

Please Note: Agenda is subject to change

CINNAMINSON TOWNSHIP COMMITTEE  
REGULAR SESSION AGENDA  
Monday, July 20, 2026  
6:30 p.m. Regular Session

CALL TO ORDER:

FLAG SALUTE:

VERIFICATION:

This meeting is being held in accordance with the “Open Public Meetings Act,” P.L. 1975, c.231. Notice of this meeting was published in the Burlington County Times and the Courier Post on January 09, 2026.

ROLL CALL: Mr. Conda, Mr. McGill, Dr. Taylor-Walls, Deputy Mayor Segrest, Mayor Horner

COMMITTEE LIAISON REPORTS:

Committee Member Conda: Administration and Veterans Affairs  
Committee Member McGill: Public Safety  
Committee Member Taylor-Walls: Health and Senior Services  
Deputy Mayor Segrest: Public Works and Finance  
Mayor Horner: Parks and Recreation and Economic Development

ORDINANCE PUBLIC HEARING:

Ordinance 2026 – 8 An Ordinance Amending the Land Use Procedures of Chapter 330, of the Township of Cinnaminson to Add the Definition of, and to Amend the Cinnaminson Township Zoning Ordinances, to Prohibit Data Centers

CONSENT AGENDA:

Resolution 2026 – 75 Authorizing Purchase of a Zero Turn Mower through Sourcewell

Resolution 2026 – 76 Authorizing Purchase of Computers from Dell Marketing L.P. through State Contract for Computers for the Police Department

Resolution 2026 – 77 Authorizing Extension of Grace Period for Third Quarter Taxes

Resolution 2026 – 78 Authorizing Participation in the Educational Services Commission of New Jersey Cooperative Pricing System

Resolution 2026 – 79 Amending Resolution 2026 – 72 Renewal of Liquor License

Resolution 2026 – 80 Authorizing Approval of Change Order and Payment for Jefferson Street and Adams Street Culvert Project

Resolution 2026 – 81 Supporting Application of Reilly Farms LLC to Operate Cannabis Establishment

Resolution 2026 – 82 Authorizing Budget Amendment for Grant Appropriations (Chapter 159)

Resolution 2026 – 83 Resolution Declaring That the Real Property Identified as Block 2312, Lot 2 And Block 2302, Lot 4 Are Areas In Need Of Non-Condemnation Redevelopment and/or Rehabilitation Pursuant To The Local Redevelopment And Housing Law (N.J.S.A. 40a:12a-1 Et Seq.) And Directing the Township Planner to Prepare a Redevelopment Plan Identifying the Most Appropriate Uses for The Parcels

**Resolution 2026 – 84**                      Resolution Authorizing Payment of \$5000 as Affordability Assistance for an Affordable Housing Unit in Accordance with the Township's Fourth Round Housing Element and Fair Share Plan and Spending Plan

**END OF CONSENT AGENDA**

**PUBLIC COMMENT ON CONSENT AGENDA ONLY:**

**APPROVAL OF MINUTES:**

June 15, 2026

**APPROVAL OF BILLS:**

**STAFF AND PROFESSIONAL COMMENTS:**

**PUBLIC COMMENT:**

**COMMITTEE COMMENT:**

**EXECUTIVE SESSION:**

**Resolution 2026 – 85**                      Authorizing Executive Session for Attorney-Client matters regarding the following –

Attorney Client Privilege – Potential Litigation and Personnel

**ADJOURNMENT:**

Next Meeting: Monday, August 3, 2026 at 6:30 pm

**RULES GOVERNING PUBLIC COMMENT PERIOD**

The Rules of Conduct and Decorum for public participation during Committee meetings for addressing Township Committee during public hearings on ordinances or resolutions which require public hearings or during the public portion of the Committee meetings are as follows:

