

**CINNAMINSON TOWNSHIP PLANNING BOARD
REGULAR MEETING MINUTES**

Tuesday, January 14, 2025 – 6:30pm

Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ 08077

Ms. Lamon called the meeting to order and led the flag salute.

Sunshine Statement: 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 Website and by advertising the Regular Meeting in the Burlington County Times on January 28, 2024 and by advertising this Regular Meeting in the Courier Post on January 30, 2024. In addition, notice was filed with the Municipal Clerk.

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.

Roll Call

Present: Mr. Roadside, Mr. Minton, Mr. Segrest, Mr. Gallagher, Ms. Lamon,
Mr. Maradonna, Mr. McGill, Mr. Snyder, Ms. Stewart

Absent: Ms. Woodington

Also Present: Mr. Heinold, Board Solicitor; Mr. Barbadoro, Board Engineer

Ms. Lamon read the Board's Policy: It is the policy of the Board that no application will be opened after 10:00P.M. It is the policy of the Board that no new testimony will be taken after 10:30P.M.

Approval of Minutes - July 23, 2024 Regular Meeting Minutes

Motion by Mr. Snyder, seconded by Mr. Gallagher to adopt the July 23, 2024 Regular Meeting Minutes.

Minutes were approved by those Board members eligible to approve them, with no corrections.

Approval of Minutes - October 22, 2024 Regular Meeting Minutes

Motion by Mr. Roadside, seconded by Mr. McGill to adopt the October 22, 2024 Regular Meeting Minutes.

Minutes were approved by those Board members eligible to approve them, with no corrections.

Applications

Case #03-08-P-400 Riverton Country Club

1416 Highland Avenue, Block 1201/Lot 2, Zone R-2

Minor Site Plan application to authorize construction of an accessory structure

Michael Floyd, Archer and Greiner, Attorney for the Applicant, introduced Riverton Country Club President, Tom Kearns, and Engineer, Gary Vecchio, PE of Taylor Wiseman and Taylor. He submitted a list of witnesses and exhibits to the Board. Exhibits are as follows:

A1 - aerial photo of the site

A2 – Site Plan

A3 – rendering of the proposed site improvements

Mr. Floyd explained the application for minor site plan approval proposes demolition of an existing shelter or “half-way house” on the Club’s golf course and erection of a new, larger shelter at the rear of the 15th hole, 8th tee box, located along Thomas Avenue. He further explained the application complies with all bulk set back requirements and the Applicant does not seek design waivers or variances.

Mr. Heinold swore the witnesses for the Applicant. Mr. Vecchio submitted his expertise and credentials as an expert witness. The Board accepted his testimony as an expert. Mr. Floyd submitted an affidavit of ownership and consent by the Riverton Country Club.

Completeness

Mr. Barbadoro reported his review of the application and plans and his finding of completeness.

Motion by Mr. Minton, seconded by Mr. Snyder that the application be deemed complete based on the findings of the Board’s Engineer.

Roll Call:

Those voting in favor: Mr. Gallagher, Mr. Maradonna, Mr. McGill, Mr. Minton,
Mr. Roadside, Mr. Segrest, Mr. Snyder, Ms. Lamon

Those voting against: None Those abstaining/recusing: None

Mr. Kearns offered testimony of the existing shelter, reporting it is not sufficient in size, has no bathrooms or climate control and is broken into several times a year. He explained the new shelter will provide a more secure setting and include bathrooms attached to the shelter allowing for improved convenience for golfers and employees. Mr. Kearns reported the current daily trash removal plan will continue. He further testified that the current rodent and pest control practices by a licensed exterminator will continue.

Mr. Vecchio explained that Exhibit A-1 is an aerial photograph showing the outline of the golf course and the area of the proposed shelter. He explained Exhibit A-2 is the site plan showing the proposed new 432 sq ft shelter which will replace the existing 150 sq ft shelter and will be located 52’ off the Thomas Avenue right-of-way. He testified that stone shown on the site plan will be replaced with pavers to allow for ADA compliance and there will be new utilities, new water service and new sanitary sewer. Mr. Vecchio testified the site is less than 5,000 sq ft and does not require Burlington County Soil Conservation District approval or permits and the

proposed improvements conform with all setbacks as required in the R2 Zoning District. Mr. Vecchio gave testimony to the required and proposed setbacks as follows:

