

PLANNING BOARD

MINUTES

AUGUST 18, 2025, 6:00 p.m.

August 18, 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 called the meeting to order at 6:15 PM.

2. Flag Salute

Chairwoman Davis led those present in the Flag Salute.

3. Municipal Clerk, Samantha Savino, read the following statement required by the 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, Deputy Manager Gary Lawery III, Marie Turner, Mayor Samantha Whitfield, Vice-Chairman Martin Nock, and Chairwoman Kimbrali Davis.

Also present: Municipal Clerk Samantha Savino, Planning Board Engineer Carl Turner via Zoom, Planning Board Solicitor Richard F. DeLucry and Zoning Official Telaiya Genwright.

Absent were Amma Avant, Councilwoman Kaya McIntosh, and Board Secretary Donald St. Hilaire.

Municipal Clerk Samantha Savino acted as Board Secretary.

5. Approval of Minutes

Mayor Whitfield motioned, seconded by Mr. Curtis that the July 14, 2025 minutes be approved as presented.

Roll Call:

AYE

CURTIS, TURNER, WHITFIELD, NOCK, DAVIS

NAY

NONE

ABSTAIN LAWERY

The minutes were approved.

6. New