- All members of the public attending Township Committee Meetings must treat each other the Mayor, Deputy Mayor, Committee Members and Township employees with respect.
- Shouting out from the audience without being recognized to speak is strictly prohibited.
- No person shall, at any time, engage in any personally offensive or abusive remarks to the Mayor, Deputy Mayor, Committee Members, Township employees or any other member of the public.
- No person shall engage in any express or implied speech that involves any other person's race, color, religion, gender, disability, sexual orientation, gender identity or expression, national origin or ethnicity.
- The Mayor or Presiding Officer may restrict, limit or prohibit any speech, remarks or questions that are repetitive or not germane to any matter not within the jurisdiction of Township Committee.
- Persons making public comment may not yield their time to another speaker and each individual is limited to speaking once during a particular public comment period for a period of time not to exceed five (5) minutes.
- The Chief of Police or such other member of the Police Department as he/she may designate, shall be designated as the Sergeant-at-Arms of the Township Committee meetings. The Sergeant-at-Arms shall carry out all orders and instructions given by the Mayor or the Presiding Officer of the Township Committee meeting for the purpose of maintaining order and decorum at the Township Committee meetings and enforcing these Rules.
- The Township Solicitor shall be the Parliamentarian.
- Meetings shall be in accordance with these Rules and Roberts Rules of Order for items not covered in these regulations.
- Members of the public who make comments or ask questions that are germane to an ordinance or resolution that is under consideration or during the general public portion of the Committee meeting for matters which are within the jurisdiction of the Township Committee shall be allowed to do so in an uninterrupted manner unless the member is not adhering to these Rules of Conduct and Decorum. Following the close of a particular public comment period, the Mayor, Deputy Mayor, Committee Members, and Township employees reserve the right to answer questions and respond to comments.
- All questions and comments shall be through the Mayor or Presiding Officer unless waived.

**TOWNSHIP OF CINNAMINSON**

**RESOLUTION 2026 – 75**

**AWARD OF CONTRACT TO HUSTLER TURF FOR  
PURCHASE OF ZERO TURN LAWNMOWER THROUGH  
SOURCEWELL COOPERATIVE PURCHASE**

**WHEREAS**, the Township of Cinnaminson Department of Public Works is in need of a Zero Turn Lawnmower; and

**WHEREAS**, the Township is permitted to acquire products without the need of open competitive bidding pursuant to New Jersey Public Contracts Law (N. J. S. A. 40A: 11- 1 et seq.) and authorized, under procedures established by the State of New Jersey Purchase Bureau to participate in the Sourcewell Cooperative Purchasing Agreement; and

**WHEREAS**, the Township of Cinnaminson received the following quotes:

|                  |             |
|------------------|-------------|
| Hustler Turf     | \$16,413.00 |
| Laurel Lawnmower | \$16,639.00 |

**WHEREAS**, no comments were received and the Township wishes to award the contract to Hustler Turf Equipment, Inc., P.O. Box 641989, Cincinnati, OH 45264 through Sourcewell, Contract #112624-HTE in the amount of \$16,413; and

**WHEREAS**, the Sourcewell contract expires January 31, 2029; and

**WHEREAS**, the availability of this contract best serves the needs of the Township and the Review Committee and the Purchasing Department recommends utilization of this contract; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cinnaminson, in the County of Burlington, State of New Jersey, that the contract for the Purchase of a zero-turn lawnmower be awarded to Sourcewell.

**BE IT FURTHER RESOLVED** by the Township Committee of the Township of Cinnaminson, County of Burlington, State of New Jersey that the Mayor or his designee is authorized to execute such documents consistent with this Resolution and to take such other action on behalf of the Township in furtherance of this Resolution.

**CINNAMINSON TOWNSHIP COMMITTEE**

*Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 20<sup>th</sup> day of July, 2026.*

\_\_\_\_\_  
*Lisa A. Passione, Municipal Clerk*

**CERTIFICATION**

I, Julia Edmondson, Chief Financial Officer of the Township of Cinnaminson, certify that funds are

available for this contract in account # C-06-26-005-004 in the  
amount of \$ 16,413.00.

