

# CINNAMINSON TOWNSHIP COMMITTEE

September 20, 2021

## Meeting Minutes

Mayor Segrest announced that the Regular Meeting of the Township Committee was being held at 6:30 p.m. in the Municipal Building, 1621 Riverton Road, Cinnaminson, NJ 08077. This meeting is being held in accordance with the "Open Public Meetings Act," P.L. 1975 c.231, having been duly noticed to the Burlington County Times and the Courier Post on May 14, 2021.

In attendance: Mr. Conda, Mr. McGill, Deputy Mayor Kravil, Mayor Segrest.

Also, present: Eric Schubiger, Administrator; Julia Edmondson, CFO; Justin Strausser, Solicitor; Lisa Passione, Municipal Clerk, Richard Calabrese, Chief of Police, Kevin Gaunt, Public Works Superintendent, Michael Minton, Director of Economic Development, Ed Fox, Environmental Resolutions, Inc., Joseph Barbardoro, Remington & Vernick

### PROCLAMATIONS:

Mayor Segrest presented resident and Board of Education member Ed Kenney with a proclamation for his work with the Bob Kenney Scholarship.

### PRESENTATIONS:

Joseph Barbardoro of Remington and Vernick gave a presentation to Township Committee regarding the Township's Road Improvement Program and the criteria for selecting the streets to be rehabilitated. Mayor Segrest then opened for public comments and/or questions.

Ben Young, 116 Woodview Lane asked about the materials used for paving and specifically the evaluation of Taylors Lane. Mr. Barbardoro responded that they can work with Public Works and do spot treatments. Mr. Schubiger commented that a long range plan for improving our roadway network has been a goal of our governing body.

### Presentation of Employees of the Year

Mr. Conda presented Employee of the Year award to Paula Fillmyer for Administration. Mr. McGill presented Employee of the Year award to Officer Michael Curran of the Cinnaminson Police Department. Mayor Segrest presented Employee of the Year award to Joe Scafidi from Department of Public Works.

### Liaison Reports

#### Administration and Health and Senior Services – Mr. Conda

On this evening's consent agenda we have Resolution 2021-119 - Formation of a subcommittee to work with the Burlington County Economic Development Committee to review the State's Route 130 Strategic Plan.

#### Finance and Economic Development – Mr. Horner (read by Mayor Segrest)

The former Triboro site located at the corner of Taylors Lane and Route 130 South the long vacant parcel will soon undergo an aggressive redevelopment. We are pleased to announce that the developer hopes to begin with preliminary site work in the next couple of weeks. They are currently working with Township officials, overcoming some hurdles.

The parcel known as the Azalea Farm, the Westrum development has entered into the precluding processing and documentation phase. We hope to authorize resolutions in October which would trigger the Township settling on the property in late October. We are excited that we are approaching the finish line with this project and are appreciative of all the efforts of those involved,

including the principals of Westrum, as well as the Economic Development Coordinator Michael Minton and Administrator Eric Schubiger. This committee should be proud of their efforts and vision as well. We will see a complete revitalization of that corner as well as the addition of Lidl, a refreshed Friendly's and now the addition of the Westrum project.

Update on Lidl; construction if mostly complete. Lidl continues to button up some finishing touches as well as obtaining the final approvals to move to the next state which will be the grand opening. When we have an update on that date we will certainly share that. We are proud of the job they have done. It is a welcome addition to our town and the streetscape.

On the former Acme site, we were able to celebrate the grand opening of the Children of America Early Childhood Education Care Center. We are honored to have the best in class facility calling Cinnaminson home. The site has received a facelift with new landscaping, paving and other ornamental fixtures, keeping with the committee's vision of the Route 130 corridor. The self-

storage facility construction is continuing and both restaurant pads, including the proposed IHOP are still in the planning stages.

On the former Bayard's Chocolate site, updates to the building and parking lot have begun. The end user will be working with our Planning Board to bring a holistic center to the building.

Route 130 North and Willow Drive – This week we will have the honor of participating in a groundbreaking ceremony at the corner of the new Jiffy Lube. We are grateful that the developer of this national brand agreed to meet our aggressive vision of the Route 130 streetscape. We welcome them to Cinnaminson and are excited to see a new business come to a vacant parcel.

