

TOWNSHIP OF WILLINGBORO ZONING BOARD
AGENDA
November 13, 2024

Please be advised that the meeting will be conducted remotely (computer, tablet or phone) via Zoom. The Zoom details are as follows: Meeting ID: 867 0173 3189, Password: 024314, Telephone Number Users May Dial In: 1-646-558-8686, Password: 024314.
<https://us02web.zoom.us/j/86701733189?pwd=RTFWZ1M4MTZFRFFydExNS0xUTEICZz09>

7:00 PM

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:

Mrs. Gerri Johnson	_____	_____
Mrs. Stephanie Nock	_____	_____
Mrs. Wilma Stephenson	_____	_____
Mr. Tyrus Ballard	_____	_____
Mr. Michael Stinson	_____	_____
Mr. Louis Finney, Chair	_____	_____
Mr. Marcus King	_____	_____

Alternates:

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

Professionals:

Bd. Attorney - Zeller & Wieliczko, LLP	_____	_____
Matthew Wieliczko, Esquire		
Bd. Engineer - CME Associates	_____	_____
Bennett Matlack, P.E., C.M.E.		
Willingboro Inspections Representative(s)	_____	_____
Acting Zoning Board Secretary	_____	_____
Latoya Cooper-McBride		

4. Old Business/Continuations:

Adoption of Resolution:

Application No: ZBA-2024-4 - Resolution No: ZBA-2024-9 - Willi Realty, LLC – 603 Beverly Rancocas Road

5. Meeting Minutes: March 6, 2024 and April 3, 2024

6. New Business:

A. Application No: ZBA-2024-7 – Shaun Boivert – 249 Club House Drive – Applicant seeks extension of approval for 0-foot setback for Applicant’s deck.

B. Application No: ZBA-2024-3 – House of God Neutral – 86 Beverly Rancocas Road – Applicant proposes to reuse an existing office building as a community outreach center. A use variance is required to allow a religious education facility in an industrial district.

C. Application No: ZBA-2024-6 – Melissa Murphy – Leona’s Legacy – 8 Manakin Place - Applicant seeks to use a single family residence as transitional housing for homeless veterans, which is not permitted in the R-1 Residential District. A use variance is required.

7. Adjournment

Please call if you will not be able to attend call 609-877-2200---Ext. 1029 or email lcooper-mcbride@willingboronj.gov