

TOWNSHIP OF WILLINGBORO
ZONING BOARD OF ADJUSTMENT
AGENDA
October 5, 2022

Join Zoom Meeting

<https://us02web.zoom.us/j/86701733189?pwd=RTFWZ1M4MTZFRFFydExNS0xUTEICZz09>

Meeting ID: 867 0173 3189

Passcode: 024314

One tap mobile

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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	_____	_____
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 – Mary Patterson	_____	_____

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 always maintained 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	_____	_____
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Mrs. Gerri Johnson	_____	_____
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- Mary Patterson	_____	_____

4. New Business:

- A. Application 71222- Cathedral of Love – Digital Sign
139 Beverly Rancocas Road
- B. Application 72722- Aaron Mitchell – Variance Relief: Hardship; Substantial Benefit; and any other
variance deemed necessary by Board Professional.
28 Thorn leigh Place, Block:1113, Lot:18

5. Old Business:

6. Public Comment

7. Public Comment:

8. Board Comment:

9. Closed Session / Executive Session

10. Adjournment:

If you will not be able to attend, please call 609-877-2200 ext. 1030 or email mpatterson@willingboronj.gov