

CINNAMINSON TOWNSHIP COMMITTEE

**April 6, 2026
Meeting Minutes**

Deputy Mayor Segrest announced that the Work Session 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

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

ORDINANCE PUBLIC HEARING:

Ordinance 2026 – 4 Ordinance to Exceed the Municipal Budget Appropriation Limits and To Establish a Cap Bank

DEPUTY MAYOR SEGREST MADE A MOTION TO OPEN PUBLIC COMMENT ON ORDINANCE 2026 – 4, seconded by Mr. Conda. Voice vote. All aye.

Seeing no one come forward, Deputy Mayor Segrest asked for a motion to close public comment on Ordinance 2026 – 4. MOTION TO CLOSE PUBLIC COMMENT ON ORDINANCE 2026 – 4 MADE MR. MCGILL, seconded by Dr. Taylor-Walls. Voice vote. All aye.

Deputy Mayor Segrest asked for a motion to approve Ordinance 2026 – 4. MOTION TO APPROVE ORDINANCE 2026 – 4 MADE BY MR. MCGILL, seconded by Mr. Conda. Roll call vote. Mr. Conda – aye, Mr. McGill – aye, Dr. Taylor-Walls – aye, Deputy Mayor Segrest – aye. Ordinance 2026 – 4 was approved.

CONSENT AGENDA:

- Resolution 2026 – 56** Authorizing Approval of Change Order for Installation of Additional Playground Surfacing and Curbing at Wood Park
- Resolution 2026 – 57** Authorizing Extension of Temporary Budget Through May 18, 2026
- Resolution 2026 – 58** Authorizing Cancellation of Taxes for Totally Disabled Veteran, Block 3407, Lot 19
- Resolution 2026 – 59** Authorizing Cancellation of Taxes for Totally Disabled Veteran, Block 507, Lot 14
- Resolution 2026 – 60** Authorizing Cancellation of Taxes for Totally Disabled Veteran, Block 2606, Lot 9
- Raffles** Cinnaminson Fire Dept. (05/03/2026)
(07/02/2026)
(08/01/2026)
(10/04/2026)

DEPUTY MAYOR SEGREST MADE A MOTION TO OPEN PUBLIC COMMENT ON CONSENT AGENDA ITEMS ONLY, seconded by Mr. McGill. Voice vote. All aye.

Seeing no one come forward, Deputy Mayor Segrest asked for a motion to close public comment on the consent agenda. MOTION TO CLOSE PUBLIC COMMENT ON THE CONSENT AGENDA MADE BY DR. TAYLOR-WALLS, seconded by Mr. Conda. Voice Vote. All aye.

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

Approval of Minutes

Deputy Mayor Segrest asked for a motion to approve the minutes of March 16, 2026. MOTION TO APPROVE THE MINUTES OF MARCH 16, 2026 MADE BY MR. MCGILL, seconded by Mr. Conda. Roll call vote. Mr. Conda – aye, Mr. McGill – aye, Dr. Taylor-Walls - aye, Deputy Mayor Segrest – abstain. The minutes of March 16, 2026 were approved.

Approval of Bill List

Deputy Mayor Segrest asked for a motion to approve the bill list. MOTION TO APPROVE THE BILL LIST 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. The bill list was approved.

Staff and Professional Comment

None

Public Comment

Deputy Mayor Segrest asked for a motion to open public comment. MOTION TO OPEN PUBLIC COMMENT MADE BY MR. CONDA, seconded by Dr. Taylor-Walls. Voice vote. All aye

Marty Hagerty, 307 Nathan Drive inquired about the budget process and when Cinnaminson's budget will be introduced. Mr. Schubiger advised that it will be introduced at the April 20th meeting and the public hearing will be on May 18th. She also thought affordable housing was on tonight's agenda for discussion. Mr. Schubiger stated that the affordable housing ordinance public hearing was at the March 16th meeting.

Larry May, 624 Siena Drive commented on DHS purchase of warehouses for immigrants. He is concerned about this happening in Cinnaminson and asks that the Committee draft a resolution that warehouse conversion as this use is not welcome in Cinnaminson.

