional 10:00A.M. show on Saturday in the case of the younger shows. All performances are held on weekends.

Ms. Koveloski reported that the parking lot is empty during the proposed performance times. She added that the classes, rehearsals and performances bring good foot traffic to the plaza and neighboring restaurant, Goody's Pizza, has created a menu for PAC participants with a small discount to bring in customers. The students frequent the restaurant on their breaks from rehearsals and after the shows. Holding performances will encourage growth of the businesses in the plaza by lending visibility from the PAC families.

- Mr. Neely asked how frequently shows are held. Ms. Koveloski reported shows are held every month to two months, with a rehearsal period between shows. Most recent show was held at Cinnaminson High School at the end of July, and the next show will be in December. She hopes that "Madagascar" can be held in the PAC in April, adding that approval will bring more opportunities and more chances for people to come out and enjoy performances. She described the difficulties in finding available performance space as venues are not readily available. She has worked to build a strong reputation within the community and has held shows at Cinnaminson High School and Holy Cross High School.

Mr. Strobel asked what will happen if the PAC becomes so successful that it outgrows this site. Ms. Koveloski is not looking to get bigger than this and wants to remain a Cinnaminson based business. She stated that she grew up here and loves this town and she knows this company will be an all-around positive for the town. She has invested over $50,000 in renovating the space, her savings from the past 6 years, to make this space something special. She is proud of this business and the reputation she has earned.

- Mr. Devlin asked if performances will be advertised to general public. Ms. Koveloski explained the publicity is mainly word-of-mouth, with advertising through the website, and posts on social media. She also advertises in the Playbills of school productions where her students are participating.
- Mr. Neely asked if the playbill ads are marketing for the PAC or supporting the students, and Ms. Koveloski explained the ads are mainly in support of her students but do advertise the PAC.
- Mr. Trampe asked if the business is tuition based with performance tickets sold to parents and guests. Ms. Koveloski reported tickets cost $15 and ensures money for the next show.
- Mr. Bednarek asked if ticket sales are limited to a specific number. Ms. Koveloski explained ticket sales will never be higher than an audience of (74). She laid out the chairs as part of the Certificate of Occupancy approval and Fire Marshal approval processes in order to see how the layout would work and (74) is the maximum that would leave plenty of room for the performance space and stays well under (99) occupants.

Ms. Koveloski continued her testimony stating under the business development district use restrictions and regulations principal permitted uses, the PAC is better suited for the site than an office. The PAC will leave it better than a general appropriated administrative and professional use as it brings general foot traffic to neighboring businesses, brings people out to support the arts and those people come out to support additional Cinnaminson businesses. She reported that permitted accessory uses in the area include assembly halls for meetings, and the PAC intends to be used for smaller scale performances. The classes are already an approved use with only the performances needing approval. Small scale performances are integral for the sustainability of the PAC, and this performance piece is a big piece to add to the success of Dream Big Productions. Essentially a meeting is a show, with an example of a meeting being an assembly of people gathering to discuss certain topics that have been worked on and to show work and progress made. She stated that is what a show is, an assembly gathering to show the work put in during rehearsal so essentially the same thing.

Ms. Koveloski emphasized the positive impact on the Cinnaminson community, and neighboring towns as well, as it brings people to our town and brings good foot traffic for local businesses, not just Dream Big but all of those businesses in the plaza. With 90% of participants being Cinnaminson families, the business supports the community and there is not a theatre located on Route 130. She added part of the Master Plan is to encourage development on Route 130 and the PAC is a new positive business.

Mr. Strobel asked if there would be signage. Ms. Koveloski explained there is exiting signage but nothing electric and no new space was created for signage. The former signage was replaced with a new sign above the business. Mr. Minton reported he will work with Ms. Koveloski to get up to code with the signage as she did not know that a permit was needed for the new sign until very recently.

