

Cinnaminson Township Planning Board
Regular Meeting Minutes
Tuesday, February 10, 2026 – 6:30PM
Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ

Mr. Gallagher called the meeting to order and led the flag salute. He 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, Mr. McGill, Mr. Snyder, Ms. Woodington
Absent: Class IV: Ms. Lauro, Mr. Maradonna, Class I Designee: Mr. Roadside;
Alternate: Ms. Stewart.

Also Present: Mr. Petrone, Board Solicitor; Mr. Barbadoro, Board Engineer; Mr. Taylor, Board Planner; Mr. Banisch, Special Planner; Mrs. Russell, Board Secretary

Mr. Gallagher 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.

Special Presentation & Public Hearing - Mr. Frank Banisch, Special Planner
Examination of area in need of rehabilitation – Mainline and Sherwin Williams Shopping Centers

Frank Banisch, PP/AICP, of Banisch Associates Inc., was sworn by Mr. Petrone.

Mrs. Russell confirmed the notice for the public hearing was published in the Burlington County Times on January 23, 2026 and January 30, 2026 editions and mailed via certified mail to the property owners of the areas noted in the report.

Mr. Banisch explained this is a public hearing to review the findings of the preliminary investigation into whether or not the Mainline and Sherwin Williams Shopping Centers should be designated as areas in need of redevelopment. He pointed out the revitalization efforts occurring along the Route 130 corridor, updating older strip-mall type shopping centers that have become out of date and therefore less attractive to tenants. He explained properties such as these are often less well-tenanted, and over time, conditions degrade and, without reinvestment, can become a threat to the community welfare.

Mr. Banisch described the criteria used in the report to determine an area in need of redevelopment. The process began with the Governing Body sending a request to the Planning Board to determine if the properties are

eligible, and if they are found to be, the Planning Board may recommend that the Governing Body designate them as such and prepare, or direct the Planning Board to prepare, a redevelopment plan.

The report identifies the properties and describes the existing conditions, identifies the statutory criteria that must be demonstrated in order to allow for designation as an area in need of redevelopment. Mr. Banisch stated that the criteria for designation of the two properties can be found in sections "a", "b" and "d" of N.J.S.A. 40a:12a-5. The report describes conditions that are met by the properties' current existing conditions, identifies the criteria met and explains why we believe each criterion fits the conditions.

Criteria used to demonstrate needed designation:

Criterion "a": The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions."

Criterion "b": The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

Criterion "d". Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

Mr. Banisch explained that as described by all three criteria, these sites have become obsolescent, with outdated infrastructure making these assets less appealing to the rental market. The report relies heavily on the word "obsolescent" with criterion "b" applying specifically to the vacant service station. In criterion "d" again we hear "obsolescent" as a factor. He described the process is a forward-thinking way of determining a plan to replace the sites in a way that will be beneficial to the community and will provide for better ratables.

Mr. Banisch stressed that this process is not adversarial with property being condemned and removed from the property owner, as is often the case in redevelopment. Here the property owners will partner with the Township, giving their input to the plan, or if there are to be new owners, they would step into that role.

Mr. Minton reported speaking at length with the owner of the Mainline Shopping Center. He reiterated that this is a collaborative process and one that does not empower eminent domain. Mr. Minton reported the owner is excited about this opportunity which will give a chance to revision what the parcels can be. Building restrictions at the former Bottom Dollar/Talk of the Town location will soon be removed. The owner is also aware that the gas station is in desperate need of property maintenance, and improvements or demolition and pledged his support of the same.

Mr. Banisch stated that if the Governing Body agrees with the Board's findings, work will begin on a collaborative Redevelopment Plan which will move things forward in the right direction. He expressed his excitement at the prospect of seeing a plan develop and come to fruition.

Hearing Open to the Public

Mr. Gallagher opened the hearing to the public.

- Mike Goins, 100 Purnell Avenue, Cinnaminson - inquired about the reasons the report described the paved parking areas at both locations as underutilized. He pointed out that, apart from Shop Rite and the gym, other

shopping centers have large parking lots that are not fully utilized. Mr. Banisch explained that as the facilities become underutilized, the ratio of parking spaces is generous and intended for full occupancy. The expansive parking lot does not relate to the demand for parking at these facilities. Mr. Minton suggested the ordinance, as it pertains to parking requirements, may be outdated.

