

Cinnaminson Township Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday, June 3, 2026 – 6:30P.M.
Cinnaminson Municipal Building, 1621 Riverton Road, Cinnaminson, NJ 08077

Mr. Bednarek called the meeting to order and led the flag salute. He read the Sunshine and Public Statements.

Sunshine Statement: notice of this meeting has been provided in accordance with the Open Public Meetings Act by advertising this meeting in the Burlington County Times and Courier Post newspapers on January 25, 2026.

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: Mr. Devlin, Ms. Galosi, Ms. Sherlock, Mr. Trampe, Mr. Bednarek; Alternate: Mr. Anninos.
Absent: Mr. Neely, Ms. Woodman.

Also Present: Richard Strobel, Board Solicitor; Michael Minton, Zoning Officer; Beverly Russell, Board Secretary

Mr. Bednarek read the Board's policy. The Board's Policy is not to commence hearing a matter after 10:00P.M., but instead to adjourn the matter to the next regularly scheduled meeting. Any matters still being heard at 10:00P.M. may be completed that evening or may be adjourned to the next regularly scheduled meeting, at the Board's discretion.

Applications

Case # ZR-26-0401 – Randy & Deborah Smith

Block 1201, Lot 6.01 – 5A Par Drive, Cinnaminson - Bulk Variance for one-story dwelling on irregular shaped lot

- Mr. Bednarek announced that the application would not be heard due to an insufficiency in the notice. The Board anticipates hearing the application at the July 1, 2026 meeting following notice in the paper and by certified mail to property owners within 200' of the site.

Resolutions

Resolution 2026-10 – requested extension of Resolution 2023-11

Block 806, Lot 1.02 – 1705 Industrial Highway

- This Resolution will be considered at the July 1, 2026 meeting.

Resolution 2026-12

Block 1201, Lot 6.02 - 5B Par Drive

- This Resolution will be considered at the July 1, 2026 meeting.

Resolution 2026-13

Block 2102, Lot 46.01 - requested Extension of Minor Subdivision Approval Pursuant to N.J.S.A. 40:55D-47(f) and/or (g) for McDonald's Real Estate Company Resolution 2025-10

- This Resolution will be considered at the July 1, 2026 meeting.

Approval of Minutes – May 6, 2026 Regular Meeting Minutes

Motion by Ms. Galosi, seconded by Mr. Anninos, to approve the May 6, 2026 Regular Meeting Minutes. The minutes were approved by those members eligible to vote with no corrections.

Meeting Opened to the Public

Mr. Bednarek opened the meeting to the public.

- Ken James, Sheraton Avenue, Cinnaminson – expressed concern that the code of the Township of Cinnaminson, Chapter 525-A1C does not specifically list Data Center and related facilities as prohibited industrial land uses. He noted the eighty (80) acre Hunter Farm parcel might be sold and a Data Center built on the property. He stated issues Data Centers bring to surrounding areas such as noise, water and electric usage.

Mr. Strobel thanked Mr. James for his comments and acknowledged his concerns. He explained that the Zoning Board of Adjustment is not a policy making board. The Planning Board and Governing Body make the policies. He added that the Hunter Farm may be deed restricted through Farmland Preservation. Mr. Minton confirmed the farm parcel is protected through both county and local restrictions which cannot be reversed. He reported the Governing Body recognizes his concern. Although Data Centers are not a prohibited use in any zone, the Township Committee is considering adding language to the code expressly prohibiting this use. He added that anything that is not permitted is prohibited. It cannot be developed as anything other than farmland or as open space. Mr. Strobel explained this is in the deed and therefore is perpetual and cannot be changed.

Mr. James asked if the Riverton Country Club land could be sold and repurposed for a Data Center. Mr. Minton explained that the golf course and Country Club are located in the R2 Zone, limiting the land to residential use. He added that there is a requirement that 2/3 of the membership must approve of the sale of the property so it is not likely that it would be sold therefore it is not a realistic development opportunity. Mr. Minton explained that in order for anything other than housing to be built on that property, it would require a use variance from this board.

- Renee Oler Davis, Cinnaminson – voted on the Hunter Farm to keep it as open space a number of years ago. Mr. Minton and Mr. Strobel explained residents voted on the use of dedicated municipal funds for setting aside open space and may have been used to compensate the Hunter Family. Mr. Strobel reported that Burlington County is #1 in the state, and significant in the country, for setting aside open space farmland. He added that the Taylor Farmstead and surrounding acres are also protected and with Cinnaminson being essentially built-out, it deters someone major from coming in and building this sort of facility.

- Jim Francis, 804 Bellview Avenue, Cinnaminson – recalled a conversation from previous meeting where detention centers were discussed in public session. He asked if there was a way that the Township could share this information about detention centers, data centers, etc. with the public who may not be present. Mr. Minton thanked Mr. Francis for his suggestion and will advise Mayor Horner. He suggested the Mayor may want the Land Use Attorney to present information at a televised public Township Committee meeting.

Meeting Closed to the Public

Since there were no further comments or questions, Mr. Bednarek 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. Bednarek asked if any members present, did not anticipate attendance at the July 1st meeting. Mr. Trampe indicated he may be travelling and therefore not in attendance.

Motion to Adjourn

Motion by Ms. Galosi, seconded by Mr. Devlin, to adjourn the meeting at 6:59P.M. The voice vote by the Board was unanimously in favor of adjournment.

Prepared by:



Beverly G. Russell, RMC

Board Secretary

Approved: July 1, 2026