

**Cinnaminson Township Planning Board**  
**Regular Meeting Minutes**  
**Tuesday, January 27, 2026 – 6:30P.M.**  
**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 25, 2026. 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 III: Mr. Segrest; Class IV: Mr. Gallagher, Ms. Lauro, Mr. Maradonna, Mr. McGill, Mr. Snyder; Alternate: Ms. Stewart  
Absent: Class IV: Ms. Woodington; 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.

**Public Hearing Announcement – Area in Need of Redevelopment Draft Investigation Report**

Ms. Laura reported there will be a review and public hearing at the regular scheduled meeting of February 10, 2026, concerning the Area in Need of Redevelopment Draft Investigation Report for the Mainline Shopping Center and Sherwin Williams Plaza prepared by Banisch Associates. Mr. Minton explained the draft report has been distributed to the Board for their review and will be available to the public no later than Thursday, January 29, 2026 at the Municipal Building. Special Planner, Frank Banisch, will present the Report and there will be a public hearing. Mr. Minton and Mr. Heinold clarified that this report does not involve condemnation of property but will propose redevelopment of the properties by the current owners.

**Swearing in of New Board Member**

Class	Name	Term	Exp
Class III	Albert Segrest	1 Year Term	12/31/2027

- Mr. Heinold administered the Oath of Office for Mr. Segrest who was reappointed to the position.

**Swearing In of Board Professionals**

Mr. Barbadoro was sworn by Mr. Heinold for this meeting and the remaining meetings of 2026.

**Applications**

**#25-05 – Minor Subdivision William Gallagher - Block 2404, Lot 40; 2328 Riverton Road, Cinnaminson**

Mr. Minton explained there was an issue with the initial notice and the hearing has now been properly re-noticed for the February 10, 2026 meeting.

Motion by Mr. Minton, seconded by Mr. McGill, to continue the application to the February 10, 2026 Regular Meeting with no further notice required.

**Roll Call:**

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

**#25-04 – 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. Frank Cosky, Attorney for the Applicant, introduced the Applicant, Ms. Jerusa De Carvalho of 148 Boxwood Lane, Cinnaminson. Ms. De Carvalho was sworn by Mr. Heinold. Ms. De Carvalho testified that she is the owner of the property and primary owner of the business, De Cavalho Corp. Ms. De Carvalho stated the business is a trucking and recycling business. She explained the process by which the trucks parked on the property, leave early in the morning, between 4:30A.M. and 5:00A.M. and travel to Pennsylvania where recycling is collected. She testified that empty trucks return to the property in afternoon.

Ms. De Carvalho testified that the business now has fourteen (14) 18-wheel tractor-trailer trucks and are seeking parking to expand to twenty (20) trucks and forty (40) trailers. She explained the proposed building will have an area for repairs of the fleet and an office. She testified that there will be two (2) employees in the office, two (2) mechanics and one (1) supervisor. The hours of operation will be 9:00A.M. to 5:00P.M. or 6:00P.M for the office/building. She reported the supervisor is her brother and that she will be on site from 9:00A.M. to 3:00P.M. or 4:00P.M.

Mr. Heinold asked Ms. De Carvalho to clarify the number of trucks and whether they return empty or full. Ms. De Carvalho testified that the trucks leave the site empty and return empty and are engaged in hauling recycling. Ms. De Carvalho testified that they have twenty (20) trucks but only twelve (12) to fourteen (14) are currently running. She added the business operates Monday to Friday only.

Mr. Horner asked if all the trucks run every day. Ms. De Carvalho explained that fourteen (14) will leave each day and return each day. She added the number fluctuates based on need, but ideally would have all fourteen (14) trucks operating each day.

Mr. Minton asked if the business operates under De Cavalho Corp. and if the building will be under that name. Ms. De Carvalho confirmed it will be.

Mr. Heinold asked Ms. De Carvalho to confirm that the mechanics on site work exclusively on their own fleet. Ms. De Carvalho confirmed they only work on their own trucks.

Mr. Horner asked if there is any storage on site of recycling. Ms. De Carvalho testified that there is no recycling storage on site.

Mr. Minton reminded the Applicant that not offering mechanic services to other business or organizations will continue for the property in the future.

