

Cinnaminson Township Planning Board
Regular Meeting Minutes
Tuesday, September 23, 2025 – 6:30pm
Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ

Ms. Lauro 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. Minton, Mr. Maradonna, Mr. McGill, Mr. Snyder, Ms. Woodington, Ms. Lauro

Arriving Late: Ms. Stewart at 6:34PM

Absent: Mr. Segrest, Mr. Roadside

Also Present: Mr. Raymond, Solicitor; Mr. Barbadoro, Engineer; Ms. Passione, Municipal Clerk

Applications

03-08-P-403 Hoeganaes Corporation; Block 610, Lot 3.02; 1001 Taylors Lane

Minor Site Plan Application

• Mr. Minton reported receipt of request on September 22, 2025 by Hoeganaes to table the application until a future date. New notice will be provided. He explained that changes to the site plan regarding circulation are needed after meeting with the Fire Marshall.

**Case 2506 Colonial Land Enterprises, LLC; Block 702, Lot 26; 1800 Union Landing Road
Preliminary and Final Major Site Plan Approval; Minor Subdivision; bulk “c” Variances**

James Burns, attorney for the applicant, explained the application for Colonial Land Enterprises, LLC., the location of the site and gave a brief history of Chick’s Towing operating on the site residency. He introduced the applicant, Lesley Graber, sole member of Colonial Land Enterprises, LLC, who acquired the property in February 2025. Ms. Graber was sworn by Mr. Raymond.

Joe Barbadora, Board’s Engineer, explained the review letter dated September 17, 2025, and stated he had no objection to granting the checklist waivers and to finding the application complete. Mr. Burns confirmed the applicant would comply with all requests in Mr. Barbadora’s letter.

Completeness/Notice

Motion by Mr. Minton, seconded by Ms. Woodington to find the application complete.

Roll Call

Those voting in favor: Mr. Gallagher, Mr. Minton, Mr. Maradonna, Mr. McGill, Mr. Snyder, Ms. Woodington, Ms. Lauro; Alternate: Ms. Stewart

Those voting against: None

Those abstaining/recusing: None

Hearing

Ms. Graber explained that Chick's Towing and the family residence is currently located at 1000 Union Landing Road and will be moved to this location to allow for expansion of the existing business and to provide for the owner's residence to be at the same location. Ms. Graber stated the property was acquired in February 2025. She testified that the home will be a stand-alone home for family use and will not be used as a rental. Ms. Graber explained the history of the business having been in operation for 35 years, with a residence at the 1000 Union Landing Road location since 2019. She explained that Chick's Towing is a family business, run by she and her husband and one of her sons. The business handles commercial towing and towing of vehicles through a contract with the Cinnaminson Police Department. She explained the importance of maintaining a residence on the property for better response time, increased security, and convenience and peace of mind for her husband and son to leave and return from the property where they reside. Ms. Graber testified that access to the residence would be from inside the business with no outside access to the residential dwelling. She further testified that the business would operate office hours from 8:00am to 4:30pm Monday through Friday, and the shop and yard would operate from 7:00am to 6:00pm Monday through Friday, and from 7:00am to 3:30pm on Saturday. She testified that deliveries related to the business and residence would be made by FedEx, UPS, etc. Ms. Graber explained that trash will be contained in a dumpster.

Mr. Burns asked Ms. Graber to describe the condition of the property and improvements made. Ms. Graber explained the previous owner of the property was 103 years old. The property, having been a lima bean farm, was very overgrown with brush and weeds. Vegetative overgrowth was removed as well as clearing the property of trash and debris including old farm equipment, and over 20 old pool covers. She testified that no significant caliper trees were removed.

Ms. Graber testified that the minor subdivision would allow for the residential property to become a separate lot and the second lot would contain the business and yard, as well as a separate apartment above the business that would be accessible only from the interior of the business. She reported the fencing around the property to be completely fenced with an electronic gate, security cameras and fire suppression system in the building as per code. She described the surrounding areas as industrial and commercial. She testified that the apartment over the business would be an accessory to the primary business and could not be used as a rental unit separate from the business. Ms. Graber agreed to these conditions.