\_\_\_\_\_  
Julia Edmondson  
Chief Financial Officer

**TOWNSHIP OF CINNAMINSON**

**RESOLUTION 2026 – 76**

**RESOLUTION TO UTILIZE STATE CONTRACT FOR  
PURCHASE OF COMPUTERS AND SOFTWARE  
FOR THE POLICE DEPARTMENT**

**WHEREAS**, the Cinnaminson Police Department is in need of new computers and software; and

**WHEREAS**, the Township has received authorization to purchase this product without the need for open competitive bidding pursuant to New Jersey Public Contract Law (N.J.S.A. 40A:11-1 et seq.) by virtue of State Contract #24-TELE-71883, expiration date of June 30, 2027; and

**WHEREAS**, the Township has received a quote from State Contract vendor Dell Marketing L.P. in the amount of \$30,645.00; and

**WHEREAS**, the Township desires to award the aforementioned contract to Dell Marketing L.P.

**NOW THEREFORE, BE IT RESOLVED** that the Township of Cinnaminson authorizes an award of contract to Dell Marketing L.P., PO Box 643561, Pittsburgh, PA 15264-3561 in the amount of Thirty Thousand Six Hundred Forty-Five Dollars and Zero Cents (\$30,645.00) as described herein.

**CINNAMINSON TOWNSHIP COMMITTEE**

*Certified to be a true copy of a resolution adopted by the Cinnaminson Township Committee on the 20<sup>th</sup> day of July, 2026.*

\_\_\_\_\_  
*Lisa A. Passione, Municipal Clerk*

**CERTIFICATION**

I, Julia Edmondson, Chief Financial Officer of the Township of Cinnaminson, certify that funds are available for this contract in account # \_\_\_\_\_ in the amount of \$ 30,645.00.

\_\_\_\_\_  
Julia Edmondson  
Chief Financial Officer

**TOWNSHIP OF CINNAMINSON**

**RESOLUTION 2026 – 77**

**A RESOLUTION EXTENDING THE GRACE PERIOD FOR  
2026 THIRD QUARTER TAX PAYMENTS**

**BE IT RESOLVED** by the Township Committee of the Township of Cinnaminson, County of Burlington and State of New Jersey that due to unavoidable delays at the State level, the grace period for payment of 3<sup>rd</sup> Quarter Taxes will be extended to August 31, 2026. Third quarter taxes paid after August 31, 2026 will be charged interest from August 1, 2026.

*Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 20<sup>th</sup> day of July, 2026.*

\_\_\_\_\_  
*Lisa A. Passione, RMC  
Municipal Clerk*

**TOWNSHIP OF CINNAMINSON  
RESOLUTION 2026 – 78**

**RESOLUTION AUTHORIZING THE TOWNSHIP OF CINNAMINSON  
TO ENTER INTO A COOPERATIVE PRICING AGREEMENT**

**WHEREAS**, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

**WHEREAS**, the Educational Services Commission of New Jersey, hereinafter referred to as the "Lead Agency " has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;

**WHEREAS**, on July 20, 2026, the governing body of the Township of Cinnaminson, County of Burlington, State of New Jersey, duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

**NOW, THEREFORE BE IT RESOLVED** as follows:

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of the Township of Cinnaminson

**AUTHORITY**

Pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Township Administrator is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

**CONTRACTING UNIT**

The Lead Agency shall be responsible for complying with the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey.

*Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 20<sup>th</sup> day of July, 2026.*

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*Lisa A. Passione, RMC  
Municipal Clerk*

**TOWNSHIP OF CINNAMINSON  
COUNTY OF BURLINGTON  
RESOLUTION 2026 – 79**

**AMENDING RESOLUTION 2026-72 APPROVING RENEWAL OF LIQUOR  
LICENSES FOR THE 2026-2027 TERM AS IT PERTAINS TO  
LIQUOR LICENSE NO. 0308-33-002-004**

**WHEREAS**, Resolution 2026-72 approved the renewal of Liquor License No. 0308-33-002-004 for Sweetwater at Hathaways Inc, for the 2026-2027 term and was passed by the Township of Cinnaminson on June 15, 2026; and

**WHEREAS**, the Township of Cinnaminson has been advised by the Division of Alcoholic Beverage Control that the Liquor License No. 0308-33-002-004 has been amended to an in-pocket license;

