

Cinnaminson Township Planning Board
Regular Meeting Minutes
Tuesday, March 10, 2026 – 6:30P.M.
Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ 08077

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 II: Mr. Minton; Class IV: Mr. Gallagher, Ms. Lauro, Mr. McGill, Ms. Woodington;
Alternate: Ms. Stewart.

Absent: Class I: Mr. Horner; Class I Designee: Mr. Roadside; Class III: Mr. Segrest; Class IV: Mr. Maradonna, Mr. Snyder.

Also Present: Mr. Heinold, Board Solicitor; 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.

Applications - None

Consistency Review – provided by Mr. Frank Banisch, PP, AICP, Banisch Associates Inc.
Ordinance 2026-03 - 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

Mr. Heinold referred to the memo submitted by Mr. Banisch, the Township's Affordable Housing Planner. He explained that Cinnaminson, like all municipalities, are in the process of adopting rules as part of the Fourth Round Affordable Housing with the deadline of March 15, 2026 to adopt. This ordinance amends Chapter 145 Affordable Housing as per the state statute for the Fourth Round. There have been a series of rounds, we are currently in the fourth round, and each round has been a little bit different. The state legislature adopted amendments to the statute governing Affordable Housing that created the Fourth Round policies and rules and specific rules under the administrative code were adopted to implement the Fourth Round. This ordinance deals with the operational and technical aspects of Affordable Housing and provides uniformity across the state as to breakdown for affordable limits in regions, how phasing should be, accessibility requirements, regional income, affirmative marketing, etc. All processes the town administration deals with in implementing the Fourth Round procedurally. This ordinance is a full repeal of Chapter 145 and adoption of new Chapter 145.

Mr. Banisch's memo outlines the process by which the Governing Body introduced the ordinance and referred it to the Planning Board to review for inconsistency with the Master Plan. In order to be complaint, Cinnaminson must adopt these rules by the deadline. Mr. Banisch concluded that Ordinance 2026-03 assures that affordable housing units will be properly created and administered. These requirements advance the 2025 HEFSP Plan and as a result, the Planning Board finds that the ordinance is not inconsistent with the Master Plan and recommends adoption of Ordinance 2026-03 as drafted.

Mr. Heinold stated not only not is the ordinance no inconsistent with the Master Plan, it is consistent with making sure we comply with our housing element and fair share plan for Fourth Round.

Comments from the Board

- Mr. Minton asked if this ordinance addresses bulk standards or densities. Mr. Heinold confirmed it is not a zoning ordinance, but rather an administrative process ordinance. Mr. Minton suggested there may be need to amend the housing plan to address and shortfalls. Mr. Heinold explained the plan may be amended at any time as needed. This ordinance is not site specific, it is to ensure compliance with the rules.

Motion/Findings on Ordinance O2026-03

Motion by Mr. Minton, seconded by Ms. Woodington, to report back to Governing Body that the Planner has reviewed the ordinance, and the Planning Board find it not inconsistent with the Township Master Plan, and is a model ordinance so recommended by the state.

Roll Call:

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

- Mr. Minton added, as Director of Community Development, he does not believe the Governing Body will have to dramatically amend the existing inclusionary zones, with only minor adjustments if needed, to meet our under-met need and no major changes are needed to the current zones.

Request for Extension of Approval

Fiver Properties, LLC, 2203-2205 Wallace Boulevard, Block 803, Lots 8, 26 and 27

Mr. Heinold reported receipt of a letter dated February 13, 2026 from counsel for the Fiver Properties requesting extension of approvals. He explained the previously approved compliant use and site plan, and request for extension of approvals for one year. He explained that applicants are entitled to extensions, absent a significant change in zoning or circumstance. The previous extension took them a year out and they are now asking for another year. Per counsel's letter, they need additional time to actively market the property, completed necessary business arrangements and secure building permits relative to development. They are in the marketing and construction or build-out phase and there have been no changes to zoning or circumstances that would require them to come back for approval. Mr. Heinold recommended approving the extension to June 13, 2027 as requested.

Comments from the Board

- Mr. Minton reported they are actively marketing the site and have had three different potential buyers. Two were cannabis firms, which is an approved conditional use but not a requirement. Should there be any major changes to the building or site, they will need to come back before the Board. There is nothing legislatively that has changed to have the Board consider it a different way and they are actively trying to finalize development of the site.

Determination

Motion by Mr. McGill, seconded by Mr. Gallagher, to approve a one-year extension of approvals to June 13, 2027.

Roll Call:

Those voting in favor: Mr. Gallagher, Mr. McGill, Mr. Minton, Ms. Woodington, Ms. Lauro;
 Alternate: Ms. Stewart

Those voting against: None

Those abstaining: None Those recusing: None

Absent: Mr. Horner, Mr. Maradonna, Mr. Roadside, Mr. Segrest, Mr. Snyder.

Resolutions

Resolution 2026-10 Recommending that Township Committee Adopt Ordinance 2026-03 and Finding Ordinance 2026-03 Consistent with the Master Plan of the Township of Cinnaminson

Motion by Mr. Minton, seconded by Ms. Stewart, to adopt Resolution 2026-10.

Roll Call:

Those voting in favor: Mr. Gallagher, Mr. McGill, Mr. Minton, Ms. Woodington, Ms. Lauro;
 Alternate: Ms. Stewart

Those voting against: None

Those abstaining: None Those recusing: None

Absent: Mr. Horner, Mr. Maradonna, Mr. Roadside, Mr. Segrest, Mr. Snyder.

Resolution 2026-11 Granting Second Extension of Preliminary and Final Major Site Plan Approval and Conditional Use Approval to Fiver Properties, LLC for 2203-2205 Wallace Bouelvard, Block 80, Lots 8, 26 & 27.

Motion by Mr. McGill, seconded by Mr. Gallagher, to adopt Resolution 2026-11.

Roll Call:

Those voting in favor: Mr. Gallagher, Mr. McGill, Mr. Minton, Ms. Woodington, Ms. Lauro;
 Alternate: Ms. Stewart

Those voting against: None

Those abstaining: None Those recusing: None

Absent: Mr. Horner, Mr. Maradonna, Mr. Roadside, Mr. Segrest, Mr. Snyder.

Resolution 2026-12 Memorializing Findings and Recommendations on Examination of Area in Need of Rehabilitation - Mainline and Sherwin Williams Shopping Centers

Motion by Mr. Gallagher, seconded by Ms. Woodington, to adopt Resolution 2026-12.

Roll Call:

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

Resolution 2026-13 Granting Minor Subdivision Approval to William Gallagher, Block 2404, Lot 40; 2328 Riverton Road

Motion by Mr. McGill, seconded by Ms. Woodington, to adopt Resolution 2026-13.

Roll Call:

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

Meeting Opened to the Public

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

Correspondence

Mrs. Russell advised there was no correspondence to discuss.

Discussion Items - None

There were no Discussion Items.

Comments of the Board - None

There were no Comments from the Board Members.

Adjournment

Motion by Ms. Woodington, seconded by Ms. Stewart, to adjourn the meeting at 6:51P.M. The voice vote by the Board was unanimously in favor.

Prepared by:



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