

TOWNSHIP OF WILLINGBORO  
 ZONING BOARD OF ADJUSTMENT  
 AGENDA  
 May 4, 2022

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Please be advised that the meeting will be conducted remotely (computer, tablet or phone) via Zoom Meeting due to the COVID-19 (“Coronavirus”) pandemic and in accordance with Executive Order No. 107 signed by Governor Murphy on March 21, 2020 and N.J.A.C. 5:39-1 et seq., Emergency Remote Meeting Protocol for Local Public Bodies.

**7:30 PM— INFORMAL CONFERENCE MEETING**

1. Call to Order - **BOARD SECRETARY**

I would like to call this meeting to order. This is a regularly scheduled meeting of the Willingboro Township Zoning Board of Adjustment. Please rise for the flag salute.

2. Statement required by Open Public Meeting Act - **BOARD SECRETARY**

Please be advised that this meeting is being conducted in accordance with the New Jersey Open Public Meetings Act and all other applicable laws of the State of New Jersey. Notice of the conduct of this meeting has been posted in the Willingboro Township Municipal Building and published in a newspaper of general circulation within the time required by law. All proceedings this evening will be in accordance with the Open Public Meetings Act, the Municipal Land Use Law, and any other applicable laws of the State of New Jersey.

	<u>Present</u>	<u>Absent</u>
3. Roll Call:		
Ms. Sandra Coleman	_____	_____
Mrs. Gerri Johnson	_____	_____
Mr. Davon McCurry	_____	_____
Mrs. Stephanie Nock	_____	_____
Mrs. Wilma Stephenson	_____	_____
Mr. Michael Stinson	_____	_____
Mr. Louis Finney	_____	_____
Alternates:		
Vacant (Alt. #1)	_____	_____
Vacant (Alt. #2)	_____	_____
Professionals:		
Bd. Attorney - Zeller & Wieliczko, LLP	_____	_____
Matthew Wieliczko, Esq.		
Bd. Engineer - CME Associates	_____	_____
Bennett Matlack, P.E., C.M.E.		
Bd. Planner - CME Associates	_____	_____
Christopher Dochney, PP, AICP		
Willingboro Inspections Representative(s)	_____	_____

Board Secretary - Reyan Frank

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**8:00 PM---FORMAL CONFERENCE MEETING**

1. Call to Order - **Board Secretary**

I would like to call this meeting to order. This is a regularly scheduled meeting of the Willingboro Township Zoning Board of Adjustment. Please rise for the flag salute.

2. Statement required by the Open Public Meeting Act - **Board Secretary**

Please be advised that this meeting is being conducted in accordance with the New Jersey Open Public Meetings Act and all other applicable laws of the State of New Jersey. Notice of the conduct of this meeting has been posted in the Willingboro Township Municipal Building and published in a newspaper of general circulation within the time required by law. All proceedings this evening will be in accordance with the Open Public Meetings Act, the Municipal Land Use Law, and any other applicable laws of the State of New Jersey.

This Board is a quasi-judicial Board therefore this meeting shall be conducted in a similar manner to a judicial proceeding. Decorum appropriate to a judicial hearing must be maintained at all times and any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision.

3. Roll Call:

Ms. Sandra Coleman	_____	_____
Mrs. Gerri Johnson	_____	_____
Mr. Davon McCurry	_____	_____
Mrs. Stephanie Nock	_____	_____
Mrs. Wilma Stephenson	_____	_____
Mr. Michael Stinson	_____	_____
Mr. Louis Finney	_____	_____

Alternates:

Vacant	(Alt. #1)	_____	_____
Vacant	(Alt. # 2)	_____	_____

Professionals:

Bd. Attorney – Zeller & Wieliczko, LLP	_____	_____
Matthew Wieliczko, Esq.		
Bd. Engineer – CME Associates	_____	_____
Bennett Matlack, P.E., C.M.E.		
Bd. Planner-CME Associates	_____	_____
Christopher Dochney, PP, AICP		
Willingboro Inspections Representative(s)		
Ted Evan	_____	_____
Zoning Board Secretary- Reyan Frank	_____	_____

4. New Business:

- A. Application 2022-1 Applicant Aaron Mitchell – Proposed Detached Garage  
(Use and Bulk Variance Application: 28 Thornleigh Place, Block: 1113, Lot: 18)

6. Old Business:

- A. Meeting Minutes Approval (October 7, 2020)

7. Public Comment:

8. Board Comment:

9. Closed Session / Executive Session

10. Adjournment:

Please call if you will not be able to attend call 609-877-2200----Ext. 1030 or email [rfrank@willingboronj.gov](mailto:rfrank@willingboronj.gov).