Mr. Burns introduced Matthew Walsh, licensed Engineer with the firm PS & S. Mr. Walsh was sworn by Mr. Raymond. Mr. Walsh described his educational and professional experience, stating he is a licensed professional engineer with the State of New Jersey. He confirmed and adopted the testimony given by Ms. Graber. Mr. Walsh was accepted as an expert witness by the Board.

Mr. Walsh introduced the following exhibits:

- A-1 Elevation Plans
- A-2 aerial view of the property
- A-3 subdivision plan

Mr. Walsh described the elevations as noted on Exhibit A-1. He reviewed Exhibit A-2, showing the area of the property outlined in red. He testified that all surrounding properties are commercial/industrial in nature. Mr. Walsh identified Exhibit A-3, testifying the new residential lot will have a preexisting, nonconforming setback of 48.5 feet from the roadway, where 50 feet is required. He described the area at the back of the lot to be enclosed by a 6' chain link fence with an electric gate access with the building at the front of the lot. Mr. Walsh testified the total site acres as 4.88, with the residence being 0.396 acres and the business and shop/yard lot being 4.46 acres. He testified the applicant will provide (25) parking spaces, including (3)

paved including ADA parking spaces. The remaining (22) parking spaces will be on the gravel lot and will not be striped. He stated the applicant is seeking a variance to allow for 9'x18' parking spaces where 10'x20' are required. Mr. Walsh testified the applicant proposes (2) stormwater management facilities to manage runoff from site. The applicant will meet all stormwater requirements as outlined by Mr. Barbadora in his letter dated September 17, 2025. Mr. Walsh indicated the applicant will be installing all new underground utilities and will connect both properties to the Township sewer system. Landscape buffering between the residential and business properties will be provided and the applicant agrees to work the Board's professionals to determine the specific plantings and adequacy of the buffer. Mr. Walsh reported a variance will be required for the lighting as noted in Mr. Barbadora's letter. No signage is proposed at this time.

Mr. Walsh confirmed there will be no external access to the apartment unit located on the commercial property and that all access will be internal through the building. Mr. Minton asked if the applicant agrees to cooperate with the Cinnaminson Police Department in providing access to the exterior security cameras. Mr. Burns confirmed this will be done. Additionally, Mr. Walsh confirmed that the applicant agrees to address any concerns of the fire marshal.

Mr. Walsh testified that the variances sought can be granted without detriment to the purposes of zoning and that the positives of granting the proposed variances, outweigh any negatives based upon the current use of the property and proposed use, as testified to by the applicant's witnesses.

Mr. Charles Graber was sworn by Mr. Raymond. Mr. Graber testified the lighting to be provided will use photocell lighting, illuminating from dusk to dawn.

Mr. Minton asked Mr. Walsh about the subdivision line to the front of building and suggested a variance be granted for the front yard setback of less than 50' for the newly created commercial and residential lots.

Mr. Minton explained a monument sign would require Board approval and suggested granting approval for monument sign tonight, in the event it is sought, subject to zoning official approval.

Mr. Barbadora asked for clarification on the sideline fence setback. Mr. Walsh will request a variance for the fence along both sides to the neighboring property. Mr. Barbadora landscaping ordinance requires 5% of parking lot will be landscaped. Mr. Walsh will be asking for a variance on that. Mr. Barbadora asked if the entire site drains into the basin in the back, and Mr. Walsh confirmed it does. Mr. Minton asked that the gravel area be indicated as outdoor storage and not parking. Mr. Walsh confirmed this.

Hearing Open to the Public

Ms. Lauro opened the meeting to the public and since there were no comments or questions from the public, closed the hearing to the public.