- Mr. Devlin asked for clarification if the PAC is the same as Dream Big. Ms. Koveloski explained PAC refers to the Performing Arts Center in its full name, Dream Big Productions Performing Arts Center.
- Mr. Trampe asked if the diner parking lot is part of the plaza and Mr. Minton stated that it is part of the plaza and owned by the Raab Family. Mr. Minton advised the Board to view it as one common area.
- Mr. Bednarek asked if the PAC will utilize the rear driveway behind the building. Ms. Koveloski stated that there will be no use of the rear driveway for storage, and nothing will be behind the building.

Ms. Koveloski identified a number of uses as listed in the Master plan updated in 2025 that encourage the continuation of a variety types of land use within the Township's existing districts that focus on the development of the Route 130 corridor. She is proud of Dream Big Productions and believes it brings an amazing addition to the corridor. She has invested in making it a beautiful, up-to-date space which 100% supports this objective of the Master Plan. It promotes varied and convenient personal and business service opportunities for residents by providing family entertainment for Cinnaminson families through a Cinnaminson business, supporting another objective of the Master Plan.

Ms. Koveloski reported the PAC supports the requirement to maintain the environmental and visual qualities through controlled commercial land use patterns and adoption of improved designs and performance standards for land use in commercial areas. She believes this site provides that and promotes the best development and utilization of industrial and commercial sites in the Township and objective being to encourage development of vacant and underutilized sites along Route 130. She added the Sherwin Williams Plaza was underutilized spaces and now there is the Jiu Jitsu that has opened, and the PAC utilizes the space in a positive way.

- Mr. Bednarek asked Ms. Koveloski to describe a typical week at the business. Ms. Koveloski explained a normal week differs from a show week, known as "tech week." She explained that during tech week, there will be daily rehearsals beginning after school, at 3:00P.M., which will go until 6:00P.M. to 9:00P.M. depending on the age of the participants. During a normal week there are voice lessons and dance and acting lessons on Monday through Thursday beginning at 2:00P.M. until 9:00P.M. She added that 9:00P.M. is the latest. Shows

range from younger shows, juniors and full length shows—which are like a Broadway show lasting two hours with an intermission. A kids show will run from 7:00P.M. and out by 8:00P.M. on Friday nights and Saturday nights with matinees on Saturday and Sunday. She noted that one show will run at a time, not different age shows at the same time. No show will run past 10:00P.M.

- Mr. Trampe asked if all the shows are Disney-type shows and PG family shows. Ms. Koveloski stated that all shows are family-oriented shows, no adult territory.
- Mr. Neely asked if the Jui Jitsu schools will hold similar performance-type competitions. A discussion continued regarding Karate belt competitions and Jui Jitsu competitions. Ms. Koveloski noted that if they were to hold a competition at the same time as a performance at the PAC, the PAC would only be using (23) to (25) parking spaces so there would be sufficient parking spaces for both.
- Mr. Bednarek asked for more testimony on the microphone amplification. Ms. Koveloski explained that there is voice training with no amplified voice. Microphones will not be used as the space does not dictate or call for it because of the size of the venue. There are no musical instruments, only canned, karaoke-style music tracks through a speaker that has been tested. While the music can be heard outside the building at its highest level, it is muted toward the neighborhood by the building configuration of offices, storage and the exit which is a cement wall. The sound does not travel and shows conclude before noise ordinance quiet hours, Mr. Bednarek asked if there would be booming bass, and Ms. Koveloski stated there is no bass in music theatre.
- Ms. Galosi stated that the plaza has not thrived in a long time. She commented that if the noise can be controlled, there is more than enough parking.
- Mr. Trampe is in favor of control of audience size with the control of ticket sales.

Mr. Strobel asked if Ms. Koveloski accepted the possibility of conditions of approval including audience size, and she stated she would adhere to all conditions of approval.

