

CINNAMINSON TOWNSHIP  
PLANNING BOARD  
MEETING  
MARCH 12, 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 Saturday, January 15, 2019. In addition, notice was filed with the Municipal Clerk.

Members Present: – Mr. Bednarek, Mr. Jones, Ms. Lamon, Mr. Marshall, Ms. O’Malley, Mr. Gorgone and Mr. McGill.

Also Present: Mrs. Rucci, Secretary, Douglas Heinold, Board Attorney.

MR. BEDNAREK: 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.

MR. BEDNAREK: It is the policy that no applications will be opened after 9:30 p.m. and no new testimony will be taken after 10:30 p.m.

MR. BEDNAREK: Informal discussion – Resolution 2018-150 regarding areas in need of Redevelopment along Taylors Lane, Broad Street and Union Landing Road within the Township of Cinnaminson.

MR. HEINOLD: We have a referral Resolution. Late last year there was a sub-committee that was created. I believe John Marshall drove everyone around the area, in late December. That portion is done. Now we are at the point to take the next step in the process. He referred to his handout dated 2013 - General outline of the process. He thought it might be helpful. We have Barbara Fegley here tonight. We are going to be doing the Preliminary Investigation Report which will lead to a public hearing. We can give any input we have to her tonight. I am sure there will be some follow up communications through John Marshall to gather information, including information from the sub-committee. Once we get that report, we have a public hearing and we notice it. I coordinate with Pat Rucci relative to the whole process and eventually we make determinations and adopt a Resolution referring our findings back to the governing body. If you are okay with it, we will ask Barbara to give us her thoughts.

MR. BEDNAREK: Resolution 2018-150 that was to kick off a new cycle of Redevelopment. Is that correct? This isn’t going back into revisiting of Master Plans.

MR. HEINOLD: No. This is a specific referred area which is outlined on that Exhibit. It is a portion of the Industrial area.

MR. BEDNAREK: I would like to go into Executive Session.

MS. LAMON: I think an Executive Session would be in order.

A MOTION IS MADE BY MR. GORGONE SECONDED BY Mr. Jones to go into Executive Session. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Ms. O'Malley, Mr. Segrest, Mr. Gorgone, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

The meeting resumed.

MR. BEDNAREK: He asked Ms. Fegley to go into the preliminary work that she completed regarding the properties in question. He asked Ms. Fegley to inform the Board of the extent of work that she already accomplished, on this on these properties.

MR. MARHALL: Barbara, you are aware that this list is greatly reduced, from the subject properties, from last time, from four or five years ago.

MS. FEGLEY: The original list was kind of small and then it expanded. I have the Resolution and I know what the properties are.

MS. FEGLEY: Barbara handed out information regarding the properties including photographs. The photographs were from site visits to the properties. Barbara read from her previous notes regarding the properties. If I am proceeding with this, I would be interested in the findings of the sub-committee. She will be working with John Marshall and the Tax Assessor to finalize everything. You have to do two notices. One needs to be ten days before the meeting and the one before that needs to be a week before that, so it is a big public notice process. You also have to notify all the landowners and property owners. The report has to be on file.

MR. BEDNAREK: Your next step will be that you will need information that the board members have reviewed, on their tour of those properties.

MS. FEGLEY: She stated that she did her own tour.

Albert Segrest left the meeting at 7:20 p.m.

John Marshall offered to take Ms. Fegley on a tour of the properties.

A MOTION IS MADE BY MR. MARSHALL seconded by Ms. Lamon to approve the Resolution of the Planning Board of the Township of Cinnaminson granting Minor Subdivision and Bulk Variance Approval to 1001 Taylor's Lane, LLC, Block 610, Lot 3. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Segrest, Mr. Gorgone, Mr. McGill and Chairman Bednarek, Abstain, Ms. O'Malley, 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.

MR. BEDNAREK: He advised the Board that Mr. Gorgone is leaving the Board because he is moving out of Town.

MR. HEINOLD: He spoke about considering creating a standing sub-committee made up of both governing body and board members. If issues came up, there could be some sub-committee communication. He suggested this to help with communication moving forward.

A MOTION IS MADE BY MS. O'MALLEY seconded by Mr. Gorgone to go back into Executive Session.

The Board went into Closed Session.

The meeting resumed.

MR. BEDNAREK: Any other Board comments? They spoke about the next meeting in March. The Richard Greco application is scheduled to be heard.

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

Duly passed and Adopted

Respectfully submitted

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Patricia Rucci