

**CINNAMINSON TOWNSHIP COMMITTEE**

**March 6, 2022**

**Meeting Minutes**

Mayor McGill announced that the Work Session 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 January 6, 2023.

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

Also present: Eric Schubiger, Administrator; Julia Edmondson, CFO; Stuart Platt, Solicitor; Lisa Passione, Municipal Clerk, Richard Calabrese, Chief of Police

**ORDINANCE INTRODUCTION:**

**Ordinance 2023 – 1** Ordinance to Exceed the Municipal Budget Appropriation Limits and To Establish a Cap Bank

MOTION TO INTRODUCE ORDINANCE 2023-1 MADE BY MR. CONDA, seconded by Mrs. Kravil. Roll call vote. Mr. Horner – aye, Mrs. Kravil – aye, Mr. Segrest – aye, Mr. Conda – aye, Mayor McGill – aye. To be published in the Burlington County Times. Public hearing to be March 20, 2023 at 6:30 pm

**CONSENT AGENDA**

- Resolution 2023 – 40** Authorize Change Order, Final Payment and Release of Performance Bond for Memorial Park Concession Stand Parking Lot Project
- Resolution 2023 – 41** Award of Contract for 2022 New Jersey Department of Transportation Reconstruction of Kern Street
- Resolution 2023 – 42** Authorize Award of Non Fair and Open Contract for Purchase of Radar Trailers for Cinnaminson Police Department
- Resolution 2023 – 43** Cancellation of Taxes for Totally Disabled Veteran Block 307.07, Lot 3, Qualifier C0314
- Resolution 2023 – 44** Authorize Additional Per Unit Expenditures for Market to Affordable Program Funded by the Cinnaminson Township Affordable Housing Trust Fund
- Resolution 2023 – 45** Renewal of Affordable Housing Contract with Triad Associates
- Resolution 2023 – 46** Retirement of K-9 Finn and Transfer of Ownership to Officer Timothy Obuchowski
- Raffles** Catholic Charities (09/21/2023)

**END OF CONSENT AGENDA**

Chief Calabrese elaborated on Resolution 2023-46. Canine Finn began working with the Police Department in 2017. He was fully trained as a patrol dog and a narcotics dog. He has apprehended many suspects and the police have had many drug arrests with him. The average work span for a canine is seven to nine years. Based on his handler, his medical issues and his

performance we believe that it is best to retire him to be with his handler and enjoy the rest of the quality of his life. He has served us well. We are recommending that he retire and live out his days with his handler.

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

Geri Hines, 808 Turner Avenue commented on Resolution 2023-45 and the housing contract with Triad Associates. She asked about income based housing in Cinnaminson. Mr. Platt explained the process as required by the State that Triad Associates follows. Mr. Schubiger will try to coordinate to obtain assistance for the persons Mrs. Hines is trying to assist. Mr. Horner added information about the Rolling Green property on Riverton Road

Not seeing anyone else come forward, Mayor McGill asked for motion to close public comment. MOTION TO CLOSE PUBLIC COMMENT ON CONSENT AGENDA MADE BY MRS. KRAVIL, seconded by Mr. Horner. Voice Vote. All aye.

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

### **Approval of Minutes**

Mayor McGill asked for a motion to approve the minutes of February 6, 2023. MOTION TO APPROVE MINUTES MADE BY MR. CONDA, seconded by Mayor McGill. Roll call vote. Mr. Horner – aye, Mrs. Kravil – aye, Mr. Segrest – aye, Mr. Conda – aye, Mayor McGill – aye. Minutes were approved.

### **Approval of Bill List**

MAYOR MCGILL MADE A MOTION TO APPROVE THE BILL LIST, seconded by Mr. Segrest. Roll call vote. Mr. Horner – aye, Mrs. Kravil – aye, Mr. Segrest – aye, Mr. Conda – aye, Mayor McGill – aye. Bill list was approved.

### **Staff and Professional Comments – None**

### **Public Comment**

MAYOR MCGILL MADE A MOTION TO OPEN PUBLIC COMMENT, seconded by Mr. Conda. Voice vote. All aye.

Renee Oler-Davis, 2108 Hunter Street asked if there was any progress on plans for housing on South Belleview Avenue. Mr. Schubiger said that he will check on it and get back to her.

Bob Sinatra, 1205 Parry Avenue. His property backs up to Morgan Cemetery. He has concerns with loud music, people partying, and other issues at the cemetery. He asked if there is anything Committee can do to help resolve these issues. Mayor McGill advised that residents should call the police as many times as necessary.