**NOW, THEREFORE, BE IT RESOLVED**, that the Committee of the Township of Cinnaminson hereby amends Resolution 2026-72 to reflect that the approval of Liquor License No. 0308-33-002-004 for Licensee Sweetwater at Hathaways Inc. for the 2026-2027 term is an in-pocket license

*Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 20<sup>th</sup> day of July, 2026.*

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*Lisa A. Passione, RMC  
Municipal Clerk*

**TOWNSHIP OF CINNAMINSON**

**RESOLUTION 2026 – 80**

**APPROVING CHANGE ORDER AND PAYMENT #2 FOR  
ADAMS STREET & JEFFERSON STREET CULVERT MITIGATION**

**WHEREAS**, the Township awarded the Adams Street & Jefferson Street Culvert Mitigation to Gemini General Contracting, LLC (“Contractor”); and

**WHEREAS**, Project Engineer Pennoni has recommended a change order and payment to the Contractor as set forth in the copy of a letter dated July 15, 2026 annexed hereto as Exhibit “A”; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Cinnaminson, County of Burlington, State of New Jersey, as follows:

1. Change Order No. 1 is approved for the Adams Street & Jefferson Street Culvert Mitigation Project (“Project”) increasing the cost of the Project by \$1,000.00 from \$265,285.75 to \$266,285.75.
2. Payment Certificate No. 2 in the amount of \$39,494.00 is authorized for payment.
3. The Township Administrator, Chief Financial Officer and Municipal Clerk are authorized to execute any and all documents necessary in the fulfillment of this Resolution.

**CINNAMINSON TOWNSHIP COMMITTEE**

*Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 20<sup>th</sup> day of July, 2026.*

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*Lisa A. Passione, Municipal Clerk*



## TOWNSHIP OF CINNAMINSON

### RESOLUTION 2026 - 81

#### **REAFFIRMING AND RESTATING SUPPORT FOR THE APPLICATION OF REILLY FARMS, LLC TO OPERATE A CLASS 1 CULTIVATION AND CLASS 2 MANUFACTURING FACILITY AND PROVIDING SUPPORT TO OPERATE A CLASS 5 RETAIL COMPONENT IN THE CANNABIS ESTABLISHMENT OVERLAY ZONING DISTRICT OF THE TOWNSHIP OF CINNAMINSON**

**WHEREAS**, the Township Committee of the Township of Cinnaminson (“Township”) adopted ordinances amending its Zoning Code to permit adult use cannabis businesses within the Township, under the terms and conditions of Chapter 525 of the Code of the Township; and

**WHEREAS**, Reilly Farms, LLC (“Reilly Farms”) has provided sufficient information to the Township to demonstrate site control over the property located at 1400 Union Landing Road (Block 702, Lot 30), as well as a Zoning Verification Letter dated February 29, 2024 from Edward Fox, AICP, PP, Township Planner; and

**WHEREAS**, as set forth in Resolution 2024-50, the Township Committee of the Township of Cinnaminson formally supported Reilly Farms, LLC (“Reilly Farms”) located at 1400 Union Landing Road (Block 702, Lot 30), in the pursuit of obtaining a Class 1 Cultivation and Class 2 Manufacturing facility license issued by the NJ Cannabis Control Commission; and

**WHEREAS**, pursuant to Ordinance 2026-2, the Township has clarified certain conditions permitting the operation of a retail component and clarified the originally adopted zoning Ordinance 2021-7 permitting Class 5 establishments where there are no existing homes or residences within 200 feet of the site sought for licensure; and

**WHEREAS**, Reilly Farms has requested permission to allow for the Class 5 Retail component as an accessory use within the same building housing the Class 1 and Class 2 previously supported, and as required by the Zoning Ordinance, said accessory use shall not exceed 10% or 3,000 square feet, whichever is less, of the establishment's total building footprint.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Cinnaminson, in the County of Burlington and State of New Jersey, that:

1. The provisions of the Whereas Clauses set forth above are herein incorporated by reference and made a part hereof.
2. This Resolution applies to Reilly Farms, LLC and its proposed use to be located at 1400 Union Landing Road (Block 702, Lot 30) in the Township of Cinnaminson within the Township’s Cannabis Establishment Overlay Zone in the IND Industrial Zoning District.
3. The Township of Cinnaminson, through the enactment of Ordinance 2021-7, has authorized cannabis business licenses to operate within its Cannabis Establishment Overlay Zone in the IND Industrial Zoning District upon receiving the appropriate and other applicable local approvals.
4. The Township of Cinnaminson reaffirms and restates their support for the operation of a Class 1 Cultivation and Class 2 Manufacturing facility within the Township which requires the license holder to comply with any applicable site requirements, local Ordinance requirements, including but not limited to Chapter 525 of the Township Code, all state law and regulations, any terms and conditions of the Class 1 Cultivation and Class 2 Manufacturing license, and the issuance of a municipal business license in accordance with the Code of the Township of Cinnaminson.
5. The Township of Cinnaminson further supports Reilly Farms for the operation of a Class 5 Cannabis Retailer License at the aforementioned premises within the Township and shall require the license holder to comply with any applicable site requirements, local Ordinance requirements, including but not limited to Chapter 525 of the Township Code, all state law and regulations, any terms and conditions of the Class 5 license, and the issuance of a municipal business license in accordance with the Code of the Township of Cinnaminson.

6. The Mayor, Administrator, and/or Professionals or their designees for the Township of Cinnaminson are hereby authorized to communicate with the Cannabis Regulatory Commission as necessary to confirm and/or supplement the contents of this Resolution as may be requested by the Commission.
7. The Township takes no other positions apart from the aforementioned regarding the issuance of a license to the applicant.
8. This Resolution of Support shall expire within one hundred and eighty (180) days of its adoption unless the applicant or its designee has received local land use approvals, unless the period of time is extended by further resolution of the Mayor and Committee.

*I hereby certify the foregoing to be a true copy of a Resolution adopted by the Cinnaminson Township Committee at a meeting held on the 20<sup>th</sup> day of July, 2026.*

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*Lisa A. Passione, RMC  
Municipal Clerk*

DRAFT

**CINNAMINSON TOWNSHIP**

**RESOLUTION 2026 – 82**

**AUTHORIZING BUDGET AMENDMENT  
FOR GRANT APPROPRIATION (Chapter 159)**

**WHEREAS**, N.J.S.A 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for an equal amount; and

**WHEREAS**, the Township of Cinnaminson has received notices of awards in the amount listed below and wishes to amend their 2026 Budget to include these amounts as revenue.

**NOW, THEREFORE, BE IT RESOLVED** by the Township of Cinnaminson, County of Burlington, State of New Jersey, hereby requests, that the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the aforementioned sums which is now available as revenue from:

Miscellaneous Revenues

|                                         |             |
|-----------------------------------------|-------------|
| Clean Communities Grant 2026            | \$45,110.28 |
| Alcohol Education & Rehabilitation Fund | \$ 5,156.76 |
| Recycling Tonnage Grant                 | \$42,515.66 |

Special Items of General Revenue Anticipated with Prior Written Consent of the Division of Local Government Services: State and Federal Revenues Off-set with Appropriations

**BE IT FURTHER RESOLVED** that the like sums be and the same is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from CAPS State and Federal Programs Off-Set by Revenues:

|                                         |             |
|-----------------------------------------|-------------|
| Clean Communities Grant 2026            | \$45,110.28 |
| Alcohol Education & Rehabilitation Fund | \$ 5,156.76 |
| Recycling Tonnage Grant                 | \$42,515.66 |

**CINNAMINSON TOWNSHIP COMMITTEE**

*Certified to be a true copy of a resolution adopted by the Cinnaminson Township Committee at a Regular Meeting held at 6:30 PM on July 20, 2026.*

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*Lisa A. Passione  
Municipal Clerk*