- Mr. Bednarek emphasized the Board's concern with amplified music, and if it were not a restriction, the next tenant could open a disco-tech.
- Mr. Neely asked if sound proofing had been considered. Ms. Koveloski explained there is a significant amount of sound proofing with the insulation within the walls and cement walls between Goody's and in the back wall. She did not consider additional sound proofing as she feels it is not needed. Sound from music theatre, with Kindergarten to Fifth Grade students, will not travel out back to the neighborhood or neighboring businesses.
- Mr. Bednarek asked about fire marshal approval. Ms. Koveloski reported discussions with the fire marshal and the annual inspection that will occur after the CO is issued. The fire marshal explained the process, and she reported there is new emergency lighting at the exterior and front doors and new fire extinguishers.
- Mr. Minton reported there were no special conditions by the fire marshal and the site is subject to annual inspection.

Hearing Open to the Public

Mr. Bednarek opened the hearing to the public.

- Donna Shaw, 261 Lilac Lane, Cinnaminson – Ms. Shaw was sworn by Mr. Strobel. She stated she lives directly behind the studio with her backyard going right up to the building. She asked why this is being rezoned and asked what this means for the other sites within the plaza. Mr. Strobel explained that the Applicant is not asking for rezoning but for a variance exception. The zone plan will remain the same and this would be a limited exception that would have conditions making is a narrow exception if granted. Any variance granted would run with the land so if the business changed hands over time, the Township has to consider what may come later. Any approval does not in any way constitute a rezoning and would only affect these specific units, not any other units or any other use at the shopping center. He further explained that Ms. Koveloski has standing under the law as the tenant of the leased space. Ms. Koveloski reported in the lease it is a permitted use, if allowed, to have music with speakers and performances in the lease. Mr. Strobel noted there will need to be documentation of the owner's consent to give her authority. Mr. Minton reported he will work through the

documentation of the owner's consent. Ms. Shaw asked if part of the variance would define when any loud music would cease. Mr. Strobel explained that it would be a condition of approval, and the Board would consider what would be appropriate for this use.

- Mr. Neely asked about the noise ordinance and Mr. Minton explained the code governs noise beginning at 11:00P.M. and the code and hours of operation will aid to alleviate any concerns. Ms. Koveloski explained there will be no music after 10:00P.M. and the earliest lesson given Monday through Friday is 2:00P.M. and earliest possible show would be Saturday morning at 10:00A.M.
- Mr. Minton explained the parking lot is used morning to lunch, and there is not much going on when the PAC is open so the timing will allow for sharing the parking lot.
- Mr. Bednarek asked how trash would be handled. Ms. Koveloski stated that she disposes of trash at her home. She added there is no need for a dumpster as the PAC does not generate a lot of trash. Recycling is also taken to her home. She added that Tony Sopranos Pizza and Ristorante has given her permission to use their dumpster during shows. She described the trash generated as candy wrappers, cans of soda and bottled water. There are no cups or utensils, only handheld food. Mr. Bednarek explained his concern is for possible future business and added as a condition of approval, there be no dumpsters or trash at the rear access. Ms. Koveloski will abide by all rules of the Board.
- Stephanie Jobba, 245 Lilac Lane, Cinnaminson – Ms. Jobba was sworn by Mr. Strobel. She expressed concern with noise, adding the parking lot can be a free-for-all after hours with the businesses doing whatever they want. She reported that dumpsters are emptied at 3:00A.M. and professional cleaning occurs overnight. Ms. Koveloski stated that cleaning would be done during normal business hours, not overnight.
- Mr. Minton advised that he will follow-up with the Chief of Police as to the noise complaints and asked Ms. Jobba to report occurrences to the Police Department's non-emergency number so there can be a record of issues. She reported having called the police in the past and the businesses and has gotten nowhere. Mr. Minton asked when this has happened, and Ms. Jobba stated within the last nine months to a year.

Mr. Clark stated that there was nothing to review as part of the application, but he did meet with the Applicant. Ms. Koveloski thanked Mr. Clark and Mr. Gray-Cornelius for their help and guidance. Mr. Clark stated there is plenty of parking available.

