

Please Note: Agenda is subject to change

CINNAMINSON TOWNSHIP COMMITTEE
WORK SESSION AGENDA
Monday, March 2, 2026
6:30 p.m. Work Session

CALL TO ORDER:

FLAG SALUTE:

VERIFICATION:

Meeting is being held in accordance with the “Open Public Meetings Act,” P.L. 1975, c.231. Notice of this meeting was published in the Burlington County Times and the Courier Post on January 9, 2026.

ROLL CALL: Mr. Conda, Mr. McGill, Dr. Taylor-Walls, Deputy Mayor Segrest, Mayor Horner

ORDINANCE INTRODUCTION

ORDINANCE 2026 – 3 Ordinance of The Township of Cinnaminson Amending Chapter 145 “Affordable Housing”, To Repeal the Existing Chapter 145 and Replace It to Include Updated Standards and Requirements Related to The Provision of Low and Moderate Income Housing as Set Forth Herein (to be advertised at www.cinnaminsonnj.org. Public hearing to be March 16, 2026 at 6:30 pm.)

ORDINANCE PUBLIC HEARING:

ORDINANCE 2026 – 2 An Ordinance to Amend Chapter 525–145 of the Code of the Township of Cinnaminson, Enacted by Ordinance 2021-7, Regarding Conditionally Permitted Accessory Cannabis Uses

CONSENT AGENDA:

Resolution 2026 – 45 Authorizing Award of a Non-Fair and Open Contract to Caliber Collision for Police Vehicle Repair

Resolution 2026 – 46 Authorizing Award of Contract through State Contract for Playground Rubber Surface and Curbing at Wood Park

Resolution 2026 – 47 Authorizing Award of a Non-Fair and Open Contract for Installation of Irrigation Well at Fountain Farms Park

Resolution 2026 – 48 Authorizing Release of Performance Bond for CFA Cinnaminson, LLC, Block 1403, Lots 25-28

Raffle Montessori Seeds of Education (03/20/2026)

END OF CONSENT AGENDA

PUBLIC COMMENT ON CONSENT AGENDA ONLY:

APPROVAL OF MINUTES:

February 2, 2026

APPROVAL OF BILLS:

STAFF AND PROFESSIONAL COMMENTS:

PUBLIC COMMENT:

COMMITTEE COMMENT:

ADJOURNMENT:

Next Meeting: Monday, March 16, 2026 at 6:30 pm

RULES GOVERNING PUBLIC COMMENT PERIOD

The Rules of Conduct and Decorum for public participation during Committee meetings for addressing Township Committee during public hearings on ordinances or resolutions which require public hearings or during the public portion of the Committee meetings are as follows:

- All members of the public attending Township Committee Meetings must treat each other the Mayor, Deputy Mayor, Committee Members and Township employees 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 Mayor, Deputy Mayor, Committee Members, Township employees 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 Mayor 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 Township Committee.
- 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 Chief of Police or such other member of the Police Department as he/she may designate, shall be designated as the Sergeant-at-Arms of the Township Committee meetings. The Sergeant-at-Arms shall carry out all orders and instructions given by the Mayor or the Presiding Officer of the Township Committee meeting for the purpose of maintaining order and decorum at the Township Committee meetings and enforcing these Rules.
- The Township 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 an ordinance or resolution that is under consideration or during the general public portion of the Committee meeting for matters which are within the jurisdiction of the Township Committee 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 Mayor, Deputy Mayor, Committee Members, and Township employees reserve the right to answer questions and respond to comments.
- All questions and comments shall be through the Mayor or Presiding Officer unless waived.

TOWNSHIP OF CINNAMINSON

RESOLUTION 2026 – 45

**AWARD OF NON-FAIR AND OPEN CONTRACT
TO CALIBER COLLISION FOR REPAIR OF
2022 FORD SUPER DUTY F-250**

WHEREAS, the Township of Cinnaminson has a need to repair a Police Department vehicle; and

WHEREAS, Caliber Collision provided a quote for repair of a 2022 Ford Super Duty F-250 in the amount of \$24,247.56; and

WHEREAS, Caliber Collision has completed and submitted a Business Entity Disclosure Certification which certifies that Caliber Collision has not made any reportable contributions to a political or candidate committee in the Township of Cinnaminson in the previous one year, and that the contract will prohibit Caliber Collision from making any reportable contributions through the term of the contract, and

NOW THEREFORE, BE IT RESOLVED that the Township of Cinnaminson authorizes a contract with Caliber Collision in the amount of Twenty-Four Thousand Two Hundred Forty-Seven Dollars and Fifty-Six Cents (\$24,247.56) as described herein; and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

CINNAMINSON TOWNSHIP COMMITTEE

Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 2nd day of March, 2026.