DRAFT

**TOWNSHIP OF CINNAMINSON**

**RESOLUTION 2026 - 83**

**RESOLUTION DECLARING THAT THE REAL PROPERTY IDENTIFIED AS BLOCK 2312, LOT 2 AND BLOCK 2302, LOT 4 ARE AREAS IN NEED OF NON-CONDEMNATION REDEVELOPMENT AND/OR REHABILITATION PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 *ET SEQ.*) AND DIRECTING THE TOWNSHIP PLANNER TO DEVELOP A REDEVELOPMENT PLAN IDENTIFYING THE HIGHEST AND BEST USES FOR THE PARCELS**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* ("LRHL") provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, N.J.S.A. 40A:12-6 authorizes the Governing Body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is either a condemnation or non-condemnation redevelopment area; and

**WHEREAS**, by virtue of Resolution No. 2024-139 passed on or about December 16, 2024, the Township Committee of the Township of Cinnaminson authorized the Cinnaminson Township Planning Board (the "Planning Board") to undertake an investigation pursuant to the LRHL to determine if the properties known and designated as Block 2312, Lot 2 and Block 2302, Lot 4 on the Cinnaminson Township Tax Map (the "Study Area") are in need of condemnation redevelopment; and

**WHEREAS**, the Planning Board undertook a preliminary investigation pursuant to N.J.S.A. 40A:12-6 to determine whether the properties in the Study Area qualify as an area in need of condemnation redevelopment; and

**WHEREAS**, the Planning Board appointed and/or designated professional planners at Banisch Associates Inc., to conduct a redevelopment study; and

**WHEREAS**, Frank Banisch III, PP, AICP, AICP, PP, professional planner at Banisch Associates Inc., issued a report on or about May 23, 2025, entitled "Preliminary Investigation for the Determination of an Area in Need of Condemnation Redevelopment or Rehabilitation, Block 2312, Lot 2 and Block 2302, Lot 4, Cinnaminson Township, Burlington County, New Jersey" (the "Report"), which document is adopted and incorporated herein by reference; and

**WHEREAS**, on October 7, 2025, the Planning Board conducted a public hearing on the Report with respect to the recommendation of its professional planners as to the possible designation of the properties within the Study Area as a condemnation redevelopment area; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-6, the Planning Board prepared a map showing the boundaries of the proposed redevelopment Study Areas and the location of the various parcels of property included therein, and appended to the map was a statement setting forth the basis for the investigation; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-6, due notice of the public hearing before the Planning Board was given to the property owners of all properties within the Study Area and all other persons as mandated by the aforesaid statute, and notice of the public hearing also was posted and published in accordance with the requirements of law; and

**WHEREAS**, Frank Banisch III, PP, AICP, PP, AICP, the professional planner retained by the Planning Board, presented the Report and the findings and recommendations contained therein to the Planning Board at the public hearing thereon; and

**WHEREAS**, the said Planning Board meeting was open to the public and all members of the public had an opportunity to address questions and comments to the Planning Board regarding the Report and the findings and recommendations contained therein; and

**WHEREAS**, the members of the Planning Board reviewed the Report, considered the testimony of Mr. Banisch and considered the public comment thereon, if any; and

**WHEREAS**, upon consideration of the Report and all testimony presented at the public hearing, the Planning Board made the following findings of fact and drew the following conclusions of law:

1. Frank Banisch III, PP, AICP, PP, AICP, presented substantial credible evidence that the following properties within the Study Area, namely Block 2312, Lot 2 and Block 2302, Lot 4, qualify as a Non-Condemnation Redevelopment Areas consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(d) and/or N.J.S.A. 40A:12A-5(h).

2. Frank Banisch III, PP, AICP, PP, AICP, presented substantial credible evidence that the following properties within the Study Area, namely Block 2312, Lot 2 and Block 2302, Lot 4, qualified as Areas in Need of Rehabilitation.

