

CINNAMINSON TOWNSHIP COMMITTEE

August 4, 2025

Meeting Minutes

Mayor Kravil asked for a moment of silence to acknowledge the passing of Cinnaminson Township Solicitor Carmen Saginario Jr. and John Hunter, the Patriarch of Hunter's Farm and Market. Both of these men were longtime residents and heavily involved in the Cinnaminson community and activities. Our thoughts and prayers are with the families of both Mr. Saginario and Mr. Hunter.

Mayor Kravil 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 10, 2025.

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

Also present: Eric Schubiger, Administrator; Julia Edmondson, CFO; Lisa Passione, Municipal Clerk, Kevin Gauntt, Public Works Superintendent; William Obuchowski, Police Chief, Betsy Ramos, Solicitor; Michael Minton, Director of Community Development

Damien Del Duca made a presentation from Del Duca Lewis & Berr Law Firm representing Flagship New Jersey Propco, LLC regarding their proposal to build a Flagship Car Wash at the former Sweetwater Bar and Grill property located at 10 Route 130. Also present were Judy Knop from Flagship New Jersey Propco, LLC, Jose Lazo, Civil Engineer, Kelly Beaudreau-Hwang, Architect, Nathan Mosely, Project Engineer, George Kyrtatas, owner of 10 Route 130, Sweetwater Bar and Grill, Jay Miller, Broker for Property Owner, and John McDonough, Planner.

Ms. Knop provided the background of Flagship New Jersey Propco, LLC, and detailed the proposed car wash. Mr. Lazo presented a concept plan for the car wash and an overview of how the car wash would function. Ms. Beaudreau-Hwang presented renderings of the proposed building for Cinnaminson and gave an overview of the primary architectural features of the building. Mr. Mosely confirmed that he has evaluated the adequacy and safety of the proposed access to the car wash and that the noise impact on adjacent properties is acceptable. Mr. Kyrtatas spoke about changes to the site and how his site and the surrounding sites were affected, including access roads to the sites and how and by whom they are used. He stated that in 2024, they closed the Sweetwater Bar and Grill and began marketing the property. He stated that he feels that the proposed project is the best deal for the town. Mr. Miller stated that he was hired in July 2023 by the Kyrtatas's. He gave a background of businesses that have looked at this site and the challenges with converting the building and layout of the site and parking. Lastly, Mr. McDonough stated that he has reviewed the redevelopment plan and master plan. He believes this project is consistent with the redevelopment plan and ordinance.

CONSENT AGENDA:

Resolution 2025 – 100	Authorizing Shared Services Agreement with Cinnaminson Board of Education for Class III School Resource Officers
Resolution 2025 – 101	Authorizing Cancellation of Taxes for Totally Disabled Veteran, Block 2604, Lot 16,
Resolution 2025 – 102	Authorizing Extension of Grace Period for Third Quarter Taxes
Resolution 2025 – 103	Property lien – Block 602, Lot 6
Resolution 2025 – 104	Authorize Release of Performance Bond and Posting of Maintenance Bond Block 1304, Lots 32 and 33

END OF CONSENT AGENDA

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

Karen Garnett, 627 S. Bellevue Avenue asked which property is referenced in Resolution 2025 – 103. Mr. Schubiger confirmed that the property is on Union Landing Road.

Seeing no one else come forward, MAYOR KRAVIL MADE A MOTION TO CLOSE PUBLIC COMMENT ON THE CONSENT AGENDA, seconded by Mr. McGill. Voice vote. All aye.

Mayor Kravil asked for a motion to approve the consent agenda. MOTION TO APPROVE THE CONSENT AGENDA MADE BY MR. MCGILL, seconded by Mr. Conda. Roll call vote. Mr. Conda – aye, Mr. McGill – aye, Mr. Segrest – aye, Mayor Kravil – aye. Consent agenda was approved.

Approval of Minutes

Mayor Kravil asked for a motion to approve the minutes of July 21, 2025, and July 21, 2025 Closed. MOTION TO APPROVE THE MINUTES OF JULY 21, 2025 AND JULY 21, 2025 CLOSED MADE BY MR. MCGILL, seconded by Mr. Conda. Roll call vote. Mr. Conda – abstain, Mr. McGill – aye, Mr. Segrest – aye, Mayor Kravil – aye. The minutes were approved.

Approval of Bill List

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

Staff and Professional Comment - None**Public Comment**

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

Jarmilla Sheppard, 215 Front Street, Palmyra, NJ, on behalf of the Civic Club of Riverton, East Riverton and Palmyra, inquired about the status of tree removal on the property at Pear and Land St. The two lots that were previously cleared are now overgrown. She also asked about the property on Jefferson Street. Mr. Schubiger will look into it and let her know. She also asked about the starting date of the Union Landing Road sidewalk project. Mr. Schubiger advised that surveyors were surveying last Friday, which is an important first step. Lastly, Ms. Sheppard commented on the Flagship presentation. Committee members thanked her for her comments.

Seeing no one else come forward MAYOR KRAVIL asked for a motion to close public comment MOTION TO CLOSE PUBLIC COMMENT MADE BY MR. MCGILL, seconded by Mr. Conda. Voice vote. All aye.

Comments from Committee – None

MAYOR KRAVIL MADE MOTION TO GO INTO CLOSED SESSION, seconded by Mr. McGill. Voice vote. All aye.

8:31 pm

MAYOR KRAVIL asked for a motion to come out of closed session. MOTION TO COME OUT OF CLOSED SESSION MADE BY Mr. McGill, seconded by Mr. Conda. Voice vote. All aye.

9:05 pm

Mayor Kravil asked for a motion to adjourn the meeting. MOTION TO ADJOURN THE MEETING MADE BY Mr. McGill, seconded by Mayor Kravil. Voice vote. All aye. The meeting was adjourned.

9:07 pm

Duly passed and adopted:

August 18, 2025

Respectfully submitted:



Lisa A. Passione, RMC
Municipal Clerk