- Renee Oler-Davis, 2108 Hunter Street, Cinnaminson – asked if the redevelopment will be strictly commercial or are there plans for housing or a community center. Mr. Banisch explained that at this time the Board is determining if the properties should be designated an area in need of redevelopment. The actual plan will be discussed in public hearing at a later date.
- Jarmilla Shepherd, 215 Front Street, Palmyra – stated she represents the Civic Club of Riverton-East Riverton-Palmyra. Ms. Shepherd asked who requested the redevelopment study be done. Mr. Banisch explained that the Governing Body asked the Planning Board to do this study and subsequently, they hired Mr. Banisch to identify if it qualifies for redevelopment. He added the next step will be to create a plan. Ms. Shepherd asked if the current businesses will have enough money to remain in business. Mr. Banisch explained that would be between the landlords and tenants.
- Mr. Minton added that this is the next logical progression in the Township’s redevelopment activities along Route 130, where there has already been redevelopment and repurposing of shopping centers, the azalea farm and various open spaces.
- Jim Frances, 804 Belview Avenue, Cinnaminson – asked if there is one owner of the shopping centers and gas station. Mr. Minton stated there are two owners, each owning one of the shopping centers. He has been in contact with the owner of the Mainline Shopping Center who is excited at the prospect of redevelopment. He has not yet spoken with the other owner.

Hearing Closed to the Public Comments from the Board

As there were no further comments or questions, Mr. Gallagher closed the hearing to the public.

- Jesse Nickum, Cinnaminson Fire Marshal - described issues with the vacant tenant spaces at the Sherwin Willimas and Mainline Shopping Centers. He stated there have been squatting issues that required Police removal and that the vacant gas station has been determined an unsafe structure as there is fear of a roof collapse if there were a fire. He expressed support for this as a well needed project.
- Mr. Banisch stated he will make a note in the report of the Fire Marshal’s comment about the squatters as it brings the dimension of public safety interest not included in report.

Motion/Findings on Examination of area in need of Rehabilitation

Motion by Mr. Horner, seconded by Ms. Woodington, to accept the findings that Block 3212, Lot 2 and Block 3302, Lot 4 satisfy the criteria of the New Jersey Redevelopment and Housing Law to qualify as an area in need of non-condemnation redevelopment and by such a finding, recommend to Township Committee to be considered as an area in need.

Roll Call:

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

Applications

**Case #2505 –William Gallagher, Block 2404, Lot 40; 2328 Riverton Road, Cinnaminson
Minor Subdivision**

William Gallagher, of 2328 Riverton Road, Cinnaminson, was sworn by Mr. Petrone. Mr. Gallagher explained the application is to allow he and his wife to build a smaller home on the lot with no changes to anything else within the lots.

Completeness/Notice

Mr. Barbadoro reported that all requirements of the subdivision checklist have been provided and he recommended that the Board find the application complete.

Motion by Mr. Minton, seconded by Mr. McGill, to deem the application complete.

Roll Call:

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

Hearing

Mr. Barbadoro reviewed his letter to the applicant dated February 9, 2026. He asked for testimony regarding the demolition of various existing structures. Mr. Gallagher testified that the unused two-story garage will be demolished.

Mr. Barbadoro asked for an explanation of the purpose of the 35’ wide Ingress and Egress Easement and will proposed lot A have access to this easement. Mr. Gallagher testified there is no plan to switch anything on that easement, and it will be used as it has for the last 90 years. Mr. Barbadoro requested that the easement description be submitted for his review to ensure it covers access for the proposed lot and for utilities.

Mr. Barbadoro reported that comments regarding front yard and side yard setbacks have been addressed by the applicant and updated plans have been submitted. He noted that all lot numbers must be reviewed and approved by the Cinnaminson Township Tax Assessor.

Hearing Open to the Public/Hearing Closed to the Public

Determination

Motion by Mr. Minton, seconded by Mr. McGill, to approve the application granting Minor Subdivision approval of Block 2404, Lot 40, 2328 Riverton Road, Cinnaminson based upon Mr. Barbadoro’s report and testimony on record by the applicant. Mr. Petrone summarized the standard conditions of approval that apply.

Roll Call:

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

Consistency Review - Presented by Scott Taylor, LLA, AICP, PP, LEED AP, Taylor Design Group, Inc. Ordinance 2026-02 - 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

Mr. Taylor reported this ordinance modifies Ordinance 2021-7, explaining in 2021 the recreational cannabis law was passed after approved by voter referendum in 2020. At that time the Township set conditions of use standards in Ordinance 2021-7. The ordinance defines separation distances form different types of land use, residential zone and uses and Ordinance 2026-02 modifies the code to add one section that allows for exemption of separation distances from a residential zone where there is no existing home.

