

PLANNING BOARD MINUTES
January 14, 2025, 6:00 p.m.

January 14, 2025, the meeting of the Willingboro Planning Board was held at 1 Rev. Dr. Martin Luther King, Jr. Drive and via zoom.

1. Call to Order

The Board Secretary called the meeting to order at 6:01 PM.

2. Flag Salute

Board Secretary 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. Board Secretary Donald lead in welcoming the following new members.

Darryl Curtis Planning Board Member

Amma Nsuansa Avant Planning Board Alternate

Telaiya Genwright Zoning Official and Senior Code Enforcement Officer

5. Mayor Samantha Whitfield administered the oath of office to Darryl Curtis.

6. Roll Call conducted by Board Secretary Donald

Present were Darryl Curtis, Council woman Kaya McIntosh, Mayor Samantha Whitfield, Vice Chair Kimbrali Davis, Deputy Township Manager Gary B. Lawery III, Chairman Martin Nock and Alternate Amma Nsuansa Avant.

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

Board Secretary Donald noted in the record that Environmental Representative Marie Turner was marked absent.

- 1. Selection of Chair** – Board Secretary open the floor for Nominations. Mayor Whitfield Nominated Martin Nock second by Kaya McIntosh. After brief discussion. Mayor Whitfield and Council woman McIntosh retracted their Nomination. Martin Nock made a motion to nominate Kimbrali Davis for Chairwoman seconded by Council woman McIntosh. Seeing no more nominees, Mayor Whitfield motion, seconded by Darryl Curtis. The roll call vote to elect Kimbrali Davis as Chairperson for 2025 Planning Board.

AYE CURTIS, MCINTOSH, WHITFIELD, DAVIS, LAWERY & NOCK
NAY NONE

- 2. Selection of Vice Chair** – Chairwoman Davis open the floor for Nominations. Deputy Manager Lawery Nominated Martin Nock for Vice Chair seconded by Council woman McIntosh. Seeing no more nominees, Mayor Whitfield motion, seconded by Deputy Manager Lawery. The roll call vote to elect Martin Nock as 2025 Planning Board Vice Chair.

AYE CURTIS, MCINTOSH, WHITFIELD, DAVIS, LAWERY & NOCK
NAY NONE

3. EXECUTIVE SESSION

Mr. DeLucry made a statement that the board was entering into an executive session to discuss matters of professional service contracts. The Vice Chair made the motion, it was seconded by Deputy Manager Lawery.

Roll call AYE CURTIS, MCINTOSH, WHITFIELD, DAVIS, LAWERY & NOCK
NAY NONE

Motion was made by Deputy Manager Lawery to come out of executive session, it was seconded by Vice Chair Nock.

Roll call AYE CURTIS, MCINTOSH, WHITFIELD, DAVIS, LAWERY & NOCK
NAY NONE.

4. RESOLUTIONS

Resolution 2025-1

Appointing Cooper Levenson as Planning Board Attorney.

Motion by Vice Chair Nock seconded by Darryl Curtis

Roll call AYE CURTIS, MCINTOSH, WHITFIELD, DAVIS, LAWERY & NOCK.
NAY NONE.

Resolution 2025-2

Appointing Carl Turner and associates as Planning Board Engineer.

Let the record state, there were two proposals on January 14th and the Planning Board has selected Carl Turner and associates. Motion by Vice Chair Nock seconded by Darryl Curtis.

Roll call AYE CURTIS, MCINTOSH, WHITFIELD, DAVIS, LAWERY & NOCK.
NAY NONE.

Resolution 2025-3

Appointing Meeting Dates, Times, and Places.

Let the record state, the Planning Board meets every 2nd Monday of the month except for October date. Motion by Vice Chair Nock, seconded by Deputy Manager Lawery.

Roll call AYE CURTIS, MCINTOSH, WHITFIELD, DAVIS, LAWERY & NOCK.
NAY NONE.

Resolution 2025-4

Appointing Donald St. Hilaire as Planning Board Secretary and Township Clerk Sam Savino in his absence. Motion by Vice Chair Nock, seconded by Deputy Manager Lawery.

Roll call AYE CURTIS, MCINTOSH, WHITFIELD, DAVIS, LAWERY & NOCK.
NAY NONE.

Resolution 2025-5

Designating the Township's official newspapers for the year 2025.

Motion by Vice Chair Nock seconded by Deputy Manager Lawery.

Roll call AYE CURTIS, MCINTOSH, WHITFIELD, DAVIS, LAWERY & NOCK
NAY NONE.

5. **APPROVAL OF MINUTES**

December and November meeting minutes.

November

Motion by Vice Chair Nock seconded by Mayor Whitfield.

Roll call AYE, MCINTOSH, WHITFIELD, LAWERY & NOCK.

ABSTAIN DAVIS AND CURTIS.

NAY NONE.

December

Motion by Vice Chair Nock seconded by Mayor Whitfield.

Roll call AYE, MCINTOSH, WHITFIELD, DAVIS, LAWERY & NOCK.

ABSTAIN CURTIS

NAY NONE.

6. **NEW BUSINESS**

Elton Jang and Jessie Balkar were sworn in and made informal presentation for **TRINETRA HOLDINGS**

4266 U.S. HIGHWAY ROUTE NO. 130 (BLK 5.02 LT 6)

7. **OLD BUSINESS**

John Zhang and Ahmud Tamous were sworn in and made an informal presentation for **21st CENTURY CABINATRY**

4228 ROUTE 130 (BLK 11.01 LT 14 – BLK 5.01 -2 & 3)

8. **PUBLIC COMMENT**

Chair Davis opened the floor for public comment. 1 person came forward.

Pat Lindsay of Medford Lane reads out a list of concerns about 21st Century Cabinetry.

9. **BOARD COMMENT**

All members of the board had an opportunity to comment.

10. **ADJOURNMENT**

Vice Chair Nock made a motion to adjourn, with Mayor Whitfield offering second.

Roll call AYE CURTIS, MCINTOSH, WHITFIELD, DAVIS, LAWERY & NOCK.

NAY NONE.

Meeting was adjourned at 7:36 pm.