

**CINNAMINSON TOWNSHIP PLANNING BOARD**  
**REGULAR MEETING MINUTES**  
**Tuesday, April 8, 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 and Courier Post newspapers on January 24, 2025. 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. Gallagher, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Roadside,  
Mr. Snyder, Ms. Lamon, Ms. Stewart

Absent: Mr. Segrest, Ms. Woodington

Also Present: Mrs. Russell, Secretary

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 - March 11, 2025 Regular Meeting Minutes**

Motion by Mr. Snyder, seconded by Mr. Roadside to adopt the minutes of the March 11, 2025, Regular Meeting Minutes. The minutes were approved by those members eligible to approve them, with no corrections.

**Resolutions**

**Resolution 2025-09 Memorializing Board's Decision on Case#03-08-P-400 Riverton Country Club, 1416 Highland Avenue, Block 1201/Lot2; Minor Site Plan with Design Waiver**

Mr. Minton reported to the Board that certain conditions of the Board's approval stated at the March 11<sup>th</sup> meeting, and noted in Resolution 2025-09, including revisions to the landscaping plan and cooperation regarding property maintenance along Thomas Avenue, have been addressed by the Applicant to the Township officials. A revised landscape plan will be sent to Mr. Barbadoro for his review and approval. If he does not approve the plans, the Applicant will be back before the Board. Mr. Minton also reported meeting with the Applicant and Mr. Rittenhouse to discuss property maintenance concerns along Thomas Avenue, and there is now an understanding of what needs to be done. He further stated that he met with Ms. Wright to discuss process and where things currently stand.

Motion by Mr. Minton, seconded by Mr. Gallagher to adopt Resolution 2025-09

**Roll Call**

Those voting in favor: Mr. Gallagher, Mr. Minton, Mr. Roadside, Mr. Snyder, Ms. Stewart

Those voting against: None

Those abstaining/recusing: Mr. Maradonna, Mr. McGill Ms. Lamon

**Resolution 2025-10 Granting Extension of Preliminary and Final Major Site Plan Approval and Conditional Use Approval to Fiver Properties, LLC for 2203-2205 Wallace Boulevard (Block 803/Lots 8, 26 & 27) to June 13, 2026**

Mr. Minton explained this is a customary extension as required by Municipal Land Use Law, allowing the Applicant, who was heard in 2022, to remain and have their vested rights in the approval. He reported the approval was for a cannabis warehouse and the extension is recommended administratively.

Motion by Mr. Roadside, seconded by Mr. Snyder to adopt Resolution 2025-10

**Roll Call**

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

Those voting against: None

Those abstaining/recusing: None

**Meeting Opened to the Public**

Ms. Lamon opened the meeting to the public

• Amy Wright, 1005 Thomas Avenue, Cinnaminson – Ms. Wright thanked the Board and Mr. Minton for their time in considering this application. She expressed her belief that the design standards for golf courses were waived, leading to concern of the residents. She shared her feelings that the comments of residents do not matter, and she does not believe there is good reason for this building to be built. She worries about what could be done in the future by waiving the design standards for golf courses, asking why there are design standards if they will not be followed. Ms. Wright does not feel that there was a constructive way for residents to be involved in the solution, and that the impacted homeowners' concerns were not addressed. Ms. Wright stated she found it difficult to figure out what was being asked for by the notice, and she could not find any documentation on the website for this application, so she did not know how to be heard. Ms. Wright concluded her comments by again thanking the Board for their time.

**Meeting Closed to the Public**

Since there were no further comments or questions, Ms. Lamon closed the meeting to the public.

**Discussion Items - None**

**Comments of the Board**

Mr. Minton reported anticipating there will be a hearing on a new application for a subdivision at the May 27<sup>th</sup> meeting.

**Motion to Adjourn**

Motion by Mr. Roadside, seconded by Mr. Snyder to adjourn the meeting. The voice vote by the Board was unanimous in favor.

Prepared By:



Beverly G. Russell, RMC

Board Secretary

Approved: May 13, 2025