

**CINNAMINSON TOWNSHIP PLANNING BOARD
SPECIAL MEETING AGENDA – MASTER PLAN AMENDMENT
(HOUSING ELEMENT AND FAIR SHARE PLAN)**

Monday, June 9, 2025 – 6:30pm

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

Ms. Lamson 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 Special Meeting in the Burlington County Times newspaper on May 28, 2025, and Courier Post newspaper on May 23, 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. Maradonna, Mr. McGill, Mr. Minton, Mr. Roadside, Ms. Woodington, Ms. Lamson,
Alternate: Ms. Stewart

Absent: Mr. Gallagher Mr. Segrest Mr. Snyder

Also Present: Mr. Heinold, Board Solicitor; Mr. Frank Banisch, Affordable Housing Planning
Consultant; Mrs. Russell, Board Secretary

Ms. Lamson 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.

Master Plan Public Hearing: Fourth Round Housing Element Fair Share Plan (HEFSP)

Board Solicitor, Douglas Heinold, explained the purpose for the special meeting is to consider adoption of an updated element to the Municipal Master Plan, specifically the Housing Element. He explained the Township's requirement, under the new Affordable Housing to adopt an updated Housing Element, and the very strict time frames set forth by the amended law and new statute for municipalities to take action to address Fourth Round Housing obligations assigned to each municipality. Mr. Heinold explained that Cinnaminson opted into the process by filing a timely declaration in Superior Court and has undergone the process up to this point, meeting all notice requirements by publishing notice in the newspaper and sending notice to neighboring municipalities, the county and state. He described the history of affordable housing as an obligation going back to the early 1980's up to the current Fourth Round. Municipalities across the state are assigned numbers for present and perspective need, and Mr. Banisch will discuss the need which equates to overall number of units. He reported that Cinnaminson has taken action to have control over the fate of the town's Affordable Housing, preventing a situation where developers can come in and say what they think should happen. Referenced the constitutional issue brought about by the State Supreme Court finding in the Mount Laurel doctrine, that every municipality has an Affordable Housing obligation. We have recognized our obligation and are taking these actions in order to take control of what the planning should be rather than become vulnerable to an outside interest.

Mr. Frank Banisch explained his involvement in helping Cinnaminson meet its obligation to provide for our fair share of the low and moderate affordable housing obligation. He reported the series of obligations

set forth by the Council on Affordable Housing (COAH) and the periods of the First, Second, and Third Rounds, detailing how the Township's assignment of obligations were met through the decades, including by Builder's Remedy and through a Regional Contribution Agreement with Pemberton Township. Mr. Minton noted the Armstrong tract that is now Meadowview. The obligation was also met with units and bonus credits including family housing units.

Mr. Banisch explained adjustments available when there is no vacant land available under COAH and proofs needed to support what can be done to adjust the balance of the obligation. He explained that Unmet Need Zones are designed to ensure that every community finds a way to provide affordable housing. Unmet Need Zones were created along the River Line and Route 130 corridor, where lower value uses could be replaced with higher value uses, to have a vision for the development and redevelopment to include mixed housing and walkable neighborhoods. Rules are in place to make sure that not only single-family communities are available, and to accommodate group home type units for disabled persons, which are allowed in every community in New Jersey. Mr. Banisch reported the good work done by Habitat for Humanity and their interest in partnering with the town on future projects. Mr. Banisch announced the creation of a (153) unit senior development near the light rail, will bring to the town (23) 55+ affordable units. He reported that (3) were required with the vacant land adjustment.

Mr. Banisch explained there are two parts to the plan; one is the fair share, how we are going to do what we have to do; and the second is the plan for housing that includes details of the housing and demographics and supports the trend for the need for senior housing.

Mr. Minton reported how Mr. Banisch walked every parcel on the plan, driving the town and walking the neighborhoods, to see where we could put housing. It was exhausting work. To meet Unmet and Fourth Round, approximately (300) units, the amendment calls for (100+) senior units. Mr. Minton described the vacant area, known as the Kaplan parcel, to the left of the tennis courts at Cinnaminson Harbor. Mr. Banisch stated these would be luxury senior units with (23) affordable units.

Mr. Minton pointed out the two overlay zones from Pep Boys to the creek to TD Bank, established during the Third Round, and Transit Village from St. Paul's to the warehouses. There are not a lot of new elements being introduced. Mr. Banisch reported the redevelopment in the transit area would replace areas that are not thriving with residential development, neighboring an existing residential area. The Town will partner with Habitat for Humanity to satisfy the obligation for rehabilitation of (32) units.

