

TOWNSHIP OF WILLINGBORO ZONING BOARD
 AGENDA
 May 03, 2023

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—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. 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. Tyrus Ballard	_____	_____
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	_____	_____
Christopher Dochney, PP, AICP	_____	_____
Willingboro Inspections Representative(s)	_____	_____
Zoning Board Secretary	_____	_____

8:00 PM---FORMAL

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. 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. Stephanie Nock	_____	_____
Mrs. Wilma Stephenson	_____	_____
Mr. Tyrus Ballard	_____	_____
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	_____	_____
Christopher Dochney, PP, AICP		
Willingboro Inspections Representative(s)		
Ted Evan	_____	_____
Zoning Board Secretary	_____	_____

4. New Business:

- A. Application 2022-11: Tiffany Torrence d/b/a SBK Permanent Cosmetic Studio Application for d(1) use variance. 215 Sunset Road, Suite 102, Willingboro, NJ 08046
- B. Request for Zoning Interpretation – Keynet Equities, LLC B-1 Zoning District

5. Old Business/Continuations:

6. Public Comment:

7. Board Comment:

8. Closed Session / Executive Session:

9. Adjournment:

If you will not be able to attend, please call 609-877-2200 ext. 1160 or email ttrallo@willingboronj.gov