Lot area: 15,000 sq ft required, 111 acres existing

Lot width: 100' required, more than 100' existing

Maximum Building Coverage: 25% allowed, 1.24% proposed

Front yard setback: 50' required, 57' proposed

Side yard setback: 15' required, 110' proposed

Rear yard setback: 25' required, in excess of 25' proposed

Building height: 35' allowed, less than that proposed

Accessory building setbacks: conforms with front, side and rear setbacks

Increase in impervious coverage will create negligible soil disturbance

Mr. Vecchio shared Exhibit A-3, the rendering of the proposed shelter, pointing out the pavers to be used, locations of bathrooms and recessed down-lighting at doors which will create no light pollution to reach Thomas Avenue. Mr. Vecchio testified as to the drainage, grading and runoff patterns stating there will be no impact on Thomas Avenue. Mr. Vecchio pointed out the change in location of the proposed shelter to be closer to Thomas Avenue to follow the flow of the cart paths along the golf course. Mr. Floyd explained the location will be better visible for security purposes due to past incidents. Mr. Vecchio testified that the landscaping will be provided and there will be no signage.

Mr. Minton asked about the use of the shelter by the public. Mr. Floyd testified that there is no public access or parking at the shelter, and it is only open to Club members. Mr. Floyd stated this is an accessory structure to the Golf Course.

Hearing Open to the Public

Ms. Lamon opened the hearing to the public.

- Jeffrey Baron, stated he is an attorney representing several Riverton Country Club members and asked for an opportunity to cross examine the Applicant's witnesses ahead of his clients giving public comment. Mr. Heinold suggested the Board grant the request. Mr. Floyd asked that those members present who planned to give comment be introduced for the record:

Amy Wright, 1005 Thomas Avenue, Cinnaminson – resident and member

Bob Rittenhouse, 911 Thomas Avenue, Cinnaminson – resident and member

Dan Nolder, 834 Sienna Drive, Cinnaminson – resident and member

Debbie Hogan, 1007 Thomas Avenue, Cinnaminson – resident and member

Laurie Villari, 905 Thomas Avenue, Cinnaminson – resident and member

Mr. Baron asked Mr. Kearns if alcoholic beverages would be sold and if it was included in the notice. Mr. Floyd clarified it states "food and drink service" but does not stipulate "alcoholic" beverages. Mr. Baron asked Mr. Kearns if alcoholic beverages were served at the current half-way house and asked if he had any decision in not identifying alcohol would be served in the legal notice. Mr. Kearns acknowledged that alcoholic beverages are currently served and that he did have specific input into the wording.

Mr. Baron asked Mr. Kearns if he had measured the distance from Thomas Avenue to the proposed shelter; Mr. Kearns responded that he had not. Mr. Baron asked if the vandalism of the existing shelter had been reported to police; Mr. Kearns responded that it had been reported to police. Mr. Baron asked Mr. Kearns to clarify issues with climate control at the shelter; Mr. Kearns explained the shelter is open much of the year and can be very hot in the summer and cold in early spring and late fall. Mr. Baron asked what sort of food would be served in the proposed shelter and how late it would be open each day; Mr. Kearns stated grab-and-go snacks such as sandwiches, pretzels or hot dogs would be served and the shelter would be open no later than 6:00P.M.

Discussion continued between Mr. Baron and Mr. Floyd regarding if the shelter is a conditional use and must meet conditions to obtain a waiver. Mr. Floyd stated the shelter is an accessory use to the permitted conditional use of a golf course and that no changes were proposed to the principle use of the property. Mr. Floyd listed other accessory uses such as swimming pool, bowling alley and proshop. Mr. Baron stated there is no testimony to the accessory uses and Mr. Floyd stated testimony can be given to support the customary and incidental accessory use of a shelter to a golf course.

Mr. Baron referenced the conditional permitted use of golf course/country club within the R2 Zoning district as outlined in Ordinance 525-20 B (2) and the conditions that must be met of minimum of 18 holes and minimum lot area of 100 acres of contiguous property; club house of not less than 25,000 sq ft; use of sludge and sludge derived products to increase land size is not permitted. He further referenced the site improvements of holes and tees and club house and what may be included in golf course does not mention a half-way house. Mr. Floyd explained that the operation of the facility supports that a half-way house is a by-rite accessory structure and is willing to provide testimony to this.

