

Please Note: Agenda is subject to change

CINNAMINSON TOWNSHIP COMMITTEE
REGULAR SESSION AGENDA
Monday, September 15, 2025
6:30 p.m. Regular Session

CALL TO ORDER:

FLAG SALUTE:

VERIFICATION:

This meeting is being held in accordance with the “Open Public Meetings Act,” P.L. 1975, c.231. Notice of this meeting was published in the Burlington County Times and the Courier Post on January 10, 2025.

ROLL CALL: Mr. Conda, Mr. McGill, Mr. Segrest, Deputy Mayor Horner, Mayor Kravil

COMMITTEE LIAISON REPORTS:

Committee Member Conda: Administration and Health & Senior Services
Committee Member Segrest: Public Works
Committee Member McGill: Public Safety
Deputy Mayor Horner: Finance and Economic Development
Mayor Kravil: Parks & Recreation and Veterans Affairs

CONSENT AGENDA:

- Resolution 2025 – 111** Authorizing Budget Amendment for Grant Appropriations (Chapter 159)
- Resolution 2025 – 112** Authorizing Electronic Tax Sale
- Resolution 2025 – 113** Authorizing Participation in The Burlington County Mutual Aid and Assistance Agreement with Participating Units
- Resolution 2025 – 114** Authorizing Cancellation of Taxes for Totally Disabled Veteran, Block 1113, Lot 8.01
- Resolution 2025 – 115** Authorizing Purchase and Fit out of Police Vehicles from Winner Ford through State Contract
- Resolution 2025 – 116** Authorizing Award of Contract to Axon Enterprises for Police Tasers and Video Equipment
- Resolution 2025 – 117** Authorizing Assignment and Assumption of Financial Agreement Siena
- Raffles** Cinnaminson High School Project Graduation (11/23/25)
Food Bank of South Jersey (11/14/25)

END OF CONSENT AGENDA

PUBLIC COMMENT ON CONSENT AGENDA ONLY:

APPROVAL OF MINUTES:

August 18, 2025

APPROVAL OF BILLS:

STAFF AND PROFESSIONAL COMMENTS:

PUBLIC COMMENT:

COMMITTEE COMMENT:

EXECUTIVE SESSION:

Resolution 2025 – 119 Authorizing Executive Session for Attorney-Client matters regarding the following –
Potential Litigation

ADJOURNMENT:

Next Meeting: Monday, October 6, 2025 at 6:30 pm

RULES GOVERNING PUBLIC COMMENT PERIOD

The Rules of Conduct and Decorum for public participation during Committee meetings for addressing Township Committee during public hearings on ordinances or resolutions which require public hearings or during the public portion of the Committee meetings are as follows:

- All members of the public attending Township Committee Meetings must treat each other the Mayor, Deputy Mayor, Committee Members and Township employees with respect.
- Shouting out from the audience without being recognized to speak is strictly prohibited.
- No person shall, at any time, engage in any personally offensive or abusive remarks to the Mayor, Deputy Mayor, Committee Members, Township employees or any other member of the public.
- No person shall engage in any express or implied speech that involves any other person's race, color, religion, gender, disability, sexual orientation, gender identity or expression, national origin or ethnicity.
- The Mayor or Presiding Officer may restrict, limit or prohibit any speech, remarks or questions that are repetitive or not germane to any matter not within the jurisdiction of Township Committee.
- Persons making public comment may not yield their time to another speaker and each individual is limited to speaking once during a particular public comment period for a period of time not to exceed five (5) minutes.
- The Chief of Police or such other member of the Police Department as he/she may designate, shall be designated as the Sergeant-at-Arms of the Township Committee meetings. The Sergeant-at-Arms shall carry out all orders and instructions given by the Mayor or the Presiding Officer of the Township Committee meeting for the purpose of maintaining order and decorum at the Township Committee meetings and enforcing these Rules.
- The Township Solicitor shall be the Parliamentarian.
- Meetings shall be in accordance with these Rules and Roberts Rules of Order for items not covered in these regulations.
- Members of the public who make comments or ask questions that are germane to an ordinance or resolution that is under consideration or during the general public portion of the Committee meeting for matters which are within the jurisdiction of the Township Committee shall be allowed to do so in an uninterrupted manner unless the member is not adhering to these Rules of Conduct and Decorum.
- Following the close of a particular public comment period, the Mayor, Deputy Mayor, Committee Members, and Township employees reserve the right to answer questions and respond to comments.
- All questions and comments shall be through the Mayor or Presiding Officer unless waived.

