

CINNAMINSON TOWNSHIP COMMITTEE

August 17, 2026

Meeting Minutes

Mayor Horner announced that the Regular Meeting of the Township Committee was being held at 6:30 p.m. in the Municipal Building, 1621 Riverton Road, Cinnaminson, NJ 08077. This meeting is being held in accordance with the “Open Public Meetings Act,” P.L. 1975 c.231, having been duly noticed to the Burlington County Times and the Courier Post on January 9, 2026.

In attendance: Mr. Conda, Mr. McGill, Dr. Taylor-Walls, Deputy Mayor Segrest, Mayor Horner

Also present: Eric Schubiger, Administrator; Julia Edmondson, CFO; Lisa Passione, Municipal Clerk; Jeff Caccese, Solicitor; William Obuchowski, Chief of Police; Kevin Gauntt, Superintendent of Public Works

Liaison Reports

Administration and Veterans Affairs – Mr. Conda

Nothing to report.

Public Works Public Safety – Mr. McGill

The July 2026 activity report for the Police Department is as follows: Total incidents – 4305, Total cases – 97, Total arrests – 40, Total property checks – 1173, Total motor vehicle stops – 1574, Total motor vehicle summonses – 737, Total DWI – 5, Total motor vehicle accidents – 47, Total motor vehicle accidents with injury – 9, Approved Firearms Permits – 17, Denied and Withdrawn Firearm Permits – 2, Approved Conceal Carry permits – 5, Denied Conceal Carry Permits – 0, and Temporary Handicapped Permits – 7.

The Township uses Nixle to notify residents of important announcements, including Public Safety issues such as traffic closures. Currently, approximately 5,000 of the Township’s residents are currently registered. Residents are encouraged to sign up to receive these important messages by going to nixle.com.

The AARP Driver Safety Course scheduled for July 25 was a success. Due to the success, we are in the process of coordinating another class for later this year. Once the date is determined, the class will be open to anyone 18 years of age or older who possesses a driver’s license. Residents who take this class will be eligible for a minimum 5% discount on their car insurance as well as the forgiveness of 2 pts assessed for any moving motor vehicle violations.

Cinnaminson Department of Public Works and the Police Department have placed the last remaining No-Parking Signs around the township as a result of the update to the Township Ordinance that was approved back in December of 2025. These signs were placed to allow the flow of traffic, particularly school buses, without interfering with the parking needs of residents. Regarding Buttonwood Drive, signs are now on one side of the roadway as intended, and we are aware that another update to this section of municipal code is necessary to reflect this intent.

On Monday, August 24, the Police Department will begin its Accreditation Assessment. On the second day, Tuesday, August 25, the Assigned Accreditation Assessors will tour and inspect the Cinnaminson Police Department. As part of this final on-site assessment, employees and members of the general public are invited to provide comments to the assessment team. They may do so by

telephone or e-mail. The public may call 609-744-7312 on Tuesday between 10 am and 11 am. E-mail comments can be sent to the Department's Accreditation Manager, Captain Dennis Vittese, at DVittese@cinnaminsonpolice.org. Those e-mails will then be forwarded to the assessors.

Health and Senior Services – Dr. Taylor-Walls

Good evening. The health and senior services committee remains focused on access, education, advocacy, connection, and the strength of the community around us. Resident feedback and engagement will continue to inform the committee's work and help shape future programs. Over the summer, work has focused on developing the next season of programming for the health and senior services committee. Topics currently in development include resources for workshops for residents in caregiver roles, wellness program incorporating music and the arts, movement for stress, strength and healing and collaborative activities with neighboring townships. An important part of our work is making sure that our residents know about and can access the resources available to them. We continue to build partnerships with business owners in the community as well as local neighboring organizations to help connect residents with viable resources and services. In the coming months, we will be looking at new ways to make information resources more visible and accessible to residents while creating additional opportunities for meaningful community connection. As dates and programming are finalized, information will be released on the Township's Facebook page. Our goal is to continue building a connected network of resources and partnerships that responds to the needs of our residents and supports an engaged community. Thank you.

Public Works and Finance – Deputy Mayor Segrest

New Jersey American Water is currently working on final connections for their water main replacement project in Cinnaminson. The following roads will be receiving either full or half width restoration in the next several months, Laurel Drive, Lilac Lane, Holly Lane, Boxwood Lane, Walnut Place, Willow Drive, Chestnut Lane, Jackson Street, Madison Street, Webster Street, and Clay Street.

The Township municipal building is currently under construction. There is equipment outside for fire suppression system upgrade. Township Engineer Remington & Vernick is overseeing the project. Throughout the length of the project, all Township operations will remain open and accessible to the public. Residents are encouraged to utilize the dropbox located outside the main entrance.