**WHEREAS**, based upon the Planning Board's investigation, including the Report and the public hearing conducted thereon, the Planning Board found that properties within the Study Area, namely Block 2312, Lot 2 and Block 2302, Lot 4 qualify as Non-Condensation Redevelopment Areas consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(d) and/or N.J.S.A. 40A:12A-5(h) and Block 610 Lots 1, 2.01, 2.02, 2.03, 3 and Block 702, Lots 39 and 40 qualified as Areas in Need of Rehabilitation; and

**WHEREAS**, on June 11, 2025 the Planning Board adopted Resolution No. 2025 - 7 as its official report and recommendation to the Mayor and Township Committee that the above properties in the Study Area satisfy the statutory requirements set forth in the LRHL and therefore qualifies for designation as a non-condemnation redevelopment area and/or area in need of rehabilitation; and

**WHEREAS**, the Governing Body has reviewed the recommendations of the Planning Board and the Report upon which same is based, and determines that it is in the best interests of the Township of Cinnaminson to declare the following properties in the Study Area identified as Block 2312, Lot 2 and Block 2302, Lot 4 as an Area in Need of Non-Condensation Redevelopment pursuant to the criteria of the LRHL as set forth in the Report and the recommendations of the Planning Board thereon and Block 2312, Lot 2 and Block 2302, Lot 4 as an Area in Need of Rehabilitation.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee, of the Township of Cinnaminson, in the County of Burlington, State of New Jersey that the Governing Body adopts the recommendations of the Cinnaminson Township Planning Board in full for the reasons set forth hereinabove and, in accordance with the recommendations of the Cinnaminson Township Planning Board, hereby determines and declares that Block 610, Lots 2.01, 2.02, 2.03, 3 and Block 702, Lot, 39 and 40 are a Non-Condensation Redevelopment Area and Block 610, Lots 1, 2.01, 2.02, 2.03, 3 and Block 72, Lots 39 and 40 are an Area in Need of Rehabilitation.

**BE IT FURTHER RESOLVED** that Block 702, Lots 30, 31 32, 33, 34, 36, 37 and 38 are not declared either Areas in Need of Redevelopment or Rehabilitation.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forthwith transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs pursuant to N.J.S.A. 40A:12A-6(b)(5)(c).

**BE IT FURTHER RESOLVED** that, pursuant to N.J.S.A. 40A:12A-6(b)(5)(d), within 10 days of the date of adoption of this Resolution the Township Clerk also shall serve notice of the Governing Body's determination herein on all owners of record of the properties located within the designated Non-Condensation Redevelopment Area and Areas in Need of Rehabilitation, upon all persons listed on the tax assessor's records for each of the affected properties, and upon each person who filed a written objection to the designation of any of the said properties as being an area in need of redevelopment.

**BE IT FURTHER RESOLVED** that, Scott D. Taylor, AICP, PP, LLA, LEED AP of Taylor Design Group, Inc., the duly appointed Township Planner, prepare a draft redevelopment plan for the aforementioned parcels identifying the highest and best uses consistent with current market and economic factors as well as the Township Master Plan, the visions contained within the US Route 130 Corridor Strategic Plan the recently presented Burlington County Climate Change Study and all other applicable planning documents.

**CINNAMINSON TOWNSHIP COMMITTEE**

*Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 20<sup>th</sup> day of July, 2026.*

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*Lisa A. Passione, Municipal Clerk*

**TOWNSHIP OF CINNAMINSON  
COUNTY OF BURLINGTON  
RESOLUTION 2026 – 84**

**RESOLUTION AUTHORIZING PAYMENT OF \$5000 AS AFFORDABILITY  
ASSISTANCE FOR AN AFFORDABLE HOUSING UNIT IN ACCORDANCE WITH  
THE TOWNSHIP'S FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE  
PLAN AND SPENDING PLAN**

**WHEREAS**, the Township of Cinnaminson adopted a Fourth Round Housing Element and Fair Share Plan, which was filed with the Superior Court New Jersey on June 10, 2025, and which Plan included, among other mechanisms by which the Township would satisfy its constitutional obligation to provide a realistic opportunity for affordable housing within the Township of Cinnaminson, a "continued support for Habitat for Humanity in its endeavors to provide affordable housing in the Township," and that "Cinnaminson will look for additional opportunities to collaborate with Habitat in the upcoming cycle"; and

