

Cinnaminson Township
Planning Board
Municipal Building
1621 Riverton Road
Cinnaminson, NJ 08077
856-829-6000

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BURLINGTON COUNTY TIMES

CINNAMINSON TOWNSHIP PLANNING BOARD
NOTICE OF PUBLIC HEARING
PURSUANT TO REDEVELOPMENT LAW

Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), municipalities are authorized to determine whether certain parcels of land located therein constitute areas in need of redevelopment and/or rehabilitation. By Resolution 2024-139 on December 16, 2024, the Township Committee of the Township of Cinnaminson authorized and directed the Cinnaminson Township Planning Board to conduct a preliminary investigation to determine whether certain areas meet the criteria set forth in the Redevelopment Law and should be designated as areas in need of redevelopment and/or rehabilitation. The authorizing resolution indicates intent that, should all or some of the properties qualify, that full authorization of all powers under the redevelopment law be available to the Township excluding eminent domain.

In response to this referral, the Cinnaminson Township Planning Board directed its Planner to prepare a Preliminary Investigation Report to assist the Board in determining whether the area qualifies as an area of redevelopment and/or rehabilitation. The Study Area includes: Block 2312, Lot 2 and Block 2302, Lot 4. Block 2312, Lot 2 is located at 1210 Route 130 North and is more commonly referred to as the Mainline Shopping Center (owned by Online Property Management). Mainline Shopping Center is in the Business Development (BD) Zone along Route 130 and bounded by Willow Drive to the south, Lakeview Memorial Park to the north, and residential housing along Magnolia Court to the east. Block 2302, Lot 4 is located at 1202-1204 US Route 130 North and is more commonly referred to as the Sherwin Williams Plaza (owned by Raab Family Partnership, LP). The Sherwin Williams Plaza is in the Business Development (BD) Zone along Route 130, and bounded by Willow Drive to the north, Givnish Funeral Home to the south, and residential housing along Lilac Lane to the east.

The Planner has produced a map depicting the study area set forth above, and has provided the statement setting forth the basis of the investigation in accord with the Redevelopment Law at N.J.S.A. 40A:12A-6.b(1). The Redevelopment Law requires that the Planning Board conduct a public hearing prior to making its determinations on whether any of the referred Study Area shall be designated as areas in need of redevelopment and/or rehabilitation. In accord with N.J.S.A. 40A:12A-6.b(3)(c), by prior determination of the governing body, any redevelopment area determination herein shall exclude the authorization the municipality to exercise the power of eminent domain to acquire property in the delineated area.

This Public Hearing will be conducted by the Planning Board on February 10, 2026 at 6:30 p.m. at the Cinnaminson Township Building, 1621 Riverton Road, Cinnaminson, New Jersey, 08077. At the hearing, the Professional Planner will provide testimony and an overview of the Report for the Study Area. Any interested party may appear at the hearing and be heard during open public comment. This hearing may be carried to future dates and the public is notified to keep abreast of the proceedings. The maps and report are on file with the Municipal Clerk, at the address noted above, and may be viewed during normal business hours 8:30 am – 4:00 pm, Monday through Friday, holidays excluded. Beverly Russell, Board Secretary, Cinnaminson Planning Board (856)829-6000

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