

**CINNAMINSON TOWNSHIP COMMITTEE**

**REGULAR SESSION AGENDA**

Monday, October 20, 2025

6:30 p.m. Regular Session

Mayor Kravil announced that 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 8, 2025.

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

Also present: Eric Schubiger, Administrator; Julia Edmondson, CFO; Lisa Passione, Municipal Clerk, Geoff Stark, Solicitor, Michael Minton, Director of Economic Development. William Obuchowski, Police Chief

Mayor Kravil announced that this meeting is for Youth in Government and introduced the Youth in Government participants from Cinnaminson Middle School.

**YOUTH IN GOVERNMENT:**

President:	Evan Zwiercan served as Mayor Kravil
Vice President:	Carter Sheerin served as Deputy Mayor Horner
Secretary	Ryleigh Flack served as Committee Member Segrest
BOE Liaison	Matthew Kenny served as Committee Member McGill
Treasurer	Sophia Anderson served as Committee Member Conda
H & S Liaison	Avina Patel served as Administrator Schubiger

**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

**Acting Committee Member Anderson: Administration and Health & Senior Services**

Thank you, Mayor.

I would like to remind everyone that Vote By Mail and Early Voting Options are Available for the upcoming November 4th election.

Vote-by-Mail application forms are available at the Municipal Clerk’s office at the Municipal Building, or can be downloaded from the Burlington County Clerk’s website. Completed applications will NOT be accepted by email or fax. They must be sent by regular mail by Tuesday, October 28, or delivered to the County Clerk’s office in Mt. Holly in person by Monday, November 3<sup>rd</sup>.

In addition, the Cinnaminson Township Community Center has been selected as an early voting site. Early voting is available from Saturday, October 25 to Sunday, November 2, with Monday through Saturday hours from 10:00 AM to 8:00 PM, and Sunday hours from 10:00 AM to 6:00 PM.

For Senior Services, the Cinnaminson Library will host a seminar titled “Medicare Open Enrollment Made Easy” on Thursday, October 29<sup>th</sup> at 5:30. This will cover Medicare and Social Security Strategies for first-time enrollees, or those reviewing their options. Registration is required, and you can register online at the Cinnaminson Library website.

This completes my report.

**Acting Committee Member Flack: Public Works**

Beginning in November, Public Works Department personnel will begin collecting leaves curbside for residents throughout Cinnaminson. Residents should be reminded that piles should be free of dirt, sticks and trash and kept at least 10 feet away from all storm drains. Last year, Cinnaminson collected and recycled over 3,170 tons of leaves.

Construction on Union Landing Road for the installation of a pedestrian sidewalk is continuing with utility relocation and stormwater infrastructure. This project is being funded through a \$1,150,000.00 New Jersey Department of Transportation Local Freight Impact Fund Pedestrian Safety Improvement Grant.

The reconstruction of Pheasant Run Drive began last week. Work includes installation of new curb and gutter, selective apron and sidewalk replacement, and paving of the existing roadway. This project is being partially funded through a \$525,000 New Jersey Department of Transportation Local Transportation Project Fund Grant.

Public Works is currently planting 20 new trees throughout its parks. 11 trees are being planted at Memorial Park, 1 of which is a memorial tree, 3 trees are being planted at Extension Park, 3 trees are being planted at Garfield Park and 3 trees are being planted at Ravenswood Park

Public Works held its annual Fall Cleanup day at Public Works on October 4th which saw 101 residents participate in recycling old electronics, paint, chemicals and tires. This continued support and participation from the residents has helped make Cinnaminson one of the top recycling towns in Burlington County. In the last recycling report, Cinnaminson was ranked as the 4th highest municipality in recycling efficiency in the county. This concludes my report.

**ACTING MAYOR ZWIERCAN:** Thank you. Next we have Acting Committee Member Kenny for Public Safety

**Acting Committee Member Kenny: Public Safety**

September's Report

Total Incidents Responded:	3174
Total Cases:	81
Total Arrests:	29
Total Property Checks:	1167
Total Motor Vehicle Stops:	538
Total Motor Vehicle Summons:	221
Total DWI Arrests:	6
Total Motor Vehicle Accidents	64
Of those MVAs, the number with Injuries	13
Morgan Cemetery:	58 – all were normal property checks
Approved Firearm Permits	22
Denied & Withdrawn Firearm Permits	0
Approved Concealed Carrying Permits	5
Denied Concealed Carrying Permits	0
Temporary Handicap Permits Issued	10

For the 800 Block of Belleview Ave, there were a total of two calls concerning vehicles parked in front of no-parking signs.

