

**CINNAMINSON TOWNSHIP COMMITTEE**

**March 2, 2026**

**Meeting Minutes**

Mayor Horner announced that the Regular Meeting of the Township Committee was being held at 6:30 p.m. in the Municipal Building, 1621 Riverton Road, Cinnaminson, NJ 08077. This meeting is being held in accordance with the “Open Public Meetings Act,” P.L. 1975 c.231, having been duly noticed to the Burlington County Times and the Courier Post on January 9, 2026.

In attendance: Mr. Conda, Mr. McGill, Dr. Taylor-Walls, Deputy Mayor Segrest, Mayor Horner

Also present: Eric Schubiger, Administrator; Julia Edmondson, CFO; Lisa Passione, Municipal Clerk; Jeff Caccese, Solicitor; William Obuchowski, Chief of Police; Kevin Gauntt, Superintendent of Public Works

**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

Mayor Horner asked for a motion to introduce Ordinance 2026 – 3. MOTION TO INTRODUCE ORDINANCE 2026 - 3 MADE BY MR. CONDA, seconded by Dr. Taylor-Walls. Roll call vote. Mr. Conda – aye, Mr. McGill – aye, Dr. Taylor-Walls – aye, Deputy Mayor Segrest – aye, Mayor Horner – aye. (To be published at [www.cinnaminsonnj.org/public-notices-2](http://www.cinnaminsonnj.org/public-notices-2)). 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

Mayor Horner requested that Mr. Minton give some background for this ordinance. Mr. Minton stated that this does not change the structure of our cannabis ordinance. Our cannabis ordinance limits where certain uses can be, particularly warehousing and industrial. It limits what the adjacencies and what businesses it can be close to. It then allows in a manufacturing or warehousing operation no greater than 3000 square feet of the footprint can be dedicated to retail. In Cinnaminson we do not have standalone retail. This ordinance corrects a wrong. We had some 15 years ago a closed landfill at one point an overlay zone was created for this land. The courts master deemed that it was not a realistic development opportunity and took it out of our plan. The overlay zone was never removed. This ordinance does that. This ordinance states that as long as a home is not built, you could provide retail as part of the other conditions.

Mayor Horner asked for a motion to open public comment on Ordinance 2026 – 2. MOTION TO OPEN PUBLIC COMMENT ON ORDINANCE 2026 – 2 MADE BY DEPUTY MAYOR SEGREST, seconded by Mr. McGill. Voice vote. All aye.

Michael Goins, 100 Purnell Avenue, inquired about the affordable housing units removed from the Affordable Housing Plan and the adjacent residential property. Mr. Minton clarified that the neighboring property is commercial. He further explained that Round Four recalculates unmet housing need and the method for meeting it, noting that the overlay zone is no longer included in that calculation. Mayor Horner added that the absence of any residential development on that property has been taken into account, and the unmet need has already been factored into Round Four. Mr. Minton confirmed this to be correct.

Ben Young, 116 Woodview Lane, asked whether the overlay zone on Industrial Highway remained in effect. Mr. Minton responded that the area permits both industrial and residential uses, both of which are conforming, and that the overlay zone is unaffected.

Jarmilla Shepherd, 215 Front Street, Palmyra, speaking on behalf of the Riverton, East Riverton, and Palmyra Civic Club, asked whether the cannabis use classification — previously updated from manufacturing and warehousing to manufacturing, warehousing, and ten-percent retail — would be subject to further changes. Mr. Conda clarified that retail use is permitted with restrictions and that no variance would be required.

Seeing no one else come forward, Mayor Horner asked for a motion to close public comment on Ordinance 2026 – 2. MOTION TO CLOSE PUBLIC COMMENT ON ORDINANCE 2026 – 2 MADE BY MR. MCGILL, seconded by Mayor Horner. Voice vote. All aye.

Mayor Horner asked for a motion to approve Ordinance 2026 – 2. MOTION TO APPROVE ORDINANCE 2026 – 2 MADE BY MR. MCGILL, seconded by Dr. Taylor-Walls. Roll call vote. Mr. Conda – aye, Mr. McGill – aye, Dr. Taylor-Walls – aye, Deputy Mayor Segrest – aye, Mayor Horner – aye. Ordinance 2026 – 2 was approved.

#### **CONSENT AGENDA:**

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| <b>Resolution 2026 – 45</b> | Authorizing Award of a Non-Fair and Open Contract to Caliber Collision for Police Vehicle Repair             |
| <b>Resolution 2026 – 46</b> | Authorizing Award of Contract through State Contract for Playground Rubber Surface and Curbing at Wood Park  |
| <b>Resolution 2026 – 47</b> | Authorizing Award of a Non-Fair and Open Contract for Installation of Irrigation Well at Fountain Farms Park |
| <b>Resolution 2026 – 48</b> | Authorizing Release of Performance Bond for CFA Cinnaminson, LLC, Block 1403, Lots 25-28                     |
| <b>Raffle</b>               | Montessori Seeds of Education (03/20/2026)   |

Mayor Horner asked for a motion to open public comment on consent agenda items only. MOTION TO OPEN PUBLIC COMMENT ON THE CONSENT AGENDA MADE BY MR. CONDA, seconded by Deputy Mayor Segrest. Voice vote. All aye.