**CINNAMINSON TOWNSHIP
RESOLUTION 2025-111**

**AUTHORIZING BUDGET AMENDMENT
FOR GRANT APPROPRIATION (ch.159)**

WHEREAS, N.J.S.A 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Township of Cinnaminson has received notices of awards in the amount listed below and wishes to amend their 2025 Budget to include these amounts as revenue.

NOW, THEREFORE, BE IT RESOLVED by the Township of Cinnaminson, County of Burlington, State of New Jersey, hereby requests, that the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the aforementioned sums which is now available as revenue from:

Miscellaneous Revenues

SFY21 Body-Worn Camera grant	\$ 79,482.00
Local Freight Impact Fund Program for LA-2025 LFIF	\$850,000.00
Burlington County Municipal Park Grant	\$175,000.00

Special Items of General Revenue Anticipated with Prior Written Consent of the Division of Local Government Services:
State and Federal Revenues Off-set with Appropriations

BE IT FURTHER RESOLVED that the like sums be and the same is hereby appropriated under the caption of:

General Appropriations:

(a) Operations Excluded from CAPS State and Federal Programs Off-Set by Revenues:

SFY21 Body-Worn Camera grant	\$ 79,482.00
Local Freight Impact Fund Program for LA-2025 LFIF	\$850,000.00
Burlington County Municipal Park Grant	\$175,000.00

CINNAMINSON TOWNSHIP COMMITTEE

Certified to be a true copy of a resolution adopted by the Cinnaminson Township Committee at a Regular Meeting held at 6:30 PM on September 15, 2025.

Lisa A. Passione

**TOWNSHIP OF CINNAMINSON
COUNTY OF BURLINGTON**

RESOLUTION 2025 – 112

**AUTHORIZING THE TOWNSHIP OF CINNAMINSON TO
PARTICIPATE IN ELECTRONIC TAX SALE**

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services, and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales; and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process; and

WHEREAS, the municipality of the Township of Cinnaminson wishes to participate in an electronic tax sale.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cinnaminson, County of Burlington and State of New Jersey that the Tax Collector is hereby authorized to participate in an electronic tax sale and submit same to the Director of the Division of Local Government Services if necessary.

CINNAMINSON TOWNSHIP COMMITTEE

Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 15th day of September, 2025.

*Lisa A. Passione, RMC
Municipal Clerk*

TOWNSHIP OF CINNAMINSON

RESOLUTION 2025 – 113

**RESOLUTION AUTHORIZING PARTICIPATION IN THE
BURLINGTON COUNTY MUTUAL AID AND ASSISTANCE AGREEMENT
WITH PARTICIPATING UNITS**

WHEREAS, mutual aid and assistance agreements between municipalities, counties, law enforcement agencies, police, Emergency Medical Service, Fire Departments, Fire Companies or EMS Organization and Fire Departments situated in Fire Districts operated by a Board of Fire Commissioners, are permitted pursuant to *N.J.S.A. 40A:14-26* and *40A:14-156.1*; and

WHEREAS, the President, in Homeland Security Directive (“HSPD-5”) directed the Secretary of the Department of Homeland Security to develop and administer a National Incident Management System (“NIMS”) which would provide a consistent nationwide approach to Federal, State, local and tribal governments to work together more effectively and efficiently to prevent, prepare for, respond to and recover from domestic incidents, regardless of cause, size or complexity; and

WHEREAS, “The New Jersey Civilian Defense and Disaster Control Act” App. A9-33 et. seq. provides for the health, safety and welfare of the people of the State of New Jersey during any emergency by centralizing control of all civilian activities having to do with such emergency giving the Governor control over the resources of each and every political subdivision to cope with any condition that shall arise out of such emergency; and

WHEREAS, the Director of the Division of Fire Safety in the Department of Community Affairs promulgated rules in accordance with the “Fire Service Resource Emergency Deployment Act,” *N.J.A.C. 52:14E-11 et. seq.*, commonly referred to as the “Fire Service Resource Emergency Deployment Regulations: *N.J.A.C. 5:75A et. seq.*, and

