

Cinnaminson Township Planning Board
Regular Meeting Minutes
January 13, 2026 6:48 PM
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 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.

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: Class I: Mr. Horner; Class II: Mr. Minton; Class IV: Mr. Gallagher, Ms. Lauro, Mr. Maradonna, Mr. McGill, Mr. Snyder, Ms. Woodington.

Absent: Class III: Mr. Segrest; Alternate: Ms. Stewart

Present, not participating: Class I Designee: Mr. Roadside

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

Ms. Lauro read the Board's policy: 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.

Applications

Case #2505 – Minor Subdivision – Gallagher; Block 2404, Lot 40; 2328 Riverton Road, Cinnaminson
Mr. Minton reported the published notice did not meet the required 10 days notice prior to the meeting date. He advised the mailed notice was timely and sufficient. The Applicant requested the application be carried to the January 27, 2026 Regular meeting.

Motion by Mr. Minton, seconded by Mr. McGill to adjourn the application to the January 27, 2026 meeting.

Roll Call:

Those voting in favor: Mr. Gallagher, Mr. Horner, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Ms. Woodington, Ms. Lauro.

Those voting against: None

Those abstaining: None Those recusing: None

Those not voting: Mr. Roadside

Absent: Mr. Segrest; Alternate: Ms. Stewart

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

Mr. Minton reported the Applicant requested adjournment of the application to the January 27, 2026 meeting. There will be no further notice of hearing.

Motion by Mr. Minton, seconded by Mr. McGill to adjourn the application to the January 27, 2026 meeting.

Roll Call:

Those voting in favor: Mr. Gallagher, Mr. Horner, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Ms. Woodington, Ms. Lauro.
Those voting against: None
Those abstaining: None Those recusing: None
Those not voting: Mr. Roadside
Absent: Mr. Segrest; Alternate: Ms. Stewart

Resolutions

Resolution 2026-07 - Block 2102, Lot 51; 10 Route 130 North, Cinnaminson

Resolution of the Planning Board of the Township of Cinnaminson granting Preliminary and Final Major Site Plan Approval to Flagship New Jersey Propco, Inc., 10 Route 130 North, Block 2102, Lot 51

Motion by Mr. Snyder, seconded by Mr. McGill to adopt Resolution 2026-07

Roll Call:

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

Approval of Minutes

Approval of December 9, 2025 Regular Meeting Minutes

• Mrs. Russell reported the minutes were not completed in time to allow the Board to review and asked that they be considered at the January 27, 2026 meeting.

Meeting opened to the public

• Jarmilla Shepherd, 215 Front Street, Palmyra – representing the Civic Club of East Riverton-Riverton-Palmyra – asked for clarification regarding the site of the adopted resolution. Mr. Heinold explained it is the approval for the car wash to be located at 10 Route 130 North. He explained the minor bulk variances and waivers that were granted at the December 9, 2025 meeting, including the loading dock, dumpster area and signage. Ms. Shepherd asked for a timeline for the project. Mr. Minton explained there are many requirements that must be met before the project can begin.

Meeting closed to the public

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

Correspondence

Mrs. Russell advised there was no correspondence to discuss.

Discussion Items:

Update and Anticipated Schedule - Examination of Area in Need of Rehabilitation - Mainline /Sherwin Williams Shopping Centers

Mr. Minton reported, in the Fall of 2025, the Township Committee directed the Planning Board to undertake an examination of the Mainline Shopping Center and Sherwood Williams Plaza to see if there is a need for rehabilitation. The Planner has prepared a draft plan which will be presented for consideration and public hearing at the February 10th meeting. He advised the notice requirements and availability of the draft plan for

public review. The Planning Board will send their findings to Committee, and if Committee accepts the recommendation of the Planning Board, a redevelopment plan will be crafted. Should the Governing Body accept the redevelopment plan, they will refer it to the Planning Board for Master Plan consistency review. Mr. Minton shared that Cinnaminson has had success over the past twenty years with the redevelopment process. Mr. Heinold added that the Planning Board's focus during this initial phase is deciding if the statute supports designation for rehabilitation. The public hearing occurs at the Planning Board level and the Board's findings will be sent to the Governing Body who act as the redevelopment authority and will make a final decision based upon our recommendations. The Board's Special Planner, Mr. Banisch, will provide testimony and guidance during this process.

Comments of the Board

- Mr. Minton reported upcoming applications and a possible room location change for the January 27th meeting as there may be a conflict with the Fire Department.
- Mr. Horner reiterated the investigative report is not a foreshadowing of any future development.
- Mr. Heinold advised the important distinction is the Planning Board looks to see if a site meets the qualifications for rehabilitation and, later, after more planning work, a redevelopment plan may be created which the Board will review for consistency with the Master Plan.

Adjournment

Motion by Mr. McGill, seconded by Ms. Woodington to adjourn the meeting at 7:07 P.M. The voice vote by the Board was unanimous in favor.

Prepared by:



Beverly G. Russell, RMC

Board Secretary

Approved: January 27, 2026