We have many other projects and irons in the fire. We are excited to share as permitted in the future. I want to thank this committee for its steadfastness and vision on making development a priority and help bring much needed tax revenue to the Township. I want to thank especially Committeeman Conda for being an invaluable member of the Economic Development Committee and all of the professionals and staff that have helped us bring all these projects to Cinnaminson.

### **Public Safety – Mr. McGill**

I have the August activity report for the police – Total incidents – 2100, total arrests – 18, total property checks – 661, total motor vehicle stops – 209, total motor vehicle summonses – 111, total DWI arrests – 3.

The Cinnaminson Police Department in conjunction with the Drug Enforcement Administration will be hosting the 21<sup>st</sup> National Drug Take Back Day on October 21, 2021 from 10:00 am to 2:00 pm. All prescription and over the counter drugs will be accepted. Vaping pens will be accepted if the batteries have been removed. No intravenous solutions, injectables or syringes will be accepted. As a reminder the Cinnaminson Police Department has a permanent drug drop off box. Citizens can drop off their medication anytime, 365 days a year, 24/7.

We have had an uptake in peddling and soliciting. We do have a No Knock Registry that residents can sign up for that we adopted in September 2020. Basically it says that you cannot knock on doors. Residents can sign up online. Also if you have someone knock at your door, please do not wait 2 or 3 days to contact police, please call the non-emergency number.

### **Parks & Recreation and Veterans Affairs – Mrs. Kravil**

Cinnaminson Township will be hosting Cinnaminson Fall Festival Saturday, October 16<sup>th</sup> from 4:00 pm to 8:00 pm at Wood Park. There will be live music, community groups, food trucks, activities for all ages and fireworks to close out the evening. It will be a fun time for the whole family. We encourage our residents to attend. We will send out reminders closer to the event.

### **Public Works – Mayor Segrest**

The Wayne Drive Bridge project is going to start construction on Monday per a preconstruction meeting we had last week.

This past Saturday was Cinnaminson's Fall Clean Up day. 184 residents took advantage of the program. In total Public Works collected 31 tires, 20 boxes of household chemicals, 4 pallets of paint, 150 gallons of oil and 3 – 55 gallon drums of aerosol.

October is the last month for curbside brush collection. You can visit the Township website for collection dates. November will be the first month for curbside leaf collection. This is always a big turnover. The next bulk trash pickup is October 6<sup>th</sup> and 7<sup>th</sup>.

## **ORDINANCE INTRODUCTION**

Ordinance 2021 – 12 Amend Chapter 379 of the General Code of the Township of Cinnaminson Entitled "Parking and Roadway Obstructions" (to be published in the Burlington County Times. Public hearing is scheduled for October 18, 2021)

Mayor Segrest asked for a motion to introduce Ordinance 2021 –12 MOTION TO INTRODUCE ORDINANCE 2021 –12 MADE BY MR. MCGILL, seconded by Mayor Segrest. Roll call vote. Mr. Conda – aye, Mrs. Kravil – aye, Mr. McGill – aye, Mayor Segrest – aye. Mr. Horner – Absent. Ordinance 2021 – 12 was introduced.

## **ORDINANCE PUBLIC HEARING**

**Ordinance 2021 – 11** Adopting a Redevelopment Plan for Block 1403, Lots 25, 26, 27 and 28 in Accordance with the Requirements of the Local Redevelopment and Housing Law.

Mayor Segrest asked for a motion to open public comment on Ordinance 2021 – 11. MOTION TO OPEN PUBLIC COMMENT ON ORDINANCE 2021 – 10 MADE BY MRS. KRAVIL, seconded by Mayor Segrest. Voice Vote. All aye.

Michelle Azar, Bookkeeper for CRH Property Management – She is employed by the owner of two of the properties and asked when the project is starting and what the plan for notifying the property owners will be going forward?

Ed Fox of Environmental Resolution, Inc. explained the redevelopment process. The four properties were identified as areas in need of development in 2013. When a potential redeveloper comes forward the Township Planner is usually asked to put together a redevelopment plan. The Redevelopment Act does not require the Township to notify the property owners. The redevelopment plan is essentially making some little, fine changes to what the permitted uses are, what the setbacks are, some of the other design standards for parking and things like that. In working with the proposed developer and looking at the Township code there are some recommendations to make it a little bit more flexible. This is the process for the hearing for the ordinance, it is introduced, then sent to the Planning Board for review and then back to Township Committee for adoption. He would expect that after this ordinance is adopted. Property owners would be notified when an investor wants to purchase the property.