Ben Young, 116 Woodview Lane, asked about the current costs of watering the fields at Fountain Farms. Mr. Schubiger responded, stating that the water bills have been very high. After careful consideration, the Township has considered this solution. We expect to recoup the funds pretty quickly and believe it is a good move in the long term.

Seeing no one else come forward, Mayor Horner asked for a motion to close public comment on the consent agenda. MOTION TO CLOSE PUBLIC COMMENT ON THE CONSENT AGENDA MADE BY DEPUTY MAYOR SEGREST, seconded by Mr. Conda. Voice Vote. All aye.

Mayor Horner asked for a motion to approve the consent agenda. MOTION TO APPROVE THE CONSENT AGENDA MADE BY MR. MCGILL, seconded by Mayor Horner. Roll call vote. Mr. Conda – aye, Mr. McGill – aye, Dr. Taylor-Walls – aye, Deputy Mayor Segrest – aye, Mayor Horner – aye. The consent agenda was approved.

### **Approval of Minutes**

Mayor Horner asked for a motion to approve the minutes of February 2, 2026. MOTION TO APPROVE THE MINUTES OF FEBRUARY 2, 2026 MADE BY DR. TAYLOR-WALLS, seconded by Mr. Conda. Roll call vote. Mr. Conda – aye, Mr. McGill – aye, Dr. Taylor-Walls - aye, Deputy Mayor Segrest – aye, Mayor Horner - aye. The minutes of February 2, 2026 were approved.

### **Approval of Bill List**

Mayor Horner asked for a motion to approve the bill list. MOTION TO APPROVE THE BILL LIST MADE BY MR. MCGILL, seconded by Deputy Mayor Segrest. Roll call vote. Mr. Conda – aye, Mr. McGill – aye, Dr. Taylor-Walls – aye, Deputy Mayor Segrest – aye, Mayor Horner – aye. The bill list was approved.

### **Staff and Professional Comment**

Mr. Schubiger commented that he gets to work with a lot of great people every day. This winter has been awful weather-wise. Our staff has done a tremendous job communicating. He is a member of the emergency management group. They are communicating through Zoom calls and coordinating efforts. He thanked our Police Department, Public Works, Emergency Responders, Emergency Management Coordinator, Engineering and our Township Committee for giving us the tools and resources to handle these storms.

### **Public Comment**

MAYOR HORNER asked for a motion to open public comment. MOTION TO OPEN PUBLIC COMMENT MADE BY MR. SEGREST, seconded by Mr. McGill. Voice vote. All aye

Martin Peltz, 635 Siena Drive, addressed his concerns to Mayor Horner, Deputy Mayor Segrest, Committeeman Conda, and Committeeman McGill, as he feels that Dr. Taylor-Walls has only been on committee for two and a half months. He feels that she does not have the background to answer his questions thoroughly. Mr. Peltz raised concerns about excessive vehicle noise and racing on Route 130, citing state, county, and municipal noise ordinances. He noted the issue is especially disruptive in summer and asked what the Township can do to address it.

Discussion followed with Mayor Horner, committee members, Police Chief Obuchowski, and Administrator Schubiger regarding the Township's authority and options. Administrator Schubiger thanked Mr. Peltz for raising the issue and noted that all five committee members, including Dr. Taylor-Walls, are fully capable of responding to resident concerns. Dr. Taylor-Walls also thanked Mr. Peltz for bringing the matter forward.

James Francis, 804 Belleview Avenue, commented about the new sidewalks on Union Landing Road and sidewalk cleanup by property owners after a snowstorm. He believes the businesses should be made aware of what their responsibilities are. Mr. Schubiger agreed with Mr. Francis and advised that letters have been sent to property owners and that the Township will take other action if necessary.

Larry May, 624 Siena Drive also commented on the noise levels on Route 130 and what an annoyance it is.

Seeing no one else come forward, Mayor Horner asked for a motion to close public comment. MOTION TO CLOSE PUBLIC COMMENT MADE BY MR. CONDA, seconded by Mr. McGill. Voice vote. All aye.

**Committee Comment**

Committee members thanked the Police Department, Fire Department, Public Works and Township staff for the great job they did during the snowstorms.

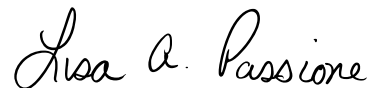
Mayor Horner asked for a motion to adjourn the meeting. MOTION TO ADJOURN THE MEETING MADE BY MR. CONDA, seconded by Mr. McGill. Voice vote. All aye. The meeting was adjourned.

7:13 pm

Duly passed and adopted:

*March 16, 2026*

Respectfully submitted:



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Lisa A. Passione, RMC  
Municipal Clerk