Please note: Agenda is subject to change.

Cinnaminson Township Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, November 4, 2026

WELCOME AND CALL TO ORDER BY CHAIRPERSON

The Meeting of the Zoning Board of Adjustment is being held November 4, 2026 at 6:30PM at the Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ

FLAG SALUTE

SUNSHINE STATEMENT AND BOARD POLICY READ BY BOARD CHAIRPERSON

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 BY THE BOARD SECRETARY

ROLL CALL: Mr. Devlin____, Ms. Galosi_____, Mr. Neely____, Ms. Sherlock____, Mr. Trampe____, Ms. Woodman____, Mr. Bednarek____; 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

RESTATEMENT OF BOARD POLICY BY THE BOARD CHAIRPERSON

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 # 26-07-01 - Christiano De Oliveira & Jociene L. Palva/JCE Holdings, LLC – R-1CL
Block 3601.01, Lot 1 - 17 Ascot Drive, Cinnaminson
Application to construct and use a detached pool house accessory structure to serve existing residential property and swimming pool.
Hearing
Hearing Open to the Public/Hearing Closed to the Public
Determination

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~Continued from October 7, 2026
Case #26-02-01 – Seven Zero Nine Property Group, LLC – R-4 Zone
Block 425, Lot 7.02 – 709 S Snowden Avenue, Cinnaminson
Application for bulk variance relief to permit an existing residence with front-yard setback of 10.9 feet where 25 feet is required.
Hearing
Hearing Open to the Public/Hearing Closed to the Public
Determination

RESOLUTIONS
Resolution 2026-16
Block 304, Lot 8 – 535 Kern Street, Cinnaminson

Resolution 2026-17
Block 1002, Lot 18 – 149 Wedgewood Drive, Cinnaminson

Resolution 2026-18
Block 2810, Lot 10 – 2413 Arden Road, Cinnaminson

APPROVAL OF MINUTES – October 7, 2026 Regular Meeting Minutes

MEETING OPENED TO THE PUBLIC

MEETING CLOSED TO THE PUBLIC

CORRESPONDENCE

DISCUSSION ITEMS

COMMENTS OF THE BOARD

MOTION TO ADJOURN

The next Regular Meeting will be held on Wednesday, December 2, 2026

Please note: Agenda is subject to change.

ZONING BOARD OF ADJUSTMENT - RULES GOVERNING PUBLIC COMMENT PERIOD

The Rules of Conduct and Decorum for public participation during meetings for addressing the Zoning Board of Adjustment during public hearings on applications or which require public hearings or during the public portion of the Zoning Board of Adjustment meetings are as follows:

- All members of the public attending Zoning Board of Adjustment Meetings must treat each other, the Board Members, Board Professionals, Township employees, Applicants, Applicant's Professionals with respect.
- Shouting out from the audience without being recognized to speak is strictly prohibited.
- No person shall, at any time, engage in any personally offensive or abusive remarks to the Board Members, Board Professionals, Township employees, Applicants, Applicant's Professionals, or any other member of the public.
- No person shall engage in any expressed or implied speech that involves any other person's race, color, religion, gender, disability, sexual orientation, gender identity or expression, national origin or ethnicity.
- The Chair Person, or Presiding Officer, may restrict, limit or prohibit any speech, remarks or questions that are repetitive or not germane to any matter not within the jurisdiction of Zoning Board of Adjustment.
- The Zoning Board of Adjustment Solicitor shall be the Parliamentarian.
- Meetings shall be in accordance with these Rules and Roberts Rules of Order for items not covered in these regulations.
- Members of the public who make comments or ask questions that are germane to a hearing for an application or other such hearing, or during the general public portion of the Zoning Board of Adjustment meeting for matters which are within the jurisdiction of the Board, shall be allowed to do so in an uninterrupted manner unless the member is not adhering to these Rules of Conduct and Decorum.
- Following the close of a particular public comment period, the Board Members, and Township employees reserve the right to answer questions and respond to comments.
- All questions and comments shall be through the Board Chairperson or Presiding Officer, unless waived.