Michelle Azar stated that 299 and 301 Route 130 are under contract and that notification was sent to property address in Cinnaminson not the property owner’s address in Moorestown.

Rose Halgas, 508 Westfield, Moorestown – Stated that they received a letter this year. Mr. Fox responded that most likely the current notice was sent because the law requires that after the Commissioner of the Department of Community Affairs approves a designation for an area in need of redevelopment that the property owners are then notified per Local Redevelopment Housing Law.

Ben Young, 116 Woodview Lane – Mr. Young confirmed because of being on Township Committee in 2013, the 2013 date is correct and notices were sent. It was solicited to be included in the redevelopment plan.

Mr. Fox added that that plan includes that if there is a redevelopment project to occur the redeveloper will be required to fulfill all the obligations of temporary or permanent relocation of residential tenants. This does not apply to businesses.

Ms. Azar questioned where the notices were sent, the Cinnaminson address, not the Moorestown address. Mr. Schubiger assured Ms. Azar that we will work with our professional staff to verify that we are following the statute; we believe that we are. Everyone is trying to work within our community, with our business owners and our residents. We want to make sure we go about it the right way.

Michael Goins, 100 Purnell Avenue – Mr. Goins stated that at the time that this came up on Facebook, if you looked at the tax records, it did not have the Moorestown address, it had the Route 130 addresses. That is why the notices went there.

Seeing no one else come forward, Mayor Segrest asked for a motion to close public comment on Ordinance 2021 –11. MOTION TO CLOSE PUBLIC COMMENT ON ORDINANCE 2021 –11 MADE BY MR. CONDA, seconded by Mayor Segrest. Voice Vote. All aye.

Mayor Segrest asked for a motion to APPROVE Ordinance 2021 – 11. MOTION TO APPROVE ORDINANCE 2021 – 11 MADE BY MR. MCGILL, seconded by Mr. Conda. Roll call vote. Mr. Conda – aye, Mrs. Kravil – aye, Mr. McGill – aye, Mayor Segrest – aye. Mr. Horner – absent. Ordinance 2021 – 11 was approved.

## **CONSENT AGENDA**

<b>Resolution 2021 – 119</b>	To Create a Plan Endorsement Citizens’ Advisory Subcommittee
<b>Resolution 2021 – 120</b>	Authorize On-Line Auction of Surplus Police Vehicles
<b>Resolution 2021 – 121</b>	Cancellation of Taxes for Totally Disabled Veteran, Block 307.07, Lot 4, Qual. C0196
<b>Resolution 2021 – 122</b>	Award of Contract for 2021 Road Millings
<b>Resolution 2021 – 123</b>	Award of Contract for 2021 Road Materials for Road Paving Program Project

- Resolution 2021 – 124** Award of Contract for Pulverization and Stabilization of Heavy Equipment Parking Area at the Department of Public Works Yard
- Resolution 2021 – 125** Authorize Reduction of Performance Bond for Global Cinnaminson I, LLC
- Resolution 2021 – 126** Authorize Release of Maintenance Guarantee for Ewing Properties, LLC
- Resolution 2021 – 127** Appointment of Municipal Prosecutor for Remainder of 2021
- Resolution 2021 – 128** Authorize Participation in Electronic Tax Sale
- Resolution 2021 – 129** Certify Review and Acceptance of 2020 Annual Audit
- Resolution 2021 – 130** Authorize Transfer of Equipment to Delran Township Department of Public Works
- Resolution 2021 – 131** Purchase of Two 2021 F-450 Dump Trucks via State Contract for Department of Public Works

**END OF CONSENT AGENDA**

Mayor Segrest asked for a motion to open public comment on consent agenda items only. MOTION TO OPEN PUBLIC COMMENT ON CONSENT AGENDA MADE BY MR. CONDA, seconded by Mayor Segrest. Voice Vote. All aye.

Ben Young, 116 Woodview Lane – Questioned the asphalt paving program and if the County is participating. There was an agreement that they were supposed to help the Township. Mr. Schubiger will look into it. Mr. Young also asked about the mix of the asphalt which was answered by Mr. Barbadoro of Remington and Vernick.

Seeing no one else come forward, Mayor Segrest asked for a motion to close public comment on the consent agenda. MOTION TO CLOSE PUBLIC COMMENT ON CONSENT AGENDA MADE BY MR. MCGILL, seconded by Mayor Segrest. Voice Vote. All aye.