Mr. Cosky introduced Mr. Flavio Riva, of Adamson Riva & Lepley Architects, 100 Marter Avenue, Moorestown, NJ 08057. Mr. Riva was sworn by Mr. Heinold. Mr. Riva reported he was hired by the Applicant to provide architectural drawings for a manufactured metal building. He described his experience as a registered architect with 25 years experience and as principal of Adamson Riva & Lepley Architects for 20 years.

Mr. Riva introduced the following exhibit:

A-1 – Elevations and design of proposed pre-engineered metal building

Mr. Riva stated he prepared a design for a pre-engineered metal building with an 80' x 80' footprint to maximize the available footprint. He explained rear overhead doors in the back to provide truck access to the building with entrance in the front to a two-story office space. Ms. De Carvalho requested the design include windows to allow natural light. He noted windows on two sides of the building and sky lights to minimize the need for artificial lighting. Mr. Riva described the location of the building and front elevation, accent and security lighting, and building signage. He described the two service bays to provide repair and maintenance for 18-wheel trucks and sufficient access through two 14' x 16' overhead doors. Mr. Riva described the office space 20' x 40' footprint with a two-story floor plan. He explained the main entry into the building to an entry foyer, break room and conference areas and bathroom located on the first floor. The second floor will be accessed by stairs and have two offices and a bathroom. Mr. Riva reported the drawings show a 25' +/- building, explaining there has not yet been a consultation with the building manufacturer. They are proposing a 25' eve pitched up to 26' +/- . He noted the side elevation illustrations show the high positioning of windows for natural light and to minimize the potential security issues.

Mr. Minton asked Mr. Riva to clarify the building height is 26', noting the ordinance allows for 45'. Mr. Riva confirmed 26' building height. Mr. Minton asked if he would be designing the lighting package. Mr. Riva stated he indicated security lighting on the plans but does not show details on lumens or light foot candles. Mr. Barbadoro and the Applicant's Engineer will further discuss lighting.

Mr. Cosky introduced the Applicant's Engineer, Mr. Michael Avila, Avila Engineering, 211 Crosskeys Road, Berlin, NJ 08009. Mr. Avila was sworn by Mr. Heinold. Mr. Avila described his experience, credentials and education. He currently holds licenses as a Planner and Engineer in good standing in new Jersey and received a BS in Civil Engineering from Drexel University. He has testified before municipal planning and zoning boards and county planning boards in the fields of land planning and engineering. He was accepted as an expert witness.

Mr. Avila reported he was hired to render engineering drawings, make recommendations and review the recommendations of the Board's Engineer and to incorporate those recommendations into the plans. He described the location of the two lots at 1503/1601 Industrial Drive, Block 806, Lots 5 and 6.01, to be consolidated into one lot. He reported the south side of the property is restricted by a tree easement from prior application before the Board which is continued with this application. He described wetlands at the very southern part of the property that were delineated by Acer Environmental and approved by the DEP as a 50' wetlands buffer. Mr. Avila testified that all development will be outside of the easement and wetlands buffer. He reported the site is a vacant parcel within the industrial zone and sits within a variety of other industrial uses within the complex.

Mr. Avila reported the Applicant proposes a 6,400 square foot, one story, framed building on the site. The building will be located on the corner of the property abutting lot 7, owned by Tri County Development Group, Inc. He explained the east of property will be parking for tractor trailers, the front to the north of that will be the entrance to the office and employee and visitor parking. The site complies with the parking requirement by providing numerous parking spots. He pointed out the man door and two overhead doors to the south of the property allowing for access of trucks to the building for repair and maintenance. Mr. Avila stated it is imperative that the business provide maintain its fleet in good running order in order to provide transportation of recycling materials.

Mr. Avila described the flow off the site in a southern direction from Industrial Drive down to the wooded areas and Pompeston Creek. Flow is from the northern portion in a southerly direction and discharges into the creek.

The two points of ingress and egress were described by Mr. Avila, one easterly and one southerly. This design allows for ease of movement of tractor trailers within the site on the 34' to 35' drive aisles to access the 50' long parking stalls. He described the u-shaped access in and out of property and parking spaces for office employees and visitors apart from tractor trailer parking to provide safe movement with cars not traversing the tractor trailer area.

Mr. Avila explained the application is deemed a major development and the design follows the best practices under N.J.A.C. 7:8 with storm basins at front and rear of the site, and sheet flow and unconnected flow in compliance with design elements required by DEP. The spread out design and parking lot associated with traffic trailers is sheet flowing to the back where it is received by a rip rap area to slow down and attenuate the speed and flow into basin. The basin is designed with an access along the easterly side to allow for safe entrance for maintenance of the basin. The west side of building is designed with a grass area to comply with green infrastructure design elements.

