

TOWNSHIP OF WILLINGBORO ZONING BOARD
AGENDA
December 6, 2023

Please be advised that the meeting will be conducted remotely (computer, tablet or phone) via Zoom 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 | _____ | _____ |
| 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) | | |
| Ted Evan | _____ | _____ |
| Zoning Board Secretary | _____ | _____ |

4. **Executive Session/Closed Session:** Resolution #ZB-2023-8 - To discuss anticipated litigation in accordance with N.J.S.A. 10:4-12

5. **Memorialization of Resolutions:**

Resolution #ZB-2023-8 – Appointment of Acting Zoning Board Secretary

Resolution #ZB-2023-7 – Application No. 2023-1: United Hearts Islamic Academy - 248 Pennypacker Drive – Denial of D(1) Use Variance

6. **Adjournment:**

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