

## PLANNING BOARD MINUTES

June 9, 2025, 6:00 p.m.

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June 9, 2025, a meeting of the Willingboro Planning Board was held at 1 Rev. Dr. Martin Luther King, Jr. Drive and via zoom in the Council Chambers. The meeting followed this agenda:

**1. Call to Order**

Chairwoman Davis call the meeting to order at 6:06 PM.

**2. Flag Salute**

Chairwoman Davis led those present in the Flag Salute.

- 3. Board Secretary Donald St. Hilaire read the following statement required by Open Public Meetings Act** – 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.

**4. Roll Call**

Present were Darryl Curtis, Mayor Samantha Whitfield, Environmental Commission Rep. Marie Turner, Vice Chair Martin Knock, Deputy Township Manager Gary B. Lawery III Chairwoman Kimbrali Davis and Alternate Amma Avant.

Also present: Board Secretary Donald St. Hilaire, Planning Board Engineer Carl Turner, Planning Board Solicitor Richard F. DeLucry and Telaiya Genwright Zoning Official.

Board Secretary Donald noted in the record that Council Woman Kaya McIntosh was absent and Planning Board member Darryl Curtis was late.

**5. APPROVAL OF MINUTES**

**September 2024 and March 2025 minutes**

**September 2024**

Motion by Gary Lawery, seconded by Mayor Whitfield

Roll Call AYE TURNER, LAWERY, WHITFIELD, NOCK,  
NAY NONE  
ABSTAIN DAVIS, AVANT

**March 2025**

Motion by Mayor Whitfield, seconded by Vice Chair Nock

Roll Call AYE TURNER, LAWERY, WHITFIELD, NOCK, DAVIS  
NAY NONE

**(The Board voted to approve minutes with amendments.)**

**6. NEW BUSINESS**

**Megan Stanely from Brownfield Redevelopment Solutions, makes presentation on Fourth round Housing Element and Fair Share Plan.**

Chair Davis opens the floor for Board members questions.

Mayor asked about – Communities filling their requirements (Logistically), Rehab programs (Habitat for Humanity) and communities filling possible future obligations.

Vice Chair Nock asked about- Population/Census numbers, Group homes, and how many units projected for the Burlington County Times Lot.

Chair open the floor for the Professional's to ask questions.

Board Engineer Turner asked about credits and lot consolidations.

Chair asked a question about Foster Home Credits.

Megan Stanley responded to all board questions

Chair closes Board/ Professional comment and asks Board secretary to open public comment presentation items only. Seeing no public respond in person or online, public comment is closed.

**Michael Kolbar from Brownfield Redevelopment Solution, makes a presentation on Redevelopment Study and Preliminary Investigation Report.**

Chair Davis open the floor for Board members questions.

Mayor Whitfield had questions about the language for retail demand and the recent route 130 Redevelopment Boom.

Deputy Manager Lowery had questions on a large smelly garbage bag.

Vice Chair Nock had questions on a County study for Big D Marina and Zoning questions.

Planning Board Engineer Turner has questions on Acreage.

Chair Davis had questions on the alphabet classifications.

**Michael Kolbar responded to all board questions.**

**Chair Davis opens the floor for public comments.**

7. **PUBLIC COMMENT**

Chair Davis opened the meeting for public comment. 1 resident online, decline to comment when given the opportunity. Chair Davis closed the public comment.

8. **BOARD COMMENT**

All members of the board had an opportunity to comment.

6. **NEW BUSINESS/ EXECUTIVE SESSION**

Mr. DeLucry made a statement that the board was entering into an executive session for purpose of attorney client discussion.

Gary Lawery made said motion to go into Executive Session with Darryl Curtis offering second.

Roll Call AYE CURTIS, TURNER, LAWERY, WHITFIELD, NOCK,  
DAVIS  
NAY NONE **(Entered at 6:46pm)**

Gary Lawery made said motion to exit Executive Session with Vice Chair Nock offering second.

Roll Call AYE CURTIS, TURNER, LAWERY, WHITFIELD, NOCK,  
DAVIS  
NAY NONE **(Exited at 8:52pm)**

9. **ADJOURNMENT**

Gary Lawery made said motion to adjourn meeting with Darryl Curtis offering second.

Roll Call AYE CURTIS, TURNER, LAWERY, WHITFIELD, NOCK,  
DAVIS  
NAY NONE

The Planning Board meeting was adjourned at 8:53 PM.