Hearing Open to the Public

Ms. Lamon opened the hearing to the public.

- Gerry Hines, 808 Turner Avenue, Cinnaminson – appreciated the breakdown and explanation given. Ms. Hines explained her work volunteering at a homeless ministry, Good Neighbor Outreach Ministry, and her interest in low-income housing availability in Cinnaminson. She reported her experience working on the Mt. Laurel litigation. She asked for a breakdown of the Town's obligations met for the Third Round. Mr. Banisch advised of the number of group homes and number of beds provided, and in Round One and Two, there also were units for supportive and special needs. Ms. Hines encounters very low or no-income people in her work with the ministry. She finds it hard to find any kind of housing for them in Cinnaminson. Mr. Banisch reported that no one of moderate income has been able to purchase a home. Mr. Heinold stated there are county funds available but often no one comes forward. Mr. Banisch stated downpayment and credit requirements for a purchase can be difficult for a low-income family, so many

rely on rental units which are the most valuable because they are accessible. Mr. Minton believes there were two instances where purchases were made. Ms. Hines asked if money available could be used for rehabilitation of homes such as the home that burned on Union Landing Road. Mr. Minton reported the Town is actively working on taking on that property and trying to find parcels that would otherwise be torn down and a new house built. Ms. Hines asked about Habitat for Humanity, and Mr. Minton stated he could get that info to her.

- Yvonne Ellis, 712 James Avenue, Cinnaminson – asked about the TD Bank area. Mr. Banisch explained because there was no vacant land, an overlay zone to permit affordable housing was created in the Third Round. The overlay would allow conversion of the property from commercial to multi-family.
- Martha Hagerty, 307 Nathan Drive, Cinnaminson – asked if obligation would be fulfilled with mostly senior units as to not burden the schools. Mr. Banisch explained we cannot fulfill more than 30% of need with senior housing. Zoning changes allow for multi-family apartments, a portion of which could be affordable. Ms. Hagerty asked if family units would be spread out as to not overburden one neighborhood school. Mr. Banisch explained there is very little chance of family units on a large scale so would be spread out through town. Ms. Hagerty asked if there would be an impact on Police and Fire as senior housing requires additional services such as EMT. She asked if more people would need to be hired. Mr. Banisch stated there would not likely be a need to hire more people. Mr. Minton stated at this time there is no plan or agreement to enter into a PILOT. Mr. Minton explained there would be a minimal commercial component to the new senior housing as there does not seem to be a market for commercial on River Road. Ms. Hagerty expressed concern with flooding at the entrances into the Harbor, especially if new units will be entering through Harbor Blvd. Mr. Minton explained nothing has been approved for this site, these are only preliminary plans. Ms. Hagerty suggested strong oversight of the builder, reporting problems with existing homes in Cinnaminson Harbor built by Ryan Homes.
- Mike Goins, 100 Purnell Drive, Cinnaminson – asked about redevelopment of Mainline Shopping Center. Mr. Minton explained the best use for redevelopment of that property is now being looked into.
- Mona Washington, East Riverton – stated she grew up on James Avenue when there was no traffic on the dead end onto Hunter's Farm. She described issues with parking and school buses and asked about variances given to allow building of housing. Explained that in Princeton, the low-income housing was made available to the people who worked in fire and police as they did not make enough money and this could be something to consider for teachers and administrative staff and may fulfill housing obligation while being a bonus to recruit the people we want. She asked if affordable housing is being built anywhere other than East Riverton. Mr. Minton explained the overlay on Route 130 and affordable housing at Meadowview. He stated the Cinnaminson Home was part of the Third Round obligation. Ms. Washington expressed concern with the traffic in East Riverton and suggested permit parking may help. She reported people do not stop for the school bus and the traffic patterns could be changed to make some streets one way. She shared her fear of accidents at Union Landing and Hunter Street.
- Lynette "Lolly" Clemens, 2007 Hunter Street, Cinnaminson – asked about the boundaries of the overlay zone on the East Riverton side of the River Line by Industrial Highway. Mr. Minton pointed out the zoning overlay area. Ms. Clemens expressed concern about traffic and flooding on Bannard, describing flooding after hard rain with water running off the Seabox facility down Union to Hunter to Pear to Bannard Street. Described 6 inches of standing water after hard rains and expressed the need for better

drainage in the entire area. She described her numerous calls to the Police regarding parking at the park on both sides of the street on weekends. She expressed concern about emergency personnel not being able to get through when parking is on both sides. She asked if there could be additional or larger signage for no parking. Ms. Clemens reported speeders on Union Landing Road and trucks using air brakes and speeding down the hill by Hunter Street. She stressed the need to deter speeding on Union Landing as there are many young children in the neighborhood and many families do not speak English so there is a language barrier. She asked if speed humps could be installed to help slow down traffic.

