

Please note: Agenda is subject to change.

**Cinnaminson Township Planning Board
Regular Meeting Agenda
January 27, 2026**

WELCOME AND CALL TO ORDER BY PLANNING BOARD CHAIRPERSON

The Regular Meeting of the Planning Board is being held January 27, 2026 at the Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ

FLAG SALUTE

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 25, 2026. In addition, notice was filed with the Municipal Clerk.

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 BY THE PLANNING BOARD SECRETARY

Class I: Mr. Horner____; (Mr. Roadside____); Class II: Mr. Minton____; Class III: Mr. Segrest____
Class IV: Mr. Gallagher____, Ms. Lauro____, Mr. Maradonna____, Mr. McGill____, Mr. Snyder____,
Ms. Woodington____; Alternate: Ms. Stewart____.

Also present: Mr. Heinold, Board Solicitor; Mr. Barbadoro, Board Engineer; Mr. Taylor, Board Planner; Mrs. Russell, Board Secretary

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.

PUBLIC HEARING ANNOUNCEMENT

Review of DRAFT Investigation Report - Area in Need of Redevelopment - Mainline Shopping Center/Sherwin Williams Plaza prepared by Banish Associates. Public Hearing to be held on February 10, 2026.

SWEARING IN OF NEW BOARD MEMBER

Class	Name	Term	Exp
Class III	Albert Segrest	1 Year Term	12/31/2027

SWEARING IN OF BOARD PROFESSIONALS

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APPLICATIONS

**1. Case #2505 – Minor Subdivision – continuation to 2/10/26
William Gallagher
Block 2404, Lot 40; 2328 Riverton Road, Cinnaminson**

Continuation to February 10, 2026

**2. Case #2504 – Preliminary and Final Major Site Plan
De Cavalho Corp., c/o Jerusa De Cavalho
Block 806, Lots 5 & 6.01; 1503/1601 Industrial Highway, Cinnaminson – IND Zone**

**Completeness/Notice
Hearing
Hearing Open to the Public/Hearing Closed to the Public
Determination**

RESOLUTIONS - None

APPROVAL OF MINUTES

**December 9, 2025 Regular Meeting Minutes
January 13, 2026 Reorganization Minutes
January 13, 2026 Regular Meeting Minutes**

MEETING OPENED TO THE PUBLIC

MEETING CLOSED TO THE PUBLIC

CORRESPONDENCE

DISCUSSION ITEMS:

COMMENTS OF THE BOARD

ADJOURNMENT

The next Regular Meeting will be held on Tuesday, February 10, 2026

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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.