The ordinance has been sent to this board to decide if any provision of the introduced ordinance is inconsistent with the Master Plan. He noted that the Master Plan was last updated in 2019 at a time when there was no contemplation about recreation cannabis use. He added the goals of Master Plan to preserve existing residential neighborhoods and promote development opportunities for retail, commercial and personal services to improve the Township's economy and employment base. He stated that no component of this ordinance is inconsistent with the Master Plan and the ordinance advances some of the goals and objectives of the 2019 Master Plan.

Comments from the Board

- Mr. Minton explained that the action being contemplated does not allow for standalone retail operations and any such operation must be in conjunction with class 1 or class 2 use, warehousing or manufacturing operations. This ordinance allows a cannabis warehouse business in proximity to the old landfill to provide limited retail at that facility, which is already a provision of the ordinance on a conditional basis. He explained the unique circumstance where the landfill was added as an inclusionary zone in Round 2 of COAH, which the court has now removed from our COAH calculations, but the inclusionary zone remains on the books. This ordinance does not change the policy of the town but addresses an administrative matter that if a home is not built on an adjacent property to the permitted use, as long as all other conditions of the ordnance are met, can include retail.

Hearing Opened to the Public

Mr. Gallagher opened the hearing to the public.

- Mike Goins, 100 Purnell Avenue, Cinnaminson – asked for clarification if the property in question is in the IR Zone. He understood that the Township took credit for the affordable housing and does not remember when it was taken off. Mr. Minton explained that court ruled and took it out in Round 4. Mr. Goins asked about the 12' setback at the back of Green Lightning Cannabis on Taylors Lane. Mr. Minton stated he will look into the matter.
- Renee Oler-Davis, 2108 Hunter Street, Cinnaminson – asked if this referred to the landfill on Union Landing Road. Mr. Minton confirmed it is the landfill that bridges Union Landing Road and Taylors Lane. She asked if this would allow retail operations. Mr. Minton explained that retail within an existing warehouse or manufacturing is allowed. Mrs. Oler-Davis expressed that she is not in favor of another cannabis business.
- Mr. Minton clarified that this will be within the industrial zone but the adjacency is causing the issue.
- Jarmilla Shepherd, 215 Front Street, Palmyra – asked for clarification if the building already exists and if they want to sell retail in the existing building. Mr. Minton explained the majority of the building is warehouse and manufacturing. The ordinance allows for retail space up to 3,000 square foot or 10% of floor plan, whichever is lesser. This will be a storefront, not the whole building. Ms. Shepherd stated she did not recollect the Township allowing retail operations at all, only warehouse and manufacturing. Mr. Minton explained that nothing has changed from what the Governing Body approved in 2021. There can be no standalone retail as in other towns

along Route 130. Retail is only permitted as part of a warehouse or manufacturing business and with this ordinance, if a residence is not built within the prescribed limits, it would be allowable.

Hearing Closed to the Public

Since there were no further comments or questions, Mr. Gallagher closed the meeting to the public.

Motion/Findings on Ordinance O2026-02

Motion by Mr. Segrest, seconded by Ms. Woodington, to accept the Findings that Ordinance 2026-02 is not inconsistent with the Master Plan of the Township of Cinnaminson and recommending that Township Committee adopt Ordinance 2026-02.

Roll Call:

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

Resolutions

Resolution 2026-08 Granting Preliminary and Final Major Site Plan Approval to De Cavalho Corp.; Block 806, Lots 5 and 6.01; 1503/1601 Industrial Highway

Motion by Mr. Snyder, seconded by Mr. Minton, to adopt Resolution 2026-08.

Roll Call:

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

Resolution 2026-09 Recommending that Township Committee Adopt Ordinance 2026-02 and Finding Ordinance 2026-02 Not Inconsistent with the Master Plan of the Township of Cinnaminson

• Mr. Minton reported that Mr. Heinold prepared a resolution to allow for quick response to Township Committee of the Board's determination.

Motion by Mr. Minton, seconded by Mr. McGill, to adopt Resolution 2026-09.

Roll Call:

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

Approval of Minutes – January 27, 2026 Regular Meeting

Approval of January 27, 2026 Regular Meeting Minutes was carried to the next Regular Meeting.

Meeting Opened to the Public

Mr. Gallagher opened the meeting to the public, and as there were no comments or questions, 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

- Mr. Minton welcomed Mr. Taylor as Planner to the Board.
- Mr. Minton advised there may not be any need for a meeting on February 24, 2026, and that Mrs. Russell will contact the Board members and professionals closer to that date.

Adjournment

Motion by Mr. Snyder, seconded by Ms. Woodington, to adjourn the meeting at 7:18P.M. The voice vote by the Board was unanimously in favor.

Prepared by:



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