Geri Hines, 808 Turner Avenue inquired about the status of two burned-out houses in East Riverton. Mr. Schubiger commented that the property was boarded up several months ago. He does not have an update this evening but he can look into it and get back to her. Mr. Minton added that the home is attached to a currently occupied rental property, which makes it somewhat complicated. The Township has met with a third party regarding moving the tenant, purchasing, and demolition. There was also discussion regarding a fallen tree at Pear Street and Rowland. Mr. Schubiger will look into it. She also asked who the contact person is for the fourth round of the affordable housing process. Mr. Schubiger advised that he and Mr. Minton would be the best contacts.

Renee Oler-Davis, 2108 Hunter Street, expressed her support for laws against DHS housing people in warehouses. She also commented regarding notification of property owners within 200' of a property coming in front of the Planning or Zoning Board and asked if this distance could be increased, so that more residents would be aware. Mr. Minton advised that this may fall under the Municipal Land Use Law, in which case the Township would not have the authority to change this. This will be looked into.

Jarmilla Shepperd, 215 Front Street, Palmyra, on behalf of the Civic Club of Riverton, East Riverton, and Palmyra, also thought that affordable housing was going to be on this evening's agenda. Mr. Schubiger advised that the public hearing for the affordable hearing ordinance was at the March 16, 2026 meeting, but residents can always ask about it. Discussion ensued regarding affordable housing. It was explained that the Township has approved the fourth round plan, which determines the amount of affordable housing and where it would be built should a developer approach the Township to build it. The Township does not pursue developers to build the affordable housing.

Geri Hines, 808 Turner Avenue asked if there could be community involvement in terms of ideas with affordable housing. Mr. Schubiger responded that he thinks this is a great idea. Habitat for Humanity has been a great partner. Planning Board meetings are mostly where those discussions happen, so that is another source of information.

Marty Hagerty, 307 Nathan Drive inquired about sitework that Kaplan is doing; if this is regarding affordable housing, and if Committee members were aware of it. Mr. Minton advised that this may be PERC testing, that Kaplan has not submitted any site plan. Once submitted, it would go to the Planning Board for approval.

James Francis, 804 Belleview Ave. asked what the number of units is for the fourth round affordable housing. Mr. Minton advised that he believed it is 81 or 82 units.

Mike Goins, 100 Purnell Avenue commented that he attended a Board of Education meeting. He heard that Cinnaminson Township is supposedly contributing 1.5 million to them? Mr. Schubiger stated that there is nothing in our budget for that. There have been discussions, but no commitments at this time.

Renee Oler-Davis, 2108 Hunter Street, commented that the Civic Club members asked her to request speed bumps on Hunter Street due to speeding. Mr. Schubiger advised that they would discuss with Chief Obuchowski, the road will be evaluated, and then recommendations will be made.

Jeannie Francis, 804 S. Belleview Avenue commented that affordable housing is very much needed in all communities. She does have concerns regarding parking in her neighborhood and the number of people living in the affordable housing. The new neighbors do not observe the stop sign.

Ken James, 115 Sheraton Avenue commented about data centers in communities. He asked if there are any zoning/development protections from data centers. He has concerns regarding data centers and the possibility of them coming to Cinnaminson. He asked if there are any zoning protections, either in place or being developed, to protect these facilities from coming into our community. Discussion ensued regarding Mr. James concerns and the different types of facilities. He is requesting that the Township review our current ordinances regarding these types of facilities to protect from them coming into Cinnaminson. Mr. Conda commented that these data centers need hundreds of thousands of square feet. Cinnaminson does not have that size of available space. He suggests that we review our ordinances.

Seeing no one else come forward, DEPUTY MAYOR SEGREST MADE A MOTION TO CLOSE PUBLIC COMMENT, seconded by Mr. Conda. Voice vote. All aye.

Committee Comment

Dr. Taylor-Walls commented that there appeared to be some miscommunication regarding discussions about affordable housing. She also thanked everyone for coming out.

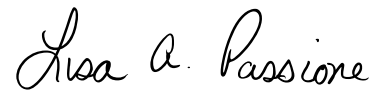
Deputy Mayor Segrest asked for a motion to adjourn the meeting. MOTION TO ADJOURN THE MEETING MADE BY MR. MCGILL, seconded by Mr. Conda. Voice vote. All aye. The meeting was adjourned.

7:40 pm

Duly passed and adopted:

April 20, 2026

Respectfully submitted:



Lisa A. Passione, RMC
Municipal Clerk