Mr. Baron further referenced the two sections of uses and standards under 525-97 and the need for waivers to be approved by the Planning Board, in particular the set back requirement of 150' minimum between any permitted accessory structure and the lot where this application calls for 52' from the right of way of Thomas Avenue. Additionally, Mr. Baron referenced that parking area and buildings shall be screened from view, to the extent practical and the proposed plans do not offer screening. He suggested the best way to proceed may for the Applicant and his clients to take time to discuss a design that meets the standards to everyone's satisfaction. Mr. Floyd stated disagreement that the section cited does not apply.

Mr. Baron asked if the shelter could be moved somewhere else that meets the requirements. Mr. Floyd explained this the best location in regards to the pathways and traffic patterns. Mr. Kearns stated this location is the most logical for the flow of traffic and the desired use.

Mr. Heinold asked of the process for the Club to move forward with a capital improvement. Mr. Kearns explained the vote required if expending more than \$200,000. Discussion continued as to

the manner in which members were presented the plan for the shelter and then the redesigned plan to accommodate a neighbor concerned with golf balls being hit into his yard.

Mr. Minton interjected that this is an internal matter of the Riverton Country Club and not the privy of the Planning Board to decide if the members were united in agreement. Mr. Minton asked if the Board could hear from the residents at this time.

Mr. Heinold swore the five resident/members before their comments.

- Amy Wright, 1005 Thomas Avenue, Cinnaminson – stated she lives directly across from the proposed location of the shelter. Ased that the proposal be tabled so that the members and Club can come to a decision as to the location and the aesthetics of the building. Expressed concern that the Club's Board did not meet with the members who protested the location of the shelter and that the notice was not clear in its description of the location of the proposed shelter. Expressed concern with the location to the residential properties, the view of the bathrooms and parked carts, as well as nuisance of trash, noise and odor.

Mr. Heinold asked Chairperson Lamon for a brief adjournment to discuss a legal issue with both attorneys.

Ms. Lamon called the meeting called back to order.

Mr. Floyd reported that after discussion with the attorneys and the Applicant, he asks for a continuance until the February 11th meeting. He stated the Applicant agrees to re-notice with the appropriate legal wording and the Applicant and the Club Board will meet with those members to address their concerns. Mr. Heinold explained to the audience that a new notice will be sent and there will be another opportunity for public comments at the specified meeting date and time.

Motion by Mr. Minton, seconded by Mr. McGill to table the application to grant a continuance to the Applicant to allow time for re-notice and publish ahead of the meeting.

All members present voted in the affirmative. There were no abstentions or recusals.

Resolutions

Resolution 2025-07 - Authorizing and directing the Board Planner to prepare a Redevelopment Examination report in accord with Cinnaminson Township Committee Resolution no. 2024-139, dated December 16, 2024 (Block 2312, Lot 2 and Block 2302, Lot 4)

- Mr. Heinold gave a brief overview explaining the Governing Body's request to examine a specific area to determine if it is in need of redevelopment. The report will be presented to the Planning Board at a Public Hearing and the decision and recommendations will be referred back to the Governing Body.

Motion by Mr. McGill, seconded by Mr. Roadside to adopt Resolution 2025-07 authorizing and directing the Board Planner to prepare a Redevelopment Examination Report in accord with

Cinnaminson Township Committee Resolution no. 2024-139, dated December 16, 2024 (Block 2312, Lot 2 and Block 2302 Lot 4)

Roll Call:

Those voting favor: Mr. Gallagher, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Roadside,
Mr. Segrest, Mr. Snyder, Ms. Lamon

Those voting against: None Those Recusing/Abstaining: None

Meeting Opened to the Public

Ms. Lamon opened the meeting to the public and since there were no comments or questions from the public, closed the meeting to the public.

Comments of the Board

- Mr. Minton congratulated everyone on their new and returning appointments and congratulated Ms. Lamon on being voted as Chairperson.
- Ms. Lamon thanked everyone for their serving on the Board.

Adjournment

Motion by Mr. Snyder, seconded by Mr. Gallagher to adjourn the meeting at 8:36P.M. The voice vote by the Board was unanimous in favor.

Prepared By:



Beverly G. Russell, RMC
Board Secretary

Approved: February 11, 2025