Mr. Avila explained the proposed use is considered within the industrial zone and compliant with bulk standards for front yard, side yard, rear yard setbacks, building height and but does require variance relief and design waivers. There will be public water and sewer service to the site and there is no effluent introduction into the sub service.

Mr. Minton asked if the parking lot plan has been submitted. Mr. Avila stated it is in sheet 4 of the plan set. Sheet 4 shows proposed improvements with paved parking for employees and visitors and the balance of parking will be the stone lot for trucks and trailers. The application complies with the requirement for quantity but requires a variance for stall sizes that are slightly smaller than the code. Mr. Barbadoro asked Mr. Avila to clarify the area on the plan that will be asphalt and stone. Mr. Avila pointed out the asphalt area for employee and visitor parking and the stone area for truck parking and stone circulation path in the rear.

Mr. Avila explained the original plan was submitted in July 2025, and revised after receiving Mr. Barbadoro's review letter in December 2025. Revised plans were submitted with the provision that architectural drawings be included. The second submission of plans provided a better explanation of what was proposed. Mr. Barbadoro's letter of January 26, 2026 noted comments that were satisfied with the second submission and requested testimony for the design waivers requested.

Mr. Avila outlined the design waivers sought. The Applicant requests a waiver from a 500' boundary to 50' boundary on the survey as the survey provided is more than adequate to evaluate the site and proposed use.

Some of the areas will be undisturbed due to the tree easement and wetland buffers. He asked for a waiver from 500' to 50' because all items are within 50'--trees, curbing, manholes, adjacent driveways, adjacent utilities, adjacent parking and bumpers.

A waiver is requested from submitting a detailed rodent infestation program as the use, trucking service with empty vehicles and office, will not draw rodents. There is a low volume of people on the site creating a low volume of trash in an office setting.

Mr. Avila explained the request from submitting an environmental impact statement as the application has been reviewed by the DEP with nothing indicating protected or endangered species, of habitat or foraging areas on the site. The industrial use on an undeveloped site where there is no building and no underground storage. He added the application and plans will be reviewed by the Board's Engineer for compliance and the Soil District.

Mr. Avila asked for a waiver from submitting a traffic impact report. The business will have fourteen (14) vehicles leaving the industrial zone at 4:30A.M. and returning to the site in the afternoon, during off-peak hours. He added this is not a use where trucks come in and out all day and the volume generated does not necessitate a traffic impact report.

Mr. Avila testified that Ms. De Carvalho will generate a low volume of office trash to be disposed of by private hauler, therefore requests a waiver from submitting a solid waste/recycling report. Mr. Avila will provide notes in the plan to the minimal trash expected to be generated.

Mr. Barbadoro stated he had no objection to the Board's granting the requested waivers and to deeming the application complete.

Mr. Horner asked if truck traffic will go through the Walmart parking lot in order to turn left onto northbound Route 130. Discussion continued as to how the trucks access northbound Route 130 and return to the site. Mr. Horner stated he would not like to see tractor trailers going through the parking lot. Ms. De Carvalho testified that trucks return at staggered times, coming from the north and will not go through the Walmart parking lot, instead turning right onto Industrial Highway. Mr. Minton asked if Mr. Avila, in lieu of a traffic impact study, would provide a written narrative with the conformed plan that the owner agrees to trucks not using the Walmart parking lot to return to the site. Mr. Barbadoro agreed to their providing a traffic circulation plan. Mr. Heinold clarified this will state traffic will return to the site via Industrial Highway and not through the Walmart parking lot.

### **Completeness/Notice**

Motion by Mr. Minton, seconded by Mr. McGill to deem the application complete based on Mr. Barbadoro's comments and the Applicant's Engineer to provide a statement as to site circulation.

### **Roll Call:**

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

## Hearing

Mr. Avila continued his testimony reviewing the summary of variances requested. A variance is sought from providing a loading area as the type of facility does not require a loading area. He explained the need for the overhead doors for Applicant's vehicles to enter the building so all repair work may be done inside the building. A variance is requested to allow 9' x 18' parking spaces, which is the industry accepted size, where 10' x 20' are required. Mr. Avila explained the parking area in front of building abuts a 6' wide sidewalk and additional grass area in front, providing the ability for overhang while leaving a sufficient balance of sidewalk for ADA compliance and maneuverability. This design accounts for the deficiency by providing overhang area. He reported the additional parking on the southern side of the building.