WHEREAS, it is deemed to be in the best interests of the residents of Cinnaminson Township to enter into a mutual aid and assistance agreement with the County of Burlington and other municipalities including but not limited to: Municipal Police, Emergency Medical Service or Fire Departments, Volunteer Fire Companies of EMS Organizations and/or Fire Districts to provide additional protection against loss, damage or destruction by fire, catastrophe, civil unrest, major emergency or other extraordinary devastation, damage or destruction to person and property, in those situations when outside aid and assistance is needed.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cinnaminson in the County of Burlington and State of New Jersey as follows:

- A. That the Township of Cinnaminson is hereby authorized and directed to enter into the Burlington County Mutual Aid and Assistance Agreement Between Participating Units, a copy of which is attached hereto and made part hereof, on the terms and conditions contained herein.
- B. That the Mayor and Township Clerk of the Township of Cinnaminson are hereby Authorized and directed to execute said Mutual Aid and Assistance Agreement on Behalf of the Township of Cinnaminson.
- C. That the Township Clerk is hereby authorized and directed to forthwith file a certified Copy of this Resolution and an executed copy of the Agreement with the Burlington County Department of Public Safety Services, Office of Emergency Management. Said office shall serve as the central repository and shall maintain a master listing of All Participating Units to the Mutual Aid and Assistance Agreement.

CINNAMINSON TOWNSHIP COMMITTEE

Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 15th day of September, 2025.

Lisa A. Passione, Municipal Clerk

TOWNSHIP OF CINNAMINSON

RESOLUTION 2025 – 114

A RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES PURSUANT TO EXEMPTION FOR A TOTALLY DISABLED VETERAN

WHEREAS, Benjamin R. Campbell, owner and resident of 909 Thomas Avenue (Block 1113 Lot 8.01) has applied for tax exemption as a Totally Disabled Veteran pursuant to 54:4-3.30 et. Seq.; and

WHEREAS, the applicant has supplied all requisite proofs in support of this application; and

WHEREAS, the township Assessor has reviewed the application and related documentation and finds all to be in order and recommends approval of the exemption; and

WHEREAS, the effective date of exemption is August 20, 2025 in conformance with the applicant's date of submission of application; and

WHEREAS, applicant has been billed and or paid taxes for the exempt period; and

WHEREAS, the Tax Collector seeks to balance the account in recognition of the exemption; and

WHEREAS, the Tax Collector confirms and wishes to clear any resulting overpayment by returning funds to the appropriate entity.

NOW THEREFORE BE IT RESOLVED by Township Committee of the Township of Cinnaminson that the Tax Collector is hereby authorized to cancel taxes in the amount of \$5016.76 ($\$13768.93/365 = 37.72 \times 133 = \5016.76) and in addition Tax Collector is hereby authorized to cancel 2026 Preliminary taxes. A certified copy of this resolution shall be forwarded to the Tax Collector, Tax Assessor and applicant.

CINNAMINSON TOWNSHIP COMMITTEE

Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 15th day of September, 2025.

*Lisa A. Passione, RMC
Municipal Clerk*

TOWNSHIP OF CINNAMINSON

RESOLUTION 2024 – 115

AUTHORIZING PURCHASE OF POLICE VEHICLES AND ACCESSORIES THROUGH APPROVED STATE CONTRACT VENDORS FOR CONTRACTING UNITS PURSUANT TO N.J.S.A. 40A:11-12a

WHEREAS, the Township of Cinnaminson, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Township of Cinnaminson has the need on a timely basis to purchase goods or services utilizing State contracts; and

WHEREAS, the Township of Cinnaminson intends to enter into a contract with Winner Ford of Cherry Hill, 250 Haddonfield-Berlin Road, Cherry Hill, NJ 08034, through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current State contracts.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Cinnaminson authorizes the Purchasing Agent to purchase certain goods or services from Winner Ford of Cherry Hill, 250 Haddonfield-Berlin Road, Cherry Hill, NJ 08034, State Contract # 20-Fleet-01189, expiration date of June 17, 2026, pursuant to all conditions of the individual State contracts as follows:

Winner Ford

3 – 2026 Police Interceptor Utility Vehicle	\$50,067.00 each	Total	\$150,201.00
3 – Fitouts	\$24,691.26 each	Total	\$ 74,073.78

Total Cost – Two Hundred Twenty-Four Thousand Two Hundred Seventy-Four Dollars and Seventy-Eight Cents (\$224,274.78)

BE IT FURTHER RESOLVED, that the governing body of the Township of Cinnaminson pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and certification of availability of funds is made by the Chief Finance Officer.

