

CINNAMINSON TOWNSHIP PLANNING BOARD  
REGULAR MEETING MINUTES  
Tuesday, June 24, 2025 – 6:30pm  
Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ 08077

Ms. Lamon called the meeting to order and led the flag salute. She read the Sunshine and Public Statements.

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.

Public Statement: 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. Please refer to the Rules Governing Public Comment Periods attached to this agenda.

**Roll Call**

Present: Mr. Gallagher, Mr. Maradonna, Mr. Minton; Ms. Lamon  
Alternate: Ms. Stewart

Absent: Mr. McGill, Mr. Roadside, Mr. Segrest, Mr. Snyder, Ms. Woodington

Also Present: Mr. Petrone, Solicitor; Mr. Barbadoro, Engineer; Mrs. Russell, Board 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 - May 13, 2025 Regular Meeting Minutes**

Motion by Mr. Minton, seconded by Mr. Gallagher to adopt the minutes of the May 13, 2025 Regular Meeting. The minutes were approved by those members eligible to approve them, with no corrections.

**Approval of Minutes - June 9, 2025 Special Meeting Minutes**

Motion by Mr. Gallagher, seconded by Mr. Minton to adopt the minutes of the June 9, 2025 Special Meeting. The minutes were approved by those members eligible to approve them, with no corrections.

**Resolutions – None**

- Mr. Minton announced there were no applications to be heard, but the Board felt compelled to meet to address the concerns that residents shared with Township Committee at a recent meeting in regards to the Chick-fil-A project. He reported an email received from Mr. & Mrs. Graham, who were in attendance at the meeting, sharing their concerns. Mr. Minton reminded the Board of the application process and approvals received for the development of a Chick-fil-A restaurant and spec retail establishment of up to four units, on the Route 130 site. Construction began in

November of 2024, after hearings, and an appellate decision which led to the phasing agreement recognizing two different developers would proceed with development of the property.

Mr. Minton shared the (5) key points shared by residents:

- (1) Residents shared concern with the 8' vinyl fence, which was constructed only behind Chick-Fil-A, but not continued behind Phase 2 section of the property. Fencing was on the approved plan and was required. Mr. Minton and Mr. Barbadoro spoke with the developer and received written assurance that the fence has been ordered and will be installed as per the plan.
- (2) The area enclosing two dumpsters and collection schedule was addressed. Mr. Minton relayed that Chick-Fil-A states that trash is picked up six days a week, with no collection on Sunday.
- (3) Concerns regarding the site lighting plan will be addressed with Mr. Barbadoro conducting testing at the site in the evening. He will make suggestions regarding issues with spillover.
- (4) Mr. Minton shared that exterior cameras may not have been on plan and may need to be addressed.
- (5) Mr. Minton reported questions regarding how any change of use of Phase 2 development would be addressed. Mr. Petrone explained that the site has been approved preliminary for a 6,000 sq. ft. retail space. Any deviation from the approved uses would need to come back before the Board for amended approval. Mr. Petrone stated different uses may have different parking and circulation requirements. Mr. Minton reported that change of use to a restaurant, would require an application to the Sewerage Authority.

Mr. Minton shared his own concern with the ground stabilization in the area next to the stormwater basin. He explained his and Mr. Barbadoro's observance of a lack of vegetation stabilizing the area where the contractor stored equipment during construction.

### **Meeting Opened to the Public**

Ms. Lamson opened the meeting to the public.

- Bill Graham, 306 Bell Road, Cinnaminson – suggested the garbage might be picked up on Sunday morning and, as the restaurant is closed on Sunday, Monday's collection could be skipped. He expressed concern with parking along the fence bordering his property. Mr. Minton believes there will be one building and screening will be addressed. Mr. Graham suggested changes from the original site plan that were made, should have been communicated to interested parties. Mr. Minton stated this is something to be considered.

Mr. Graham stated his understanding that the fence will take a few weeks and asked if the restaurant would open in the meantime. Mr. Minton reported there is written confirmation of the fencing, therefore a temporary certificate of occupancy would be issued. He stated the ribbon cutting is planned for June 30<sup>th</sup> and grand opening the following day.

**Meeting Closed to the Public**

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

- Mr. Minton thanked everyone for their participation in the meeting

**Discussion Items – None**

**Comments of the Board**

There were no comments from Board members.

**Motion to Adjourn**

Motion by Mr. Maradonna, seconded by Mr. Gallagher to adjourn the meeting at 6:49P.M. The voice vote by the Board was unanimous in favor.

Prepared by:



Beverly G. Russell, RMC

Board Secretary

Approved: August 12, 2025