

CINNAMINSON TOWNSHIP
PLANNING BOARD
MEETING
SEPTEMBER 10, 2019

MR. BEDNAREK: In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township bulletin board and by advertising this Regular Meeting in the Burlington County Times on January 15, 2019, and in the Courier Post on January 15, 2019. In addition, notice was filed with the Municipal Clerk.

Members Present: – Mr. Bednarek, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Sztenderwicz and Mr. McGill.

Also Present: Ms. Passione, Douglas Heinold, Board Attorney and Paul LaPierre, Board Engineer.

MR. BEDNAREK: Case #1909- Westfield Friends Meeting Sign (Bulk Variance) and Waiver of Site Plan Application -2201 Riverton Road, Block 2201, Lot 16.

MR. FLOYD: Attorney for the Applicant. The application is for sign variance approval. Mike Zickler is here on behalf of the applicant and Joseph Mancini.

MR. HEINOLD: He swears in Mr. Zickler and Mr. Mancini.

MR. FLOYD: 2201 Riverton Road, Block 2201, Lot 16.

We are seeking sign variance approval for a monument and location sign located along Route 130. We are seeking a variance to allow the sign to be setback approximately 5 feet to increase visibility. It isn't intended to be a billboard. We are not putting any signage along the Riverton Road frontage of the property.

MR. ZICKLER: Member of Westfield Friends Meeting. He answers questions from Mr. Floyd. He is the Clerk of Property Committee. The intent is for the sign to help with outreach to the community, making the community aware of them, for school attendance and meeting attendance. Gives samples of messages to be used such as meeting times, also school appropriate messages. Landscaping around the sign can be coordinated with the Planning Board Professionals, if requested. Membership and Meeting has gone down. We want to try to get involved with outreach in the community both to create more excitement about the school and (inaudible) as well as (inaudible). We thought a sign would help with outreach in the Community.

MR. MANCINI: Engineer for the Applicant. He presents a display showing the location of the monument sign. Design waivers needed to permit sign dimensions and for height of sign (4') and for 5' setback. Sign will promote visibility of the school.

MR. MARSHALL: He asked about the base of the sign.

MR. MANCINI: The intent is red brick to be consistent with the building. Exhibit A1 - Survey showing location of sign. Exhibit A2- Drawing of sign. Clarification that the base will be red brick per Mr. Zickler.

MR. ZICKLER: The base will be red brick.

MR. LAPIERRE: He asks for review of lighting design.

MR. MANCINI: He stated that it is ground mounted, flood light consistent with other lighting on property consistent with zoning requirements. Lighting of sign is discussed. Applicant is open to discussions and will stay within Township requirements.

MR. LAPIERRE: He reads completeness review letter.

A MOTION IS MADE BY MR. MARSHALL seconded by Ms. Lamon to deem this application. Complete. ROLL CALL VOTE, AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Sztenderwicz, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

MR. FLOYD: He asked that the removal of two trees not be a condition of approval as this will take some scheduling and expense.

Structural and electrical details will need to be submitted as a condition of the approval.

MR. BEDNAREK: He opened the public portion of the meeting. No one came forward.

MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MR. MARSHALL seconded by Sztenderwicz to approve application with zoning variance and 5' setback and shape and size of sign and other waivers as previously presented. ROLL CALL VOTE, AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Sztenderwicz, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

MR. BEDNAREK: Ordinance Discussion – Ordinance 2019-13 and Ordinance 2019-14.

MR. HEINOLD: He explains Ordinances are regarding Affordable Housing Ordinances for two overlay zones.

MR. DOCHNEY: He reviews his letter. To review ordinances for consistency with the Master Plan. He reviews and explains Ordinances for Planning Board committee members. He states that these are consistent with the Master Plan. He recommends that the Planning Board approve.

MR. BEDNAREK: He opened the public portion of the meeting.

MR. RANSOME: He has questions regarding overlay. What happens if someone wants to build a smaller development?

MR. DOCHNEY: He responds that more than 3 acres you can develop.

MR. RANSOME: He asked if the Tri-Boro site was ever considered.

MR. MARSHALL: He responds that Planning Board members were not involved with these negotiations. Township Committee negotiated with the Professionals.

MR. RANSOME: He is concerned about height of buildings.

MR. MARSHALL: He responds, no land to develop therefore, only alternative is four story buildings.

MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MR. MCGILL, seconded by Mr. Jones to accept the Ordinances as consistent with the Master Plan or not inconsistent with the Master Plan. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Sztenderwicz, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

MR. HEINOLD: He distributes sample Resolutions for the Board Members review to memorialize approval of Ordinances for consistency.

MR. HEINOLD: Approval of Resolutions for Shoppes at Cinnaminson and Global Cinnaminson added per Mr. Heinold.

A MOTION IS MADE BY MS. LAMON, seconded by Mr. Marshall to approve the Resolution to Amend Housing Element and Fair Share Plan. ROLL CALL VOTE, AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Sztenderwicz, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON, seconded by Mr. Jones to approve the Resolution for Township Ordinance 2019-13. ROLL CALL VOTE, AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Sztenderwicz, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MR. SZTENDERWICZ seconded by Ms. Lamon to approve the Resolution for Township Ordinance 2019-14. ROLL CALL VOTE, AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Sztenderwicz, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MR. MARSHALL, seconded by Ms. Lamon to approve the Resolution granting Minor Subdivision approval to Cinnaminson Township, Route 130 Cinnaminson Avenue, Block 1404, Lot 1. ROLL CALL VOTE, AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Sztenderwicz, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

There were minor changes to the Global Resolution. Mr. Heinold reviewed the revisions with the Planning Board Members.

A MOTION IS MADE BY MS. LAMON, seconded by Mr. Jones to approve the Resolution as amended granting Amended Preliminary and Final Site Plan approval with Bulk Variances to Global Cinnaminson I, LLC, 1105 US Route 130, Block 1004, Lot 13.03. ROLL CALL VOTE, AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Sztenderwicz, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

MR. BEDNAREK: He opened the public portion of the meeting. No one came forward.

MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MS. LAMON, seconded by Mr. Marshall to adjourn the meeting. VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

Respectfully submitted

Patricia Rucci