One final note: going by Memorial Park, it looks like the bocce ball courts are finished and striped. They look great. That concludes my report.

Parks and Recreation and Economic Development – Mayor Horner

As the Township Committee previously tabled the proposed ordinance pertaining to data centers, pending further discussion and professional input, we made a commitment to provide a public update. As Mr. Conda previously stated, Cinnaminson's zoning ordinance includes a general "any use not expressly permitted is prohibited" clause. That's a default-prohibition posture — the same structural principle now at the center of the Monroe and Andover litigation. In Andover specifically, the fight is over procedural compliance with the Municipal Land Use Law (notice, Land Use Board consistency review, master-plan alignment) when adopting a prohibition. Municipalities that were sued (Monroe, Andover) either flip-flopped on permission or banned abruptly without updating the master plan first. Municipalities who have avoided litigation so far generally conducted the ordinance work methodically — master plan reexamination or planning board report first, then the ordinance. Based upon feedback and these recent examples, the Township Committee will continue to have discussions with our professional staff but I believe that we should refer this matter to the appropriate land use board for review as a part of our Township Master Plan or at a minimum receive a report from said land use board with any recommendations/suggestions. It is important to note the last reexamination of our Master Plan was conducted in 2019 and should be reexamined no later than every 10 years.

The Township has engaged Township Planner Taylor Design Group to lead two important projects. The first is the redevelopment of Mainline Shopping Center. Mainline Shopping Center is a languishing commercial site along the Route 130 Corridor that has been recently designated as an Area in Need of Redevelopment without Condemnation. To advance this effort, the Township intends to embark on a comprehensive planning process to establish a vision and implementation strategies for revitalizing the Mainline Redevelopment Area. This planning process is designed to be responsive to the needs and desires of the community and balances economic development opportunities.

To that end, we intend to form a Subcommittee consisting of Residents, Members of Township Committee and Local business owners. The Subcommittee will engage the community through surveys and public stakeholder meetings to solicit diversified input. This will accomplish two things. We will introduce the Redevelopment effort and explain its purpose and process and also provide an opportunity for residents and stakeholders to express concerns, ideas, and priorities. Thereafter, a Redevelopment Plan can be adopted for the designated area to advance the vision.

A Redevelopment Plan could include standards including modified zoning and uses, bulk standards, Design standards for architectural design, buffers and lighting. Related improvements to reflect the character of the community, to create a unified and unique character for the area based upon the Town's vision for future development. We look forward to advancing this project and working with closely with all stakeholders.

Parks and Recreation Update: The second project that is being led by Taylor Design Group is a Park Master Plan. So, I will now throw on my Liaison to Parks and Recreation hat. The goal of this plan is to develop a comprehensive Parks, Open Space, and Trails master plan element within the Township's Master Plan. To date, an inventory and analysis of existing conditions has been prepared. Evaluations of our public spaces have been drafted and will soon be finalized. The next step is to secure community engagement through a variety of means, potentially including online surveys, public meetings, and focus groups. The public engagement process will be followed by a need's assessment, preliminary improvement plans and recommendations, and ultimately a master plan element.

I look forward to working with my colleagues, staff, professionals, and residents on these two important projects, which will have a significant and positive impact on our community.

CONSENT AGENDA:

Resolution 2026 – 85	Authorizing the Transfer of Liquor License from Sweetwater at Hathaway's, Inc. to Apple New Jersey, LLC
Resolution 2026 – 86	Authorizing Award of Contract for FY 2026 Road Program Phase I
Resolution 2026 – 87	Authorizing Approval of Change Order 2025 NJDOT Local Transportation Project Fund Reconstruction of Pheasant Run Drive
Resolution 2026 – 88	Authorizing Purchase of Trash Carts through Sourcewell
Resolution 2026 – 89	Authorizing Purchase of Skid Steer through Education Services Commission of New Jersey
Resolution 2026 – 90	Authorizing Cancellation of Taxes for Totally Disabled Veteran, Block 3005, Lot 18,
Resolution 2026 – 91	Authorizing Refund of Duplicate Tax Payment Block 307.10, Lot 1, Qual C201
Resolution 2026 – 92	Authorizing Participation in 2027-2029 Community Development Block Grant/HOME Investment Partnerships Program
Resolution 2026 – 93	Authorizing Electronic Tax Sale