**WHEREAS**, the Township's Fourth Round Spending Plan, filed with the Court on March 16, 2026, contemplates the use of Affordable Housing Trust Fund monies for affordability assistance opportunities, including an estimated \$500,000 to be utilized towards subsidies for Habitat for Humanity; and

**WHEREAS**, Habitat has requested affordability assistance in the amount of \$5000 for property at 548 Kern Street, which property is subject to an affordable housing deed restriction for a period of 30 years, and which deed restriction shall continue in full force and effect the remainder of its term; and

**WHEREAS**, the Township's Chief Financial Officer has certified that there are funds available in the Township's Affordable Housing Trust Fund to satisfy this contribution of \$5000, which shall be deemed a donation, and not subject to repayment by the owner of the property, since the payment authorized herein is specifically for affordable housing affordability assistance as contemplated in the Fourth Round Spending Plan and the Fourth Round Housing Element and Fair Share Plan.

**NOW, THEREFORE, BE RESOLVED** by the Township Committee of the Township of Cinnaminson, County of Burlington and State of New Jersey that the sum of \$5000 be and is hereby authorized to be paid to Habitat for Humanity to assist the buyer of the property at 548 Kern Street in purchasing that property, which property shall continue to be deed restricted as an affordable unit within the meaning and intent of the Fourth Round Fair Share Plan and Spending Plan.

*Certified to be a true copy of a Resolution adopted by the Cinnaminson Township Committee on the 20<sup>th</sup> day of July, 2026.*

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*Lisa A. Passione, RMC*

*Municipal Clerk*

## CINNAMINSON TOWNSHIP

### RESOLUTION 2026 – 85

#### AUTHORIZING EXECUTIVE SESSION

**WHEREAS**, N.J.S.A. 10:4-12 allows for a Public Body to go into closed session during a Public Meeting, and

**WHEREAS**, the Cinnaminson Township Committee has deemed it necessary to go into closed session to discuss certain matters which are exempted from the Public; and

**WHEREAS**, the regular meeting of this Committee will reconvene at the conclusion of closed session, at approximately \_\_\_\_\_ p.m. this evening.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12:

\_\_\_\_\_ Any matter which, by express provision of Federal Law, State Statute or Rule of Court shall be rendered confidential or excluded from discussion in public (Provision relied upon: \_\_\_\_\_);

\_\_\_\_\_ Any matter in which the release of information would impair a right to receive funds from the federal government;

\_\_\_\_\_ Any matter the disclosure of which constitutes an unwarranted invasion of individual privacy;

\_\_\_\_\_ Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body (Specify contract: \_\_\_\_\_);

\_\_\_\_\_ Any matter involving the purpose, lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed;

\_\_\_\_\_ Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection;

\_\_\_\_\_ Any investigations of violations or possible violations of the law;

  X   Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer (If pending or anticipated litigation, the matter is: \_\_\_\_\_)

(If contract negotiation the nature of the contract and interested party is \_\_\_\_\_)

*Under certain circumstances, if public disclosure of the matter would have a potentially*



*negative impact on the Township's position in the litigation or negotiation, this information may be withheld until such time that the matter is concluded or the circumstances no longer present a potential impact);*

X Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting (Subject to the balancing of the public's interest and the employee's privacy rights under *South Jersey Publishing*, 124 N.J. 478, the employee(s) and \_\_\_\_\_ nature \_\_\_\_\_ of \_\_\_\_\_ discussion \_\_\_\_\_ is \_\_\_\_\_);

Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility;

**BE IT FURTHER RESOLVED** that the Township Committee hereby declares that its discussion of the aforementioned subject(s) may be made public at a time when the Township Solicitor advises the Committee that the disclosure of the discussion will not detrimentally affect any right, interest or duty of the Township or any other entity with respect to said discussion.

**BE IT FURTHER RESOLVED** that the Township Committee, for the aforementioned reasons, hereby declares that the public is excluded from the portion of the meeting during which the above discussion shall take place and hereby directs the Municipal Clerk to take the appropriate action to effectuate the terms of this resolution.