

Please note: Agenda is subject to change.

**Cinnaminson Township Planning Board  
Regular Meeting Agenda  
Tuesday, December 9, 2025 – 6:30pm**

**I. Welcome and Call to Order by Planning Board Chairperson**

The Regular Meeting of the Planning Board is being held December 9, 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. Application**

**a. # 2508 – Preliminary and Final Major Site Plan**

**Flagship New Jersey Propco, LLC**

**Block 2102, Lot 51; 10 Route 130 North, Cinnaminson**

**Redevelopment area in BD Zoning District**

**Completeness/Notice**

**Hearing**

**Hearing Open to the Public/Hearing Closed to the Public**

**Determination**

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**b. #2504 – Preliminary and Final Major Site Plan  
De Carvalho Corp., c/o Jerusa De Carvalho  
Block 806, Lots 5 & 6.01; 1503/1601 Industrial Highway, Cinnaminson  
Redevelopment area in BD Zoning District**

**Completeness/Notice**

**Hearing**

**Hearing Open to the Public/Hearing Closed to the Public**

**Determination**

- VIII. Resolutions**
  - Resolution 2025-17**
  - Minor Subdivision - Block 201, Lot 1.01; 7-9 Taylors Lane**
- IX. Approval of Minutes**
  - Approval of November 25, 2025 Regular Meeting Minutes**
- X. Meeting Opened to the Public**
  - Meeting Closed to the Public**
- XI. Discussion Items - None**
- XII. Comments of the Board**
- XIII. Motion to Adjourn**

**The next Meeting will be held Tuesday, January 13, 2026 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.