Resolution 2026 – 94	Authorizing Cinnaminson Township to File Application and a Submission of Strategic Plan with the Governor's Committee on Alcoholism and Drug Abuse
Resolution 2026 – 95	In Support of New Jersey Assembly Resolution No. 149
Resolution 2026 – 96	Authorizing Award of Contract for Fitness Court
Resolution 2026 – 97	Authorizing Shared Services Agreement with Cinnaminson Board of Education for Class III Special Officers
Resolution 2026 – 98	Authorizing Appointment of Crossing Guards
Resolution 2026 – 99	Authorizing Release of Performance Bond for Bajwa Enterprises, LLC, Block 702, Lots 23 and 24
Raffles	Cinnaminson Fire Dept/Cinnaminson Fire Co #1 (10/29/2026)

Mayor Horner asked for a motion to open public comment on consent agenda items only. MOTION TO OPEN PUBLIC COMMENT ON THE CONSENT AGENDA MADE BY MR. CONDA, seconded by Mr. McGill. Voice vote. All aye.

Seeing no one come forward, Mayor Horner asked for a motion to close public comment on the consent agenda. MOTION TO CLOSE PUBLIC COMMENT ON THE CONSENT AGENDA MADE BY MR. MCGILL, seconded by Dr. Taylor-Walls. Voice Vote. All aye.

Mayor Horner asked for a motion to approve the consent agenda. MOTION TO APPROVE THE CONSENT AGENDA MADE BY MR. MCGILL, seconded by Mayor Horner. Roll call vote. Mr. Conda – aye, Mr. McGill – aye, Dr. Taylor-Walls – aye, Deputy Mayor Segrest – aye, Mayor Horner – aye. The consent agenda was approved.

Approval of Minutes

Mayor Horner asked for a motion to approve the minutes of July 20, 2026 and July 20, 2026 Closed. MOTION TO APPROVE THE MINUTES OF JULY 20, 2026 AND JULY 20, 2026 CLOSED MADE BY MR. CONDA, seconded by Mr. McGill. Roll call vote. Mr. Conda – aye, Mr. McGill – aye, Dr. Taylor-Walls – aye, Deputy Mayor Segrest – aye, Mayor Horner – aye. The minutes of July 20, 2026 and July 20, 2026 Closed were approved.

Approval of Bill List

Mayor Horner asked for a motion to approve the bill list. MOTION TO APPROVE THE BILL LIST MADE BY MAYOR HORNER, seconded by Mr. McGill. Roll call vote. Mr. Conda – aye, Mr. McGill – aye, Dr. Taylor-Walls – aye, Deputy Mayor Segrest – aye, Mayor Horner – aye. The bill list was approved.

Staff and Professional Comment

Mr. Schubiger stated that this group has made a point to have a 9/11/ ceremony every year. This year is 25 years. Mr. McGill and I met with some of our leaders. We are working on the ceremony. It will be on Sep 11 at 5:00 pm. I hope people remember, especially this year, and come out. We will get the details out as soon as we can.

Public Comment

MAYOR HORNER asked for a motion to open public comment. MOTION TO OPEN PUBLIC COMMENT MADE BY DR. TAYLOR-WALLS, seconded by Mayor Horner. Voice vote. All aye

Amy Nearine, 325 Lisa Way, commented about the condition of the roads in Cinnaminson Harbour. Mr. Schubiger advised that Township Committee authorized a grant application for Harbour Blvd. Our engineer and Superintendent of Public Works brought that to the Committee's attention. Ms.

Nearine also asked how far people need to park from Stop signs. Chief Obuchowski stated it should be 25' – 50'. She requested that the police go out.

Larry May, 624 Siena Drive, thanked Mayor Horner for the data center update. He asked Mayor Horner to repeat his comments about the data center issue. Mayor Horner reviewed his comments. Mr. May gave some background on research he has done on data centers in New Jersey.

Ben Young, 116 Woodview Lane, commented on the Board of Education's Referendum and his concerns about how it will affect the Township if it passes.

Mike Goins, 100 Purnell Avenue, asked where the Applebee's will be located. Mr. Minton stated that it will be at Route 130 and Taylors Lane, in the complex where the Popeye's and Tim Horton's are located.

Seeing no one else come forward, Mayor Horner asked for a motion to close public comment. MOTION TO CLOSE PUBLIC COMMENT MADE BY MR. CONDA, seconded by Mayor Horner. Voice vote. All aye.

Committee Comment

Mr. Conda thanked our Police and Public Works Departments for all of their hard work for National Night Out.

Deputy Mayor Segrest echoed Mr. Conda's comments.

Mayor Horner asked for a motion to adjourn the meeting. MOTION TO ADJOURN THE MEETING MADE BY MR. MCGILL, seconded by Mr. Conda. Voice vote. All aye. The meeting was adjourned.

7:16 pm

Duly passed and adopted:

September 21, 2026

Respectfully submitted:



Lisa A. Passione, RMC
Municipal Clerk