

**Cinnaminson Township Planning Board**  
**Regular Meeting Minutes**  
**Tuesday, October 14, 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 statement.

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. McGill, Mr. Minton, Mr. Roadside, Ms. Woodington, Ms. Lauro

Late: Alternate: Ms. Stewart

Absent: Mr. Segrest, Mr. Snyder,

Also Present: Mr. Heinold, Solicitor; Mr. Banisch, Affordable Housing/Special Planner;  
Mrs. Russell, Secretary

**SPECIAL PRESENTATION – Mr. Frank Banisch**

**Examination of the Area in Need of Redevelopment - Mainline Shopping Center**

Mr. Banisch reviewed the process he and the Board will undertake over the coming months in examining the sites of the Mainline Shopping Center and Sherwin Williams Plaza, as requested by the Township Committee. He briefly reported the current tenants and lease status. He explained this process and end result are meant to be confrontational to the property owners, but rather this will be a collaborative effort to achieve a plan that best suits the needs and advances the vision of the town. Mr. Banisch suggested that Board members communicate their ideas, suggestions and concerns regarding the properties and redevelopment process directly to Mrs. Russell, who will compile one list for all to review.

**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**

Mr. Banisch reported that Township Committee introduced Ordinance 2025-13 establishing an age-restricted affordable housing zoning district, and have referred it to the Planning Board to review and determine if the ordinance is inconsistent with the town’s Master Plan.

Mr. Banisch briefly described the plan to build 100 or more units on the property defined as Block 307.5, Lot 5; Block 502, Lots 5-7; and Block 503, Lots 1-5, that will include both market and affordable senior housing. The property, located on River Road across from the Riverline train station, is currently vacant. This development helps to satisfy the constitutional affordable housing obligation and is, therefore, clearly

consistent with the Master Plan. The Board will have jurisdiction over approving the plans prior to development.

Motion by Mr. McGill, seconded by Ms. Woodington to find Ordinance 2025-13 no inconsistent with the Master Plan.

**Roll Call:**

Those voting in favor: Mr. Gallagher, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Roadside, Ms. Woodington, Ms. Lauro; Alternate: Ms. Stewart  
Those voting against: None  
Those abstaining: None Those recusing: None

**Applications – None**

**Resolutions**

**Resolution 2025-15 - Resolution of the Planning Board of the Township of Cinnaminson Granting Preliminary and Final Major Site Plan Approval and Minor Subdivision with Bulk ‘C’ Variances to Colonial Enterprises, LLC; 1800 Union Landing Road; Block 702, Lot 26**

Motion by Mr. Minton, seconded by Ms. Woodington to adopt Resolution 2025-15.

**Roll Call:**

Those voting in favor: Mr. Gallagher, Mr. Maradonna, Mr. McGill, Mr. Minton, Ms. Woodington, Ms. Lauro; Alternate: Ms. Stewart  
Those voting against: None  
Those abstaining: Mr. Roadside, Those recusing: None

**Resolution 2025-16 - Resolution of the Planning Board of the Township of Cinnaminson on referral of Ordinance 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**

Motion by Mr. McGill, seconded by Ms. Woodington to adopt Resolution 2025-16.

**Roll Call:**

Those voting in favor: Mr. Gallagher, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Roadside, Ms. Woodington, Ms. Lauro; Alternate: Ms. Stewart  
Those voting against: None  
Those abstaining: None Those recusing: None

**Approval of Minutes - None**

**Meeting Opened to the Public**

Ms. Lauro opened the meeting to the public.

- Renee Oler-Davis – asked for clarification of the vote for
- Mona Washington, 908 James Avenue, Cinnaminson – shared that in the past, most people had one car and now some houses in her neighborhood have four – expressed deep concern for safety in her neighborhood due to congested

parking – describe the parking situation during the General Election last November – asked if limiting a number of cars to each household was a possibility – Mr. Minton explained the RSIS (Residential Site Improvement Standards) by which a Planning Board must follow in making decisions on parking – he reviewed some of the changes that have been made to improve parking and safety – suggested Ms. Washington share her concerns first with the Police Department, who can order a traffic study of the area. The discussion continued regarding parking at polling locations throughout town. Mr. Heinold explained that with additional cars and larger cars on the roads, limiting parking to one side of the road to allow for better movement, will only push parking issue onto adjacent streets. Permit parking could be initiated in areas with increased density. The parking of commercial vehicles with equipment trailers was discussed.

- Mike Goins, 100 Purnell Avenue, Cinnaminson – asked if Cinnaminson residents will have priority selection in new age restricted housing. Mr. Heinold stated that provision may not be available under the new laws.
- Jim Francis, 804 S. Bellview Avenue, Cinnaminson – asked if the new senior development will be similar in design to Sienna or more like condos. Mr. Minton explained the developer will need to come before the Planning Board for a hearing and approval of site plans. These will not be individual homes or buildings, but rather one building with a common entrance. He explained that approximately 25% of the units will be affordable housing and the balance will be market units. There may be an opportunity for commercial space as well. This development will satisfy the Town's Round 3 Affordable Housing obligation.

### **Meeting Closed to the Public**

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

### **Comments of the Board**

- Mr. Minton reviewed the status of applications for future meetings. He does not believe the Board will meet on October 28<sup>th</sup> and there will be no meeting on November 11<sup>th</sup> as it is Veterans Day. As of this time, the next Planning Board meeting will be held on November 25<sup>th</sup> and there should be one or two applications to hear.

### **Motion to Adjourn**

Motion by Mr. Gallagher, seconded by Mr. Roadside to adjourn the meeting at 7:11P.M. The voice vote by the Board was unanimous.

Prepared by:



Beverly G. Russell, RMC  
Board Secretary

Approved: November 25, 2025