

Cinnaminson Township Planning Board
Regular Meeting Minutes
Tuesday, November 25, 2025 – 6:30pm

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. McGill, Mr. Roadside, Mr. Snyder, Ms. Woodington, Ms. Lauro, Alternate: Ms. Stewart

Absent: Mr. Segrest, Mr. Maradonna

Also Present: Mr. Petrone, Solicitor; Mr. Barbadoro, Engineer; Mr. Benedetti, Planner; Mrs. Russell, Secretary

Application

2507 - Minor Subdivision

Block 201, Lot 1.01; 7-9 Taylors Lane, Cinnaminson; R-2CL, WP, LI, MC Zoning Districts

Shonti Tager, Attorney for the Applicant, explained the application before the Board is for minor subdivision to legally create an additional lot. He described the site of the Taylor Farmstead, a family-owned property which has been farmed by the Taylor Family for many generations. Mr. Tager described the size and location of the site, which is 126.46 acres located across several different zoning districts and is encumbered with a conservation easement which is open to the public. He reported that over the years, different sections of the land have been formally meted out and bequeathed to members of the Taylor Family and there has been some reconsolidation of sections.

Mr. Tager stated the Applicant, Rebecca Taylor, paid for a title search to better define who owns which properties. Ms. Taylor's aunt and uncle own a portion at the very top of the site for which there was a deed conveyed but no formal subdivision recorded. He explained that several months ago, Ms. Taylor began this process to enable her to purchase the land and the dwelling from her aunt and uncle and having the formal subdivision will allow her to obtain title insurance on the site. The site consists of two single-family residences and subdivision will allow each to have its own lot. The original deed conveyed had more land but several accessory buildings on the lot are in use by Ms. Taylor's cousins in the farming operation, therefore she is agreeable to reducing the lot to allow for those buildings to continue to be used in the farming. Mr. Tager explained a variance may be needed as the property does not front on a public road.

The Board's Engineer, Joe Barbadoro, reported that all required items for completeness for the minor subdivision were submitted by the Applicant. Mr. Barbadoro recommended the application be deemed complete

Completeness

Motion by Mr. Minton, seconded by Mr. Snyder to find application complete.

Roll Call:

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

Those voting against: None

Those abstaining/recusing: None

Hearing

Mr. Tager introduced Rebecca Taylor who was sworn by Mr. Petrone. Ms. Taylor thanked the Board for their consideration of the application. She explained that the subdivision would allow her to move forward to buy her aunt's house. She stated that the houses on the property have been in the Taylor family for twelve generations and she expressed how important it is to keep the houses in the family.

Mr. Tager introduced Ryan Veasy, Engineer for the Applicant. Mr. Veasy was sworn by Mr. Petrone. Mr. Veasy testified that he is a civil engineer, licensed with the State of New Jersey, and described his educational background and professional experience. He reported being accepted as an expert witness by various boards across New Jersey. The Board accepted Mr. Veasy as an expert witness.

Mr. Tager introduced Exhibit A-1 – Site Plan of the full property.

Mr. Veasy explained the process of looking through the numerous deeds and easements to determine legal ownership. He described the location of the property as being located along Route 543, also known as River Road/Broad Street/St. Mihiel Drive, situated between the Delaware River and Taylors Lane. He described the site and location of this proposed subdivision. Mr. Veasy reported that 80.8 acres of the site is a conservation easement which was given to New Jersey Natural Lands in the 1970's and is deed restricted for natural space. He pointed out areas on the site plan, (Exhibit A-1) including the parking area for the conservation area, an additional parking area, and the three (3) parcels that have previously been subdivided with separate tax addresses. Mr. Veasy explained the three residential parcels are all accessed through a shared internal access road.

Mr. Barbadoro summarized his review letter and reported he will work with the Applicant's Engineer to clear up any discrepancies on the plan between the total areas to be subdivided and some of the metes and bounds descriptions. He stated these discrepancies do not affect the overall application.

Mr. Tager introduced Clifton Quay, Planner for the Applicant. Mr. Quay was sworn by Mr. Petrone. Mr. Quay testified that he is a civil engineer and planner, licensed with the State of New Jersey, and described his educational background and professional experience. He stated that he had testified before this Board in the past. The Board accepted Mr. Quay as an expert witness.

Mr. Quay gave a brief background of the site, and the desire of the Applicant to bring the lot into conformance as it had been deeded but not formally subdivided on the tax map. Mr. Quay explained the lot

itself is comprised of four different zoning districts—residential district 2 cluster, wildlife reserve, light industrial, and marine commercial. He testified the portion proposed to be the new lot, is completely within the R-2 cluster zoning district. Mr. Quay stated that other than not having frontage on the public street, no other variances are required. He stated that the proposed Lot 1.01B encompasses an area of 64,248.91 square feet and is accessible via a private lane within an easement, the extended portion of the public road (Taylors Lane), as well as several other roads subject to cross-easements.