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 use variance for a performance studio with conditions of approval to include participation under (99) total participants in the building, music and performances to end by 10:00P.M. and not begin before 10:00A.M., no microphones or pa system use, signage to be adjusted by working with the Township, no amplified music, owner's consent to be worked out with zoning official, no dumpsters on site with trash to be removed off premises, require that all events have presale ticketing, parking limited to (30) vehicles per event, and all standard conditions of approval apply.

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:	None		
Those absent:	Alternate: Mr. Anninos		

Resolutions
Resolution 2026-12
Block 1201, Lot 6.02 - 5B Par Drive
Consideration of the resolution was tabled until the October 7, 2026 meeting.

Resolution 2026-14
Block 1201, Lot 6.01 - 5A Par Drive
Consideration of the resolution was tabled until the October 7, 2026 meeting.

Approval of Minutes – July 1, 2026 Regular Meeting Minutes
Approval of the July 1, 2026 Meeting Minutes was tabled to the October 7, 2026 meeting.

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 received.

Discussion Items
Mr. Strobel briefed the Board on a recent New Jersey Supreme Court case that strengthens the municipal authority in a landmark variance ruling, Monarch Communities, LLC vs. Montville Township, He explained the case deals with items that are relevant to both planning boards and zoning boards dealing with inherently beneficial uses. Mr. Strobel referenced prior cases before this Board, reminding the Board of their diligence when deciding on the Goodwill application, granting approval and their concerns that the site would not become an undesirable property.

In dealing with use variances, there are the affirmative positive criteria and the negative criteria to be considered and when recognized as inherently beneficial, such as a church, school or facility that qualifies, if it is determined to be a beneficial use as defined in Municipal Land Use Law (MLUL) and meets the affirmative criteria test.

This ruling simplified the case that inherently beneficial uses get substantial credit for the public good it provides but does not get a free pass from passing the negative criteria. Specifically, a free pass in the case from the municipal zoning plan ordinance. In the matter of Monarch Communities LLC, the proposal for a senior living community was not recognized in the zone plan and was denied. The denial was appealed and ultimately the court had to reconcile a prior case, Sica, from 1992 that changed to the statute in 1997. In the past when we have dealt with inherently beneficial uses, Mr. Strobel has looked at it the way the court wants it to be done. The courts want the inherently beneficial uses to pass both of the tests under the negative criteria, weighing the benefits versus the down sides. The negatives cannot outweigh the positive and we have to reconcile what is being asked for with the fact that it is not part of the zone plan. He noted that just because it is an inherently beneficial use, it does not mean the other stuff does not matter and in the 1997 statute it was made clear and makes it harder for applicants that if it is inherently beneficial, the board has to accept it. If it can be shown that the governing body does not want it, and there is nothing showing that it would qualify it being in a zone, as opposed to somewhere else, a board can deny the application.

The Supreme Court does not decide the case, but rather sends it back to the board, remanded with instructions if there are defects and if they overturn it, it will have to be heard again and the record has to be changed in order to reflect the input that caused the board to reverse. What is important for planning boards, in order for the board to have the ability to make denials stick, it is helpful if the zone plan gets reviewed periodically through

reexaminations and there are things that are written in the Master Plan document with changes made to ordinances based on what is in the Master Plan. The inclusion and expression of things will provide a strong basis for the zoning board when hearing use variances to have their denials stick.

The board must make sure that as the Town develops, we are sensitive to those considerations and to the needs of the residents. He concluded with this Board deserving credit for the detailed manner they look at cases.

Comments of the Board

- Mr. Minton reviewed cases pending that will be heard before the Board in the months to come.
- Recent issues with applicant notice and mailings were discussed.
- The plans for demolition of SweetWater Bar and Grill and the proposed new restaurant that obtained the SweetWater liquor license discussed.
- Mr. Strobel reported computer software issues that prevented him from completing the resolutions for tonight's meeting.

Adjournment

Motion by Ms. Galosi, seconded by Ms. Woodman, to adjourn the meeting at 8:09P.M. The voice vote by the Board members was unanimously in favor of adjournment.

Prepared by:

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