MOTION TO APPROVE CONSENT AGENDA MADE BY MRS. KRAVIL, seconded by Mr. Conda. Roll call vote. Mr. Conda – aye, Mrs. Kravil – aye, Mr. McGill – aye, Mayor Segrest – aye. Consent agenda was approved.

**Approval of Minutes**

Mayor Segrest asked for a motion to approve the minutes of August 16, 2021. MOTION TO APPROVE MINUTES MADE BY MR. CONDA, seconded by Mrs. Kravil. Roll call vote. Mr. Conda – aye, Mrs. Kravil – aye, Mr. McGill – aye, Mayor Segrest – aye. Minutes were approved.

**Approval of Bill List**

Mayor Segrest asked for a motion to approve the bill list. MOTION TO APPROVE THE BILL LIST MADE BY MR. MCGILL, seconded by Mr. Conda. Roll call vote. Mr. Conda – aye, Mrs. Kravil – aye, Mr. McGill – aye, Mayor Segrest – aye. Bill list was approved.

**Staff and Professional Comments**

Mr. Schubiger thanked Deputy Mayor Kravil for her leadership in planning this memorial ceremony. He also thanked Chief Calabrese and Fire Chief Bill Kramer, among many others, that assisted. We will continue to honor that each and every year.

**Public Comment**

Mayor Segrest asked for a motion to open public comment. MR. CONDA MADE A MOTION TO OPEN PUBLIC COMMENT, seconded by Mayor Segrest. Voice vote. All aye.

Michael Goins, 100 Purnell Avenue – Mr. Goins asked about the repaving of the roads regarding the work being done by PSE&G. Mr. Goins also had questions about the No Knock Registry. He does not feel that the ordinance is working as intended.

Ben Young, 116 Woodview Lane – Commented that the delay on Wayne Drive Bridge was due to Public Services’ delays, not the contractor fault. Also, he is a board member at Lakeview. He commented about drainage at Fountain Farms Park where the dirt is washing into Lakeview Memorial. He requested that the Township looks into stabilizing those banks at Fountain Farms. He also asked if there was any ordinance about panhandling, there is someone panhandling on Cinnaminson Avenue at Route 130.

Chief Calabrese addressed the concerns regarding the door to door solicitations. If the vendor does not register with the police, they will not have the no knock list. They may also have registered in a bordering town and not realize that they have crossed over into a town where they are not registered. First, the police give them a verbal warning. It has gotten a lot better. He asks that residents call the police right away. In response to Mr. Young’s inquiry, this ordinance does not cover panhandling. We do move them along and try to get them help if possible.

Seeing no one else come forward, Mayor Segrest asked for a motion to close the public comment portion of the meeting. MR. MCGILL MADE A MOTION TO CLOSE PUBLIC COMMENT, seconded by Mayor Segrest. Voice vote. All aye.

**Comments from Committee**

**Mr. Condo** echoed Mr. Schubiger's comments regarding the 9/11 ceremony. It was very moving. He appreciated Mrs. Kravil's attention to it as well as Chief Kramer and Chief Calabrese. It was a very appropriate and touching ceremony.

Videos are now on the Cinnaminson Township YouTube channel and in the video section of the website as well as Facebook. Please take a look.

**Mr. McGill** said the 9/11 ceremony was very moving. He also thanked our professionals, public works, police and fire departments for continuing to keep the Township running smoothly.

**Mrs. Kravil** thanked everyone for their participation in our 9/11 ceremony. She also thanked our First Responders. We know that is a tough day for them.

**Mayor Segrest** gave a special thanks to Public Works for all of the set up work for the 9/11 ceremony and some special paint out front. He also thanked all of the Township employees. With us giving the employee of the year awards, it was a great night. Hopefully that is something we can continue to do.

He also reminded everyone of the Fall Festival on October 16<sup>th</sup> at Wood Park. There will be music, food trucks and we will cap the night off with fireworks. We would love to have a big attendance.

MOTION TO ADJOURN MEETING WAS MADE BY MR. MCGILL, seconded by Mayor Segrest. Voice vote. All aye. Meeting was adjourned.

8:00 pm

Duly passed and adopted:

Respectfully submitted:

*October 4, 2021*



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Lisa A. Passione, RMC  
Municipal Clerk