Mr. Avila addressed the requirement that a fire lane be provided on two (2) sides of a building providing access to the building for emergency vehicles. The Applicant requests a waiver as access is provided on one side of the building, as described on sheet 4 of 12, with curbing painted yellow for no parking. He described the driveway leading to a pump station at the rear of the building, to the west, in addition to the paved parking area and 50' driveway aisle providing sufficient access to on two sides of the building. Mr. Avila reported a comment from fire official is pending.

A variance is requested for light intensity below the minimum required. Mr. Avila explained the area to be lit with mount wall packs along the building limited to those noted on the building elevations. Lighting will also be provided at the entrances. He believes this is an acceptable amount and agrees to make adjustments based on the building height to provide additional illumination as needed per the Board's Engineer's comments.

Mr. Avila described the large, individual trees noted on the survey to be saved. He explained that some trees will need to come down to provide parking for this type of use. The Applicant agrees to provide a landscaping plan and tree removal protection on the west side and will provide tree fencing on the east where trees will remain.

Mr. Barbadoro asked Mr. Vila if the requested variance for 9' x 18' stalls is for parking for mechanics and office employees in the front of building and asked how large the spots are for truck and trailer parking. Mr. Avila confirmed the variance is for employee parking and the truck and trailer parking stalls are 12' x 55'.

Mr. Barbadoro asked if there had been a response by the fire official. Mr. Heinold explained if the fire official has not submitted it yet, the Board could require compliance with his recommendations and if they cannot comply, will need to come back to us.

Mr. Barbadoro asked if Mr. Avila's intent is to satisfy the lighting requirement or ask for a variance. Mr. Avila stated he will work to satisfy all requirements.

Mr. Barbadoro had no objection to the Board granting the waiver for tree removal contingent on working together to supplement the landscaping.

Mr. Minton expressed concern with lighting and tree removal in regards to the residences beyond the Pompeston Creek and asked that a plan be developed to provide adequate shielding. He explained he would rather see the tree line moved back to create more of a visual barrier. He asked that the Applicant be generous with reforestation in consideration of work done on the property as part of the conditional zoning permit that went beyond what had been envisioned. Mr. Avila extended apologies for the work done and confirmed he will

work on a plan with Mr. Barbadoro to reforest and revegetate. The plan will include coniferous trees to provide shielding during the winter and lighting with forward throw and house side shields to illuminate specific areas. The plan will take into consideration how the lighting will be needed within the facility and will be on timers.

Mr. Minton asked Mr. Avila about deliveries to the site. Mr. Avila reported deliveries are by UPS and similar carriers in smaller vehicles, 10 minute drop offs, so no loading area is needed.

Mr. Minton asked if refuse would be stored in a 55 gallon drum or dumpster. Mr. Avila confirmed there would be no dumpster and based on the use, do not anticipate a large amount of trash based on the use and all trash will be stored inside. Mr. Avila added the trash truck will have more than enough room to turn around.

Mr. Minton asked Mr. Avila to clarify his testimony as to a one or two story building. Mr. Avila corrected the record to reflect the proposed building is two stories.

Mr. Minton acknowledged the DEP preferred design for truck parking is a stone parking field, but expressed concerns with longevity of stone area. Mr. Avila explained the Applicant and Board must work within the DEP recommendation and suggested a maintenance plan be provided to address stone replenishment and ruts. He reported the Applicant wants this to be an efficient and very nice site. Mr. Minton asked if the apron is sufficient separating the stone area from the street. Mr. Barbadoro reported a 70' asphalt separation from street to stone area. He suggested the stormwater maintenance plan include language on maintenance for the parking area.

Mr. Minton asked Mr. Avila to clarify his testimony that the stormwater maintenance plan provides sheet flow. Mr. Avila explained there is unconnected flow. Mr. Minton asked if there will be spillage to the neighboring properties. Mr. Avila explained the addition to the plan of curbing on the sides based on Mr. Barbadoro's review letter. This will maintain the stone on one side and prevent flow on either side. He added at the end there is no curb to allow for sheet flow down.

Mr. Avila spoke with Mr. Barbadoro today regarding his concerns and comments that were addressed in his latest review letter. He confirmed agreement to work with together to make the changes other than waivers and submission details of plan.