- Mr. Minton explained this is a beautiful site, situated in the center of industrial area and reported the Economic Development has been working with the applicant to find a suitable site in Cinnaminson for the past two years. He is very happy that they chose to stay in Cinnaminson. He added, this is a unique application as well.
- Mr. Minton asked Mr. Raymond to remind the Board of the relief sought. Mr. Raymond described the relief sought as: parking spaces to be 9'x18' where 10'x20' are required, variance for parking area required to be separated by 5'; lot coverage of more than 45%; a variance from requirement that 5% of parking lot be landscaped; variance for lighting to allow for 0.0 footcandles at points in the parking facility; side yard setback for flag lot; variance for grass less than 10% of the parking lot; furthermore, any future sign will

conform with the ordinance and zoning approval; the tax assessor will approve all lot numbers; applicant agrees to affordable housing requirements; applicant will comply with requirements from the fire marshal; and applicant agrees the residential space over business will not be a rental.

Motion by Mr. Minton, seconded by Mr. McGill to grant Preliminary and Final Major Site Plan Approval and Minor Subdivision Approval with bulk variances as summarized by Mr. Raymond and to permit accessory use of residence to the principal use for the property

Roll Call

Those voting in favor: Mr. Gallagher, Mr. Minton, Mr. Maradonna, Mr. McGill, Mr. Snyder, Ms. Woodington, Ms. Lauro; Alternate: Ms. Stewart

Those voting against: None

Those abstaining/recusing: None

Resolutions

Resolution 2025-14 Resolution of the Planning Board of The Township of Cinnaminson appointing Frank Banisch, P.P. as Special Planner and Authorizing and Directing the Preparation of a Redevelopment Examination Report in accord with Cinnaminson Township Committee Resolution No. 2024-139, Dated December 16, 2024 for (Block 2312, Lot 2 And Block 2302 Lot 4)

- Mr. Minton explained this is a matter of housekeeping as Mr. Banisch was named as Affordable Housing Planner but not as Special Planner.

Motion by Mr. Snyder, seconded by Ms. Woodington, to adopt Resolution 2025-14.

Roll Call

Those voting in favor: Mr. Gallagher, Mr. Minton, Mr. Maradonna, Mr. McGill, Mr. Snyder, Ms. Woodington, Ms. Lauro; Alternate: Ms. Stewart

Those voting against: None

Those abstaining/recusing: None

Approval of Minutes – Approval of August 12, 2025 Regular Meeting Minutes

Motion by Mr. Snyder, seconded by Mr. Gallagher, to adopt the minutes of the August 12, 2025 Regular Meeting. The minutes were approved by those members eligible to approve them, with no corrections.

Meeting Opened to the Public

Ms. Lauro opened the meeting to the public.

- Renee Oler-Davis – asked about the circulation questions from the fire marshal for the Hoeganaes application. Mr. Raymond explained that as the applicant is not here, there can be no discussion of the substance of the application, however he stated notice will be made prior to the hearing once the applicant makes revisions.

Meeting Closed to the Public

Since there were no further comments, Ms. Lauro closed the meeting to the public

Discussion Items

Burlington County Planning Board request for thirty (30) day extension for review period for S25-08-064 Colonial Land Ent, 1800 Union Landing Road

- Mr. Minton explained this is a routine matter where the Burlington County Planning Board may have jurisdiction over the application and has requested a (30) day extension to review the application.

Motion by Mr. McGill, seconded by Mr. Snyder to approve (30) day extension period.

Roll Call

Those voting in favor: Mr. Gallagher, Mr. Minton, Mr. Maradonna, Mr. McGill, Mr. Snyder, Ms. Woodington, Ms. Lauro; Alternate: Ms. Stewart

Those voting against: None

Those abstaining/recusing: None

Comments of the Board

Mr. Minton thanked the Board for meeting. He reported there will applications to be heard in October and November.

Motion to Adjourn

Motion by Mr. Snyder, seconded by Ms. Woodington to adjourn the meeting at 7:26P.M. The voice vote by the Board was unanimous.

Prepared by:



Beverly G. Russell, RMC
Board Secretary

Approved: November 25 2025