I would like to highlight some of the planned community events in which the Police Department will be participating.

Finally, the annual Breakfast with Santa will be hosted by the Police and Fire Departments on Sunday, December 7th. Information regarding tickets and program schedule will be released soon.

I also want to highlight several programs coordinated between the Police Department and local schools.

The first-grade reading program is provided at the New Albany Elementary School and St. Charles. For this program, an officer is assigned to each of the 1st grade classes. At least once a month, if not more, that officer will visit the class and read books to the students. After which, the officer will have a short question-and-answer period with the students.

The Adopt-A-Cop program is provided at Rush School as well as St. Charles. An officer is assigned to each of the 3rd grade classes. At least once a month, the officer will visit the class and speak to the students about a variety of topics, including, but not limited to bullying, Halloween safety, not talking to strangers, and other age-appropriate topics.

Finally, the Police Department coordinates the P.I.R.A.T.E. program. PIRATE is an acronym which stands for

P – Preventing  
I – Intoxication  
R – Reinforcing  
A – Awareness  
T – Through  
E – Education

The PIRATE Program is designed to strengthen the relationship between the Police Department and 5th grade students, helping guide them as they navigate life's challenges. The program focuses on topics which prepare students for Middle School, High School, and adulthood by encouraging responsible decision-making, self-awareness, and positive community values.

### **Acting Deputy Mayor Sheerin: Finance and Economic Development**

Thank you Mayor.

Good evening fellow residents.

I am pleased tonight to provide an update on some important Economic Development issues in Cinnaminson.

First, on tonight's agenda is a public hearing and for the Township Committee's consideration an ordinance to provide the proper zoning for a new age-restricted (senior) development along River Road. This is the final remaining parcel within the Cinnaminson Harbor tract and is planned for a high end, age-restricted rental community, similar to Siena along Route 130. The Planning Board has determined that the concept plan is consistent with the Township's Master Plan and if the ordinance is authorized tonight, the developer will make application to the Planning Board to review various site issues such as traffic, circulation, storm water, parking etc. Overall, the development will be a mix of market rentals and affordable rental units, all for seniors, and will also assist the Township with satisfying our Council on Affordable Housing (COAH) fourth round obligations.

Indeed, COAH is a complicated and important component of municipal governance, but while other municipalities are faced with massive new construction to satisfy these State requirements, Cinnaminson has over the last eight (8) years methodically planned and balanced our existing character of our community while providing realistic development opportunities to satisfy the State mandate. I encourage my colleagues to support this agenda item.

Some other economic development news, as we welcome some new business to our town. As you may have heard, Gouldsburger's is coming to Cinnaminson at the Starbucks Center. Joining newly opened locations in Haddonfield and Medford, Gouldsburger's offers 100% USDA Prime Beef for the burgers and steak sandwiches served on freshly baked rolls. As they like to say, "Good Food, Done Right."

Also, Four Quarters Plumbing is relocating their corporate headquarters to a newly renovated building along Route 130 which once housed Lancaster Dress as well as Stout & Caldwell. We are proud to welcome both businesses.

I am delighted to report that the Planning Board received a very positive report from the Township's Special Planner who is determining if the Mainline Shopping Center and Sherwin Williams Center are eligible to be designated for redevelopment. These parcels are the latest shopping center upgrades and provides the possibility for new and exciting permitted uses.

Amazon has occupied approximately 30% of the warehouse along Taylors Lane. Mayor Kravil, on behalf of the Township Committee, has formally requested that the New Jersey Department of Transportation (NJDOT) accelerate their planned improvements at Taylors Lane and Route 130. We will continue to encourage NJDOT to move quickly. Please keep in mind that this location is an active environmental remediation site and based on state regulations, its only potential use is warehousing or any industrial enterprise.

Finally, our Economic Development team continues to meet with prospective businesses and Cinnaminson remains the most desirable town to relocate or start a business along the Route 130 Corridor.

Moving on to Finance, I am proud to remind my fellow residents that once again this Township Committee under Mayor Kravil's leadership has delivered a no municipal tax increase budget. The Township was able to secure significant grant funding for major improvements as well as ensure no decrease in services. We continue to look for opportunities to improve the quality of life for our residents while being fiscally responsible.

Mayor, that concludes my report.

## **Acting Mayor Zwiercan: Parks & Recreation and Veterans Affairs**

### **Parks and Recreation:**

We are thrilled to announce that the Township will be adding an inclusive playground to our parks system. An inclusive playground is designed to provide a safe, accessible, and engaging play space for children of all abilities, including those with physical, sensory, and cognitive challenges. This ensures that every child in our community can play, explore, and grow together. This exciting addition is made possible through a 2025 Burlington County Municipal Park Development Program Grant in the amount of \$175,000.