Mr. Heinold asked if the lighting is not resolved, will Mr. Avila agree to work with Mr. Barbadoro. He suggested a the Board may want to consider granting a variance relative to the foot candles and light spillage. Mr. Avila explained security lighting would come on after hours if needed and the goal is to minimize light spillage. Currently the plan has zero foot candles and either side are industrial uses and behind is similar. Mr. Avila stated the Applicant would prefer to not have to come back, and will conform with whatever Mr. Barbadoro requires. Mr. Barbadoro explained a variance would be due to their not providing enough lighting within parking area rather than spillage to neighboring sites. He believes it will be favorable to provide the current lighting so there is minimal lighting. Mr. Avila acknowledged his agreement. Mr. Minton explained the ordinance should net out easement areas and areas where we wouldn't want lighting, the calculations are based on the total area, but we do not want the easement area and buffer in back lit. Mr. Barbadoro clarified there is a certain minimum within the site that should be lit.

Mr. Heinold denoted the engineering plans from the site plan set, page 4 and 5 of 13 as Exhibit A-2.

Mr. Minton noted that if the Board grants the fire lane variance, the Applicant must comply with the condition to the satisfaction of the Fire Official. Mr. Barbadoro explained access rights would need to be obtained from the Sewerage Authority as the easement is for their sewer pump station, should the fire marshal. Mr. Avila will work to obtain that easement if granted.

### **Hearing opened to the Public**

Ms. Lauro opened the hearing to the public, and since there were no comments or questions from the public, closed the hearing the public.

Mr. Heinold recapped the application for preliminary and final major site plan approval for 1503/1601 Industrial Highway, Block 806, Lots 5 and 6.01; a currently vacant site, with proposed permitted use for the industrial zone. He listed the conditions relative to approvals: compliance with fire official's report and if cannot conform, resolves to return to this Board; lighting plan to be resolved with Board Engineer; variance to be granted relative to that and in the event less lighting is more suitable; tree removal plan to be submitted to Board Engineer and resolved to emphasize buffering at the rear of site; waste to be stored inside the building; all vehicle repairs are associated with activity on site and are an accessory to primary or principle trucking and solely to their own fleet and not outside repairs; parking area will be solely for this use and not leased out to others; stone area maintenance plan will be added to stormwater maintenance plan to ensure th stone parking lot and drive are adequately maintained over time; variances noted at bottom of page 9 of Mr. Barbadoro's review letter dated January 26, 2026; variance to allow 9' x18' parking and loading area stall size; fire lane compliance with fire official letter; light intensity to be resolved with Mr. Barbadoro; waiver for tree removal; waiver on full traffic report with comments to be submitted regarding traffic circulation to and from site not to go through Walmart parking lot, but to turn right off Route 130 onto Industrial Highway.

### **Determination**

Motion by Mr. Snyder, seconded by Mr. Gallagher to approve the application with the waivers, variances and conditions as summarized by Mr. Heinold.

### **Roll Call:**

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

### **Resolutions - None**

### **Approval of Minutes**

#### **Approval of December 9, 2025 Regular Meeting Minutes**

Motion by Mr. Snyder, seconded by Ms. Stewart to approve the minutes of the December 9, 2025 Regular Meeting. The minutes were approved by those members eligible to vote.

#### **Approval of January 13, 2026 Reorganization Minutes**

Motion by Mr. Minton, seconded by Mr. Horner to approve the minutes of the January 13, 2026 Reorganization Meeting. The minutes were approved by those members eligible to vote.

**Approval of January 13, 2026 Regular Meeting Minutes**

Motion by Mr. Snyder, seconded by Mr. McGill to approve the minutes of the January 13, 2026 Regular Meeting. The minutes were approved by those members eligible to vote.

**Meeting Opened to the Public**

Mrs. Oler-Davis – thanked Mr. Barbadoro and Mr. Minton for their diligence about environmental concerns of the neighbors which she believes is very important.

**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**

There were no Discussion Items.

**Comments of the Board**

There were no Comments from the Board Members.

**Motion To Adjourn**

Motion by Mr. Snyder, seconded by Mr. Gallagher to adjourn the meeting at 7:48pm. The voice vote by the Board was unanimous in favor.

Prepared by:



Beverly G. Russell, RMC  
Board Secretary  
Approved: May 12, 2026