

Please note: Agenda is subject to change.

**Cinnaminson Township Planning Board
Regular Meeting Agenda
Tuesday, October 14, 2025 – 6:30pm**

- I. Welcome and Call to Order by Planning Board Chairperson**
The Regular Meeting of the Planning Board is being held October 14, 2025 at the Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ
- II. Pledge of Allegiance**
- III. Statement of Compliance with Sunshine Law read by Board Chairperson**
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.
- IV. 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.**
- V. Roll Call**
- VI. Restatement of Board Policy by the Board Chairperson**
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.
- VII. SPECIAL PRESENTATION – Mr. Frank Banisch**
Examination of the Area in Need of Redevelopment - Mainline Shopping Center
- VIII. Consistency Review – Ordinance 2025-13**
Establishing as “Age-Restricted” Affordable Housing (‘ARAH’) Zoning District for property located at Block 307.5, Lot 5; Block 502, Lots 5-7; and Block 503, Lots 1-5, within the Township of Cinnaminson, County of Burlington and State of New Jersey
- IX. Applications – None**
- X. Resolutions**
Resolution 2025-15 Colonial Land Enterprises, LLC; Block 702, Lot 26;
1800 Union Landing Road - Preliminary and Final Major Site Plan Approval; Minor Subdivision; bulk “c” Variances

Resolution 2025-16 A Resolution of the Township of Cinnaminson Planning Board Reporting Its Findings and Recommendations to the Township Committee on Ordinance

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#2025-13, Relating to the establishment of an “Age-Restricted” Affordable Housing (‘ARAH’) Zoning District for property located at Block 307.5, Lot 5; Block 502, Lots 5-7; and Block 503, Lots 1-5

- XI. Approval of Minutes - None**
- XII. Meeting Opened to the Public
Meeting Closed to the Public**
- XIII. Comments of the Board**
- XIV. Motion to Adjourn**

The next Meeting will be held Tuesday, October 28, 2025 at 6:30PM

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PLANNING BOARD - RULES GOVERNING PUBLIC COMMENT PERIOD

The Rules of Conduct and Decorum for public participation during meetings for addressing the Planning Board during public hearings on applications or which require public hearings or during the public portion of the Planning Board meetings are as follows:

- All members of the public attending Planning Board Meetings must treat each other, the Board Members, Board Professionals, Township employees, Applicants, Applicant's Professionals 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 Board Members, Board Professionals, Township employees, Applicants, Applicant's Professionals, 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 Chairperson, 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 Planning Board.
- 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 Planning Board 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 a hearing for an application or other such hearing, or during the general public portion of the Planning Board meeting for matters which are within the jurisdiction of the Planning Board, 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 Board Members, and Township employees reserve the right to answer questions and respond to comments.
- All questions and comments shall be through the Board Chairperson or Presiding Officer, unless waived.