We also have more great news! The basketball courts at Garfield Park have been fully refurbished and are now open for play. This project was funded by a 2024 Local Recreation Improvement Grant, totaling \$70,000. These enhancements reflect our ongoing commitment to providing high-quality recreational spaces for all residents.

This past Saturday, Cinnaminson hosted a Townwide Yard Sale. The event was a huge success, with strong community participation and over 60 households taking part. Thank you to everyone who joined in!

Looking ahead, we have several fun and family-friendly events planned over the coming months:

- **Truck or Treat**  
Join us on Friday, October 24th from 6:00 PM to 7:30 PM at Memorial Park for this spooktacular event! Kids can enjoy trick-or-treating from creatively decorated car trunks, while families soak in the Halloween spirit. It's not too late to sign up to decorate your trunk and share in the frightful fun! To participate, please contact Christine Turner at [cturner@cinnaminsonnj.org](mailto:cturner@cinnaminsonnj.org).
- **Holiday Lighting Celebration**  
Mark your calendars for Friday, December 5th, from 5:00 PM to 7:00 PM at Wood Park. Join us as we kick off the holiday season with festive music, seasonal activities, and a special guest from the North Pole. It promises to be a magical evening for all ages!
- **Annual House Decorating Contest**  
Get ready to light up the neighborhood! Our popular House Decorating Contest will run from December 12th to 21st. More information, including how to register, will be available in the coming weeks.

### **Veterans' Affairs:**

Veterans Day is observed on Tuesday, November 11th. This important day is a time to honor and thank America's veterans for their patriotism, love of country, and dedication to service.

Throughout our nation's history, service members have answered the call to protect our freedoms and uphold the values we cherish. Their commitment does not end with their military service—it continues through their contributions to our communities every day.

On this Veterans Day, we proudly recognize and express our gratitude to all who have worn the uniform and continue to serve our country in countless ways.

This concludes my report.

### **ORDINANCE PUBLIC HEARING:**

**Ordinance 2025 – 13** An Ordinance to Establish 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

Acting Mayor Zwiercan asked for a motion to open public comment on Ordinance 2025 – 13. MOTION TO OPEN PUBLIC COMMENT ON ORDINANCE 2025-13 MADE BY ACTING DEPUTY MAYOR SHEERIN, seconded by Acting Committee Member Flack. Voice vote. All aye.

Mayor Kravil asked for a motion to open public comment on Ordinance 2025 – 13. MOTION TO OPEN PUBLIC COMMENT ON ORDINANCE 2025 – 13 MADE BY MR. MCGILL, seconded by Mr. Segrest. Voice vote. All aye.

Seeing no one come forward Acting Mayor Zwiercan asked for a motion to close public comment. MOTION TO CLOSE PUBLIC COMMENT MADE BY ACTING COMMITTEE MEMBER FLACK, seconded by Acting Committee Member Kenny. Voice Vote. All Aye

Seeing no one come forward Mayor Kravil asked for a motion to close public comment. MOTION TO CLOSE PUBLIC COMMENT ON ORDINANCE 2025 – 13 MADE BY MR. SEGREST, seconded by Mr. McGill. Voice vote. All aye.

Acting Mayor Zwiercan asked for a motion to approve Ordinance 2025-13. MOTION TO APPROVE ORDINANCE 2025-13 MADE BY ACTING COMMITTEE MEMBER KENNY, seconded by Acting Committee Member Flack. Voice vote. All aye.

Mayor Kravil asked for motion to approve Ordinance 2025-13. MOTION TO APPROVE ORDINANCE 2025-13 MADE BY DEPUTY MAYOR HORNER, seconded by Mr. Segrest. Roll call vote. Mr. Conda – aye, Mr. McGill – aye, Mr. Segrest – aye, Deputy Mayor Horner – aye, Mayor Kravil – aye. Ordinance 2025-13 was approved.