Lisa A. Passione, Municipal Clerk

CERTIFICATION

I, Julia Edmondson, Chief Financial Officer of the Township of Cinnaminson, certify that funds are available for this contract in account # _____ in the amount of \$ 24,247.56.

Julia Edmondson
Chief Financial Officer

TOWNSHIP OF CINNAMINSON

RESOLUTION 2026 – 46

**AUTHORIZING AWARD OF CONTRACT FOR
PURCHASE AND INSTALLATION OF PLAYGROUND SURFACING
AND CURBING AT WOOD PARK**

WHEREAS, the Township of Cinnaminson continues to examine municipal park development needs and potential projects which benefit the residents of Cinnaminson Township; and

WHEREAS, the Township has received authorization to purchase this product without the need for open competitive bidding pursuant to New Jersey Public Contract Law (N.J.S.A. 40A:11-1 et seq.) by virtue of State Contract #24-FOOD-1188185, expiration date of October 15, 2029; and

WHEREAS, the Township has received a quote from State Contract vendor Rubber Recycle in the amount of \$90,379.00; and

WHEREAS, the Township desires to award the aforementioned contract to Rubber Recycle.

NOW THEREFORE, BE IT RESOLVED that the Township of Cinnaminson authorizes an award of contract to Rubber Recycle, 1985 Rutgers University Boulevard, Lakewood, NJ 08701, in the amount of Ninety Thousand Three Hundred Seventy-Nine Dollars and Zero Cents (\$90,379.00) as described herein.

CINNAMINSON TOWNSHIP COMMITTEE

Certified to be a true copy of a resolution adopted by the Cinnaminson Township Committee on the 2nd day of March, 2026.

Lisa A. Passione, Municipal Clerk

CERTIFICATION

I, Julia Edmondson, Chief Financial Officer of the Township of Cinnaminson, certify that funds are available for this contract in account # _____ in the amount of \$ 90,379.00.

Julia Edmondson
Chief Financial Officer

TOWNSHIP OF CINNAMINSON

RESOLUTION 2026 – 47

AUTHORIZING AWARD OF NON-FAIR AND OPEN CONTRACT FOR PURCHASE AND INSTALLATION OF IRRIGATION WELL AT FOUNTAIN FARMS PARK

WHEREAS, Cinnaminson Township is desirous of purchasing and installing a non-potable water well for irrigation at Fountain Farms Park; and

WHEREAS, Robbins Water Service Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that Robbins Water Service Inc. has not made any reportable contributions to a political or candidate committee in the Township of Cinnaminson in the previous one year, and that the contract will prohibit Robbins Water Service Inc. from making any reportable contributions through the term of the contract, and

WHEREAS, funds are available for this purchase.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cinnaminson, County of Burlington, State of New Jersey that the following contracts be awarded to Robbins Water Service, Inc., 146 Stokes Road, Shamong, NJ 08088 for installation of non-potable water well for irrigation at Fountain Farms Park in an amount not to exceed of \$45,000.00

BE IT FURTHER RESOLVED that the Township Administrator and Chief Financial Officer are hereby permitted to execute all documents necessary in fulfillment of this purchase.

CINNAMINSON TOWNSHIP COMMITTEE

Certified to be a true copy of a resolution adopted by the Cinnaminson Township Committee on the 2nd day of March, 2026.

Lisa A. Passione, Municipal Clerk

CERTIFICATION

I, Julia Edmondson, Chief Financial Officer of the Township of Cinnaminson, certify that funds are available for this contract in account # C-04-25-010-008 an amount not to exceed \$ 45,000.00.

Julia Edmondson
Chief Financial Officer

TOWNSHIP OF CINNAMINSON

RESOLUTION 2026 – 48

**AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE
AND ESTABLISHMENT OF MAINTENANCE GUARANTEE
FOR CFA CINNAMINSON, LLC, BLOCK 1403, LOTS 25 – 28**

WHEREAS, the Project Engineer has confirmed that the project is now substantially complete as set forth in the copy of the Engineer’s letter dated February 12, 2026 annexed hereto as Exhibit “A”; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cinnaminson, County of Burlington, State of New Jersey as follows:

1. The Project Engineer recommends and the Township Committee authorizes release of the performance guarantees in the amount of \$63,551.11. Release of performance guarantee is hereby approved, subject to payment of all charges for Township professional services.
2. Posting of a two-year landscape buffer maintenance guarantee in the amount of \$4,671.00.
3. Posting of a two-year public stormwater improvement maintenance guarantee in the amount of \$18,098.25.
4. The aforementioned release is subject to the review and approval of all requisite documents by the Township solicitor.
5. The Township Administrator, Chief Financial Officer and Municipal Clerk are authorized to execute any and all documents necessary in the fulfillment of this Resolution.

CINNAMINSON TOWNSHIP COMMITTEE

Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 2nd day of March, 2026.

Lisa A. Passione, Municipal Clerk