Mike Goins, 100 Purnell Avenue concurred with Mr. Sinatra and asked what authority police have as Morgan Cemetery is privately owned. Chief Calabrese responded that we cannot force the owner to install a gate but we can make sure everyone is in compliance with our ordinances.

He encouraged the residents to call the police anytime they have a complaint or concern so that they can properly document the complaints.

Kenneth Davis, 2108 Hunter Street asked if the property owner of the cemetery can be fined for things that happen on their property. Chief Calabrese stated that they cannot. Discussion ensued regarding what ordinances are currently in place and options for what can be done to resolve these issues.

Mr. Schubiger offered that he will pull any ordinances that pertain to this topic, review with Chief Calabrese and Zoning Officer Mr. Marshall. Once they identify what can be done we will consult with Mr. Platt. Mr. Platt gave further clarification and added that it is very difficult to have a no trespassing law that is enforceable for a cemetery because almost anyone can go into a cemetery.

Ben Young, 116 Woodview Lane commented that they lock the gates at Lakeview Cemetery at dusk.

I would ask that you give me a few minutes tonight to present, for the record, the legacy of Tom Whitesell and the Whitesell organization and the effect that it has had on Cinnaminson over the past 50+ years. I feel that it is important that we preserve this information since it has had an extremely important impact on our community and its affordability for the residents who live here. Prior to the recent redevelopment that has occurred, Whitesell's projects were the main contributor to keeping our Cinnaminson taxes at the low affordable rates that we as residents of Cinnaminson continue to enjoy to this day.

In 1968, there were two main industrial companies in Cinnaminson, Hoeganaes & Airco, both located in the East Riverton section of Cinnaminson. That was for the most part almost our entire industrial tax base. There were some other smaller companies like Hughes industries, Atkins Tools, and Evers Corp that were providing products that were being shipped around the world and many of those properties were done in conjunction with Jim Whitesell, Tom's father, whose primary business was residential construction.

It was in this environment that Tom Whitesell and the Whitesell organization, which I joined in 1972, began to build buildings on speculation in this section of town. Tom did this on the Field of Dreams concept of "If you build it, they will come". And they did, as many of the original tenants came from across the river as they were being displaced by the construction of I-95. Whitesell went on to develop the Industrial Highway buildings that still stand today along with the properties that Sea Box also owns in that same area. Whitesell even rehabbed the old Ice House on Roland & Bannard and leased it to RCA's computer division. Over the period of the next 5 years Tom built on spec, all, but one, of the buildings along River Road from Inman Avenue to Taylors Lane.

In the late 70's Whitesell was approached by the lender who had taken back the property now known as Cindel from the developer who had gone bankrupt. They asked us to get involved in the project because it was thought we were the only party who could get Cinnaminson and Delran to agree on a project where the township borders abutted in the middle of the property. We agreed to do so, the towns worked in cooperation with each other and the result is the development you see on Taylors Lane and Cindel Drive today. In addition to Cindel, with the exception of 3 buildings along Delran side of Taylors Lane, the rest were constructed either by Whitesell for 3<sup>rd</sup> parties or for Whitesell's own account.

You can always recognize a Whitesell owned facility by the appearance of the buildings and the surrounding grounds and landscaping. Tom took great pride in the appearance of his properties. It has never been more apparent than it is today by looking at the buildings that the organization has sold off in the last 3 years in Cinnaminson, particularly if there is still a Whitesell owned property next to one that has been sold. I can attest to this as my company is a tenant in one the buildings that has been sold.

There was an extensive obituary about Tom when he passed, but it really didn't reflect the huge impact that he and his family business have had on Cinnaminson and that is why I wanted to add this to the record tonight. Thank you

Geri Hines, 808 Turner Avenue suggested that possibly installing cameras would be a deterrent.

Not seeing anyone else come forward, Mayor McGill asked for a motion to close public comment. MOTION TO CLOSE PUBLIC COMMENT MADE BY MR. CONDA, seconded by Mr. Horner. Voice vote. All aye.

**Comments from Committee** None

MOTION TO ADJOURN THE MEETING WAS MADE BY MRS. KRAVIL, seconded by Mr. Segrest. Voice vote. All aye. Meeting was adjourned.

7:20 pm

Duly passed and adopted:

Respectfully submitted:

*March 20, 2023*



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Lisa A. Passione, RMC  
Municipal Clerk