**CONSENT AGENDA:**

- Resolution 2025 – 124** Authorizing Award of Contract through State Contract for Inclusive Playground
- Resolution 2025 – 125** Authorizing Award of Contract for FY 2024 NJDOT Resurfacing of Fork Landing Road
- Resolution 2025 – 126** Authorizing Award of Contract through Sourcewell for Trash Carts
- Resolution 2025 – 127** Authorizing Award of Contract through Sourcewell for Hooklift-Mounted Leaf Vac
- Resolution 2025 – 128** Authorizing Change Order and Final Payment to Keystone Sports for Reconstruction of Basketball Courts at Garfield Park
- Resolution 2025 – 129** Authorizing Termination of Participation in the State Health Benefits Program (SHBP)
- Resolution 2025 – 130** Authorizing Cancellation of Taxes for Totally Disabled Veteran Block 2810, Lot 14
- Resolution 2025 – 131** Authorizing Designation Curfew for Mischief Night and Halloween

**END OF CONSENT AGENDA**

**PUBLIC COMMENT ON CONSENT AGENDA ONLY:**

Acting Mayor Zwiercan asked for a motion to open Public Comment on Consent agenda items only. ACTING DEPUTY MAYOR SHEERIN MADE A MOTION TO OPEN PUBLIC COMMENT ON THE CONSENT AGENDA, seconded by Acting Committee Member Flack. Voice vote. All aye.

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 DEPUTY MAYOR HORNER, seconded by Mr. Segrest. Voice vote. All aye

Seeing no one come forward Acting Mayor Zwiercan closed public comment on the consent agenda

Seeing no one come forward, Mayor Kravil asked for a motion to close public comment on the consent agenda. MOTION TO CLOSE PUBLIC COMMENT ON THE CONSENT AGENDA MADE BY MR. MCGILL, seconded by Deputy Mayor Horner. Voice vote. All aye.

Acting Mayor Zwiercan asked for a motion to approve the consent agenda. MOTION TO APPROVE THE CONSENT AGENDA MADE BY ACTING COMMITTEE MEMBER ANDERSON, seconded by Acting Committee Member Kenny. Voice vote. All aye.

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

**APPROVAL OF MINUTES:**

Acting Mayor Zwiercan asked for a motion to approve the minutes of October 6, 2025. MOTION TO APPROVE THE MINUTES OF OCTOBER 6, 2025 MADE BY ACTING DEPUTY MAYOR SHEERIN, seconded by Acting Committee Member Flack. Voice vote. All aye.

Mayor Kravil asked for a motion to approve the minutes of October 6, 2025. MOTION TO APPROVE THE MINUTES OF OCTOBER 6, 2025 MADE BY DEPUTY MAYOR HORNER, seconded by Mr. McGill. Roll call vote. Mr. Conda – aye, Mr. McGill – aye, Mr. Segrest – abstain, Deputy Mayor Horner – aye, Mayor Kravil – aye. Minutes were approved.

**APPROVAL OF BILLS:**

Acting Mayor Zwiercan asked for a motion to approve the bill list. MOTION TO APPROVE THE BILL LIST MADE BY ACTING COMMITTEE MEMBER KENNY, seconded by Acting Committee Member Anderson. Voice vote. All aye.

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

**PUBLIC COMMENT:**

Acting Mayor Zwiercan asked for a motion to open Public Comment. MOTION TO OPEN PUBLIC COMMENT MADE BY ACTING COMMITTEE MEMBER FLACK, seconded by Acting Committee Member Kenny. Voice vote. All aye.

Mayor Kravil asked for a motion to open public comment. MOTION TO OPEN PUBLIC COMMENT MADE BY MR. SEGREST, seconded by Mr. McGill. Voice vote. All aye.

Ben Young, 116 Woodview Lane congratulated the students on doing a great job.

Dutch and Morlee Sell, 104 Cuthbert Road requested that the Committee consider an amendment to Ordinance 525-120 regarding political signs and the length of time they are allowed to be posted. They believe that the ordinance needs to be updated to take into consideration vote-by-mail and early voting. Mayor Kravil thanked them for being civically involved. Township Committee will discuss this and see what changes can be made.

Seeing no one else come forward Acting Mayor Zwiercan asked for a motion to close public comment. MOTION TO CLOSE PUBLIC COMMENT MADE BY Acting Committee Member Anderson, seconded by Acting Deputy Mayor Sheerin. Voice vote. All aye

Seeing no one else come forward, Mayor Kravil asked for a motion to close public comment. MOTION TO CLOSE PUBLIC COMMENT MADE BY MR. CONDA, seconded by Deputy Mayor Horner. Voice vote. All aye.

**ADJOURNMENT:**

Acting Mayor Zwiercan asked for a motion to adjourn the meeting. MOTION TO ADJOURN THE MEETING MADE BY ACTING COMMITTEE MEMBER FLACK, seconded by Acting Deputy Mayor Sheerin. Voice vote. All aye.

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

7:04 pm

Duly passed and adopted:

*November 10, 2025*

Respectfully submitted:



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Lisa A. Passione, RMC  
Municipal Clerk