CINNAMINSON TOWNSHIP COMMITTEE

Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 15th day of September 2025.

Lisa A. Passione, RMC
Municipal Clerk

CERTIFICATION

I, Julia Edmondson, Chief Financial Officer of the Township of Cinnaminson, certify that funds are

available for this contract in account # _____ in the amount of

_____.

Julia Edmondson
Chief Financial Officer

TOWNSHIP OF CINNAMINSON

RESOLUTION NO. 2025 – 116

**RESOLUTION AWARDING CONTRACT TO
AXON ENTERPRISES, INC. FOR POLICE TASERS**

WHEREAS, the Township is desirous of awarding a contract to Axon Enterprises, Inc. Enterprises under the provisions of N.J.S.A. 40A:11-5(1)(dd) in the amount of \$492,420.20; and

WHEREAS, the Township is desirous of awarding a contract to Axon Enterprises, Inc. in the amount of \$492,420.20; and

WHEREAS, the CFO has certified the availability of funds in the amount of \$89,284.52 for 2025 and the remaining \$403,135.68, contingent upon authorization of subsequent capital budgets.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cinnaminson, County of Burlington and State of New Jersey that the Township hereby awards a contract to Axon Enterprises, Inc. in the amount of \$492,420.20

BE IT FURTHER RESOLVED by the Township Committee, of the Township of Cinnaminson, County of Burlington, State of New Jersey that the Mayor or his designee is authorized to execute such documents consistent with this Resolution and to take such other action on behalf of the Township in furtherance of this Resolution.

CINNAMINSON TOWNSHIP COMMITTEE

Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 15th day of September, 2025.

Lisa A. Passione, RMC Municipal Clerk

CERTIFICATION

I, Julia Edmondson, Chief Financial Officer of the Township of Cinnaminson, certify that funds are available for this contract in account # _____ in the amount of \$ 492,420.20.

Julia Edmondson
Chief Financial Officer

TOWNSHIP OF CINNAMINSON

RESOLUTION NO. 2025 – 117

**RESOLUTION APPROVING A CERTIFICATE OF COMPLETION FOR SIENA
CONDOMINIUMS AND AUTHORIZING ASSIGNMENT AND
ASSUMPTION OF A FINANCIAL AGREEMENT**

WHEREAS, on or about May 17, 2006, the Township of Cinnaminson entered into a Redevelopment Agreement with Hovbros Cinnaminson Urban Renewal, LLC (“Hovbros”) for the development of an age-restricted residential condominium, known as Siena Condominiums, located at 470 U.S. Route 130 North (the “Project”); and

WHEREAS, the Redevelopment Agreement was later amended on December 20, 2006, May 2, 2007, May 4, 2018, and June 18, 2018, with the May 4, 2018 amendment memorializing the transfer of the project to CSH Siena, LLC (“CSH”); and

WHEREAS, on May 18, 2022, CSH sent a formal request to the Township requesting a Certificate of Completion for the Project under Section 10 of the Redevelopment Agreement, said Certificate of Completion constituting a conclusive determination of (i) the satisfaction and termination of the agreements and covenants in the Redevelopment Agreement and (ii) that the conditions determined to exist in the Redevelopment Agreement at the time the property in question was determined to be an area in redevelopment no longer exist and said area shall no longer be subject to eminent domain as a result of such determination; and

WHEREAS, whereas on June 24, 2022, the Township Engineer issued a certification indicating that all necessary activities and improvements were performed and/or constructed and that a Certificate of Completion should be issued by the Township; and

WHEREAS, to facilitate the Project, the Township transferred the property to Hovbros by way of deed dated July 31, 2006 and recorded in the Burlington County Clerk’s Office on August 4, 2006 in Book 6417, at Page 632 (the “Deed”); and

WHEREAS, the Deed contained a “Reversionary Provision” whereby the property would revert to the Township upon Hovbros’ failure to complete the Project; and