- Jim Francis, 804 S. Belleview Avenue, Cinnaminson – asked what constitutes affordable housing, stating housing rates are out of bounds. Mr. Banisch explained it is based on a percentage of the regional median income; 80% of regional median income is considered moderate, 50% is considered low and 30% is deemed very low. It also depends on the number of people in your household and varies from region to region. Mr. Heinold believes in 2025, a (1) bedroom and \$1,500 per month income is considered moderate income. Mr. Francis asked how this process will ever end. Mr. Heinold reported that Cinnaminson has been forward-thinking in planning to meet the demands of required affordable housing, where many towns have not. He explained that a lot of what comes in the future will depend on population growth and those towns that are becoming 100% built out, will need to look to mixed-use overlay zones that will combine commercial uses and high-density residential uses.

Mr. Francis expressed gratitude to his neighbors who came out to speak. He described traffic issues on Belleview with speeding drivers and suggested an area for a four-way stop or possible installation of a speed hump. He asked if there could be a map that displays the overlay zones, and buildable land available in town. Mr. Banisch explained the maps in the draft plan that show this information. It was requested that the draft plan be moved to the home page of the website to be the most accessible.

- Renee Oler-Davis, 2100 Hunter Street, Cinnaminson – concerned with quality of life and the lot size required for a home to be built. She reported parking issues in East Riverton as the streets are very narrow. Asked if there could be an adjustment that limits the numbers of homes in a particular square footage area. Suggested signage, notices, etc. be in additional languages as many new residents do not speak English as a first language. She expressed the need for quality of life for all of Cinnaminson.

- Ms. Ellis expressed concerns about trees being removed to build a new home. She reported wildlife being displaced by building and rodent issues, air quality and quality of life issues. She requested sidewalks be required with new units for safe pedestrian passage. Ms. Ellis reported speeding issues in the neighborhood where many children live and play. Pet owners do not clean up after their dogs have become a problem.

- Eric Heymen-Meltzer, 117 White Birch Drive, Cinnaminson – concerned with environmental impact and stormwater management. He asked for more details on the stormwater outfall for the proposed site. Mr. Banisch explained stormwater would be addressed during the approval process. Mr. Heyman-Meltzer stated his concerns with flooding experienced by the residents in the area. He is supportive of affordable housing but hopes the flooding and stormwater management will be addressed. Mr. Minton explained that the plan is very preliminary and the stormwater management plan, parking, etc. are not fully designed at this point. Mr. Heyman-Meltzer asked about the vacant land analysis in appendix B, parcels contributing to RDP (realistic development potential) highlighted, and asked if that is potential for future development. Mr. Banisch explained areas that do not have realistic development potential such as cemeteries,

wetlands, etc. Discussion continued with flooding along the river and creeks and areas towards Route 130 and future development considerations. Mr. Banisch explained that new regulations require water to be collected and recharged into the ground water. He explained the next steps in the process include the Township Committee's endorsement of the adopted plan, which will be sent to the State and County for review. The developer of the site will then submit plans for approval.

- Ms. Hagerty asked if units would be put in East Riverton or in the area along the River Line. Mr. Heinold explained the overlay along the River Line has been in place for many years, and the proposed 55+ development will be in front of Cinnaminson Harbor. He reported that any qualified group home can be located in any residential area restriction and may count toward affordable housing. This is not affordable housing by design. Ms. Hagerty asked about the stormwater regulations. Mr. Heinold explained that stormwater basins may be designed to capture water on site to be discharged, and he explained that existing basins are being inspected to ensure they work properly.
- Ms. Clemens asked about the trees being removed on the property of the Buddhist Temple, that have displaced the turkeys and geese and other wildlife. Mr. Minton stated they were approved to remove underbrush but have removed more than they were approved to clear. This was approved ahead of their coming before the Board for a project approval, which has not happened yet. It is a matter for code enforcement at this time.
- Jarmilla Shepherd, 215 Front Street, Palmyra – representing the Civic Club of Riverton-East Riverton-Palmyra. Asked for clarification of the overlay along the River Line in the area of East Riverton Park. Between South Warrington and Pear could be developed under the existing overlay zone. 30% of affordable housing can be from 55+ with the balance of 70% being family, disabled, etc. Ms. Shepherd asked if there would be fewer single homes. Mr. Banisch explained it would be more multi-family apartments or townhomes. She asked for the differences for getting a variances to subdivide and build (2) homes or (3) homes on one lot. Mr. Heinold explained the typical qualifications however it depends based on the particulars.
- Ms. Oler-Davis asked what is entailed in changing a zoning law to limit the building on lots. Mr. Heinold explained the process where the governing body would authorize a planning study and introduce a zoning ordinance but explained the consequences of existing lots becoming non-conforming which is not favored in zoning.

Hearing Closed to the Public

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

Comments of the Board

- Mr. Minton thanked the residents for coming out and speaking as it was a good dialogue. He stated he will follow up on the requests and suggestions made by the residents. Thanked Mr. Heinold for his guidance and Mr. Banisch for his work on the plan, stating it is a well-balanced plan, is fair to all neighborhoods and shares the vision of the town.
- Mr. Heinold commended the public for their helpful comments and for sharing the quality-of-life concerns for the community. The long-term issues with traffic and drainage are for the Governing Body to address. There were good comments and public support for this plan, with no negative comments

regarding the site chosen for the 55+ development. He explained we are not fully built out as some other towns, but are not far from it, so this becomes difficult to meet the number without drastic change to the zoning vision of the town.

Findings on the Fourth Round Housing Element and Fair Share Plan (HEFSP)

Motion by Mr. McGill, seconded by Ms. Woodington to accept the findings and to adopt as the amendment to the Housing Element of the Master Plan.

Roll Call

Those voting in favor: Mr. Gallagher, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Roadside, Ms. Woodington, Ms. Lamon, Alternate: Ms. Stewart
Those voting against: None
Those abstaining/recusing: None

Resolutions

2025-12 Memorialization of Board Findings on the Housing Element and Fair Share Plan for the Township's Master Plan for the Fourth Round Affordable Housing Obligation

Mr. Heinold explained the resolution will memorialize the decision to adopt the Fourth Round Housing Element and this will be submitted to the court to show the action taken. All municipalities have to do this by the end of this month. He stated the resolution recites the history of fair housing, amended in 2024 and opted into by Cinnaminson in January of 2025, and the planning process that was taken to achieve the identified obligation and how that will be generally achieved.

Motion Mr. Minton, seconded by Mr. Roadside to adopt Resolution 2025-12 to memorialize the decision to adopt the Housing Element and Fair Share Plan and to make the recommendation to the Township Committee that it is consistent with the Master Plan for Fourth Round of Affordable Housing.

Roll Call

Those voting in favor: Mr. Gallagher, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Roadside, Mr. Segrest, Mr. Snyder, Ms. Woodington, Ms. Lamon, Alternate: Ms. Stewart
Those voting against: None
Those abstaining/recusing: None

Correspondence

Mrs. Russell advised receipt of email from Mr. Goins, regarding certain block and lot numbers listed on the Housing Element and Fair Share Plan, specifically an unidentified block and lot that was determined by the Tax Assessor to no longer exist as it was part of a subdivision in 1988. Mr. Heinold pointed out this was not substantive and does not change anything.

Meeting Opened to the Public

Ms. Lamon opened the meeting to the public.

Meeting Closed to the Public

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

Discussion Items – None

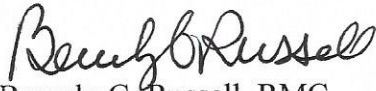
Comments of the Board

Mr. Minton explained the Town adopted our Fourth Round obligation within the time frame set by the court and under the direction and guidance of the Mayor and Governing Body. He stated that previous Governor Bodies did not do this, which led to a series of builder's remedy, such as at the Harbor, which led to a very dense project was developed.

Motion to Adjourn

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

Prepared By:



Beverly G. Russell, RMC

Board Secretary

Approved: June 24, 2025