Mr. Quay reiterated the variance requested is due to the lack of frontage on a public road and granting the variance can be supported under c1 and c2 statutes of the Municipal Land Use Law; the unique circumstances of the land can be argued as c1 hardship and the special reasons under c2, will create a legal tax lot for an existing dwelling and perfect the condition that is not completely compliant in the manner it should be. He stated it is neither practical nor necessary to create a public road and creating a public road could not reasonably be accomplished. Mr. Quay stated the benefits outweigh the detriments to the zoning ordinance and the proposed subdivision makes good planning sense as it is a better alternative than what is currently existing.

Mr. Benedetti, the Board's Planner, asked Mr. Quay to provide testimony as to parking. Mr. Quay testified that there are at least three (3) spaces to each dwelling with additional parking available behind the driveway access, behind the houses.

Mr. Tager introduced Exhibits A-2 – photos of the existing dwelling, and A-3- the subdivision plan. Mr. Quay pointed out the available parking on the photos.

Mr. Benedetti asked Mr. Quay if there was plan to remove trees from the property. Mr. Quay testified that as no new construction is proposed, no trees will be removed.

The maintenance of the private access road was discussed. Mr. Tager explained that the owners of the other properties currently maintain the road and that as part of the subdivision process, maintenance responsibilities will be formally defined. Mr. Minton asked Mr. Tager if the Applicant was agreeable to providing the record of easements to the satisfaction of the Board as a condition of approval. Mr. Tager confirmed the Applicant is agreeable to this condition.

Access by emergency vehicles was discussed. Ms. Taylor testified that emergency vehicles are able to access the dwellings and reported a recent event where the fire department responded to a smoke detector alarm. Ms. Taylor reported that trash vehicles also access the lots without issue.

Hearing Open to the Public

Ms. Lauro opened the hearing to the public.

- Jarmilla Shepherd, 215 Front Street, Palmyra – representing the Civic Club of Riverton-East Riverton-Palmyra, asked for clarification of the property location. Mr. Tager pointed out the area on the plan where the property for subdivision is located. Ms. Shepherd asked if there would be any new building. Mr. Petrone explained the requirement under the Municipal Land Use Law that all buildings and dwellings front on a public street. As the property will be subdivided and this lot does not front a public street—an existing condition—a technical variance is required under town regulations.

Hearing Closed to the Public

As there were no further comments or questions from the public, Ms. Lauro closed the hearing to the public.

Mr. Minton asked for confirmation of the variances sought and conditions of approval. Mr. Petrone explained that minor subdivision of one lot into two (2) lots is requested; subdivision will create a new 64,000 (approximate) square foot lot for one of the residential structures with the balance of the other two residential structures on the remainder lot; variance is required to permit the creation of the lot without frontage on a public street; approval is subject to standard conditions and agency approvals as required by law, especially the Burlington County Planning Board; all escrows must be current; the minor subdivision will expire unless plat or deed perfecting the minor subdivision is recorded within the statutory requirement of 190 days under MLUL; no construction is proposed and any new construction in the future may require application to this board, zoning or building permits or certificate of occupancy and are subject to other laws statutes and rules and regulations; the Applicant's Attorney shall provide the series of easements along with the new easement to the lot being created.

Mr. Benedetti asked if the minor subdivision would be filed by plat or by deed. Mr. Tager confirmed it would be filed by deed.

Determination

Motion by Mr. Minton, seconded by Ms. Woodington to approve application granting minor subdivision of Block 201, Lot 1.01 and required variances with the conditions of approval as described by Mr. Petrone, the Engineer's letter of November 24, 2025, and the Planner's letter of November 21, 2025, and of testimony given here this evening.

Roll Call:

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

Resolutions - None

Approval of Minutes

Approval of September 23, 2025 Regular Meeting Minutes

Motion by Mr. Snyder, seconded by Mr. Gallagher, to adopt the minutes of the September 23, 2025 Regular Meeting. The minutes were approved by those members eligible to approve them, with no corrections.

Approval of October 14, 2025 Regular Meeting Minutes

Motion by Mr. McGill, seconded by Mr. Roadside, to adopt the minutes of the October 14, 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 – 2108 Hunter Street, Cinnaminson - asked what is being built on Union Landing near the truck stop. Mr. Minton explained that is the building for Chick's Towing which was previously approved by this Board at the September 23, 2025 Regular Meeting. She asked who purchased the property previously owned by Chick's Towing, closer to the Seabox property. The Board was not aware who purchased the property.

Meeting Closed to the Public

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

Discussion Items

Burlington County Planning Board request for extension to December 26, 2025 for 7-9 Taylors Lane

- Mr. Petrone explained it is standard practice for the County Planning Board to ask for extension to hear applications and recommended the Board Chair be authorized to sign the request for extension.

2026 meeting dates

- Mrs. Russell reported the 2026 Reorganization and Regular meeting for Tuesday, January 13, 2026 was advertised in December 2024. The 2026 proposed meeting calendar was reviewed and no conflicts with meeting dates were reported.

Comments of the Board

- Mr. Minton advised one or two applications will be heard at the next Regular Meeting scheduled for Tuesday, December 9, 2025.

Motion to Adjourn

Motion by Mr. Snyder, seconded by Ms. Woodington to adjourn the meeting at 7:10P.M. The voice vote by the Board was unanimous in favor of adjournment.

Prepared by:



Beverly G. Russell, RMC
Board Secretary

Approved: December 9, 2025