WHEREAS, as stated above, the Township Engineer has certified that all necessary activities and improvements were performed and/or constructed and that a Certificate of Completion should be issued by the Township; and

WHEREAS, the Township is therefore willing to waive the right of reversion under the Deed; and

WHEREAS, the Township entered into a Financial Agreement with CSH on or about February 26, 2018, whereby the Township authorized a Five-Year Tax Exemption to CSH for the Project; and

WHEREAS, Section 7 of the February 26, 2018, Financial Agreement permits the transfer of the Agreement to an eligible entity provided that certain conditions are met; and

WHEREAS, on June 7, 2022, the Township passed Resolution No. 2022-103, authorizing the transfer of the Agreement to LSC-Cinnaminson NJ, DST (“Livingston Street Capital”), which was an entity eligible to operate under the law upon consent of the Township; and

WHEREAS, the 2022 Assignment of Financial Agreement with Livingston Street Capital was never fully executed and is therefore null and void; and

WHEREAS, pursuant to Section 7 of the February 26, 2018, Financial Agreement permits the transfer of the Agreement to Berk and Berk at Siena LLC, which is an entity eligible to operate under the law upon consent of the Township; and

WHEREAS, the Township has reviewed the proposed Assignment and Assumption agreement with Berk and Berk at Siena LLC, and desires to consent to the transfer of the Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cinnaminson, County of Burlington, New Jersey as follows:

- A. The Certificate of Completion attached hereto as Exhibit “A” is hereby authorized and approved.
- B. The Release of Right of Reversion attached hereto as Exhibit “B” is hereby authorized and approved.
- C. The assignment of the Financial Agreement and the Assignment and Assumption of Financial Agreement between CSH Siena, LLC and the assignee attached hereto as Exhibit “C” is hereby approved and the Financial Agreement remains in full force and effect.
- D. The Mayor of the Township of Cinnaminson, the Township Administrator, and the Township Clerk are hereby authorized to execute any documents necessary to effectuate the foregoing.

CINNAMINSON TOWNSHIP COMMITTEE

Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 15th day of September, 2025.

*Lisa A. Passione, RMC
Municipal Clerk*

DRAFT

CINNAMINSON TOWNSHIP

RESOLUTION 2025 – 119

AUTHORIZING EXECUTIVE SESSION

WHEREAS, N.J.S.A. 10:4-12 allows for a Public Body to go into closed session during a Public Meeting, and

WHEREAS, the Cinnaminson Township Committee has deemed it necessary to go into closed session to discuss certain matters which are exempted from the Public; and

WHEREAS, the regular meeting of this Committee will reconvene at the conclusion of closed session, at approximately _____ p.m. this evening.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12:

_____ Any matter which, by express provision of Federal Law, State Statute or Rule of Court shall be rendered confidential or excluded from discussion in public (Provision relied upon: _____);

_____ Any matter in which the release of information would impair a right to receive funds from the federal government;

_____ Any matter the disclosure of which constitutes an unwarranted invasion of individual privacy;

_____ Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body (Specify contract: _____);

_____ Any matter involving the purpose, lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed;

_____ Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection;

_____ Any investigations of violations or possible violations of the law;

X Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer (If pending or anticipated litigation, the matter is: _____)

(If contract negotiation the nature of the contract and interested party is _____)

Under certain circumstances, if public disclosure of the matter would have a potentially

negative impact on the Township's position in the litigation or negotiation, this information may be withheld until such time that the matter is concluded or the circumstances no longer present a potential impact);

Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting (Subject to the balancing of the public's interest and the employee's privacy rights under *South Jersey Publishing*, 124 N.J. 478, the employee(s) and _____ nature _____ of _____ discussion _____ is _____);

Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility;

BE IT FURTHER RESOLVED that the Township Committee hereby declares that its discussion of the aforementioned subject(s) may be made public at a time when the Township Solicitor advises the Committee that the disclosure of the discussion will not detrimentally affect any right, interest or duty of the Township or any other entity with respect to said discussion.

BE IT FURTHER RESOLVED that the Township Committee, for the aforementioned reasons, hereby declares that the public is excluded from the portion of the meeting during which the above discussion shall take place and hereby directs the Municipal Clerk to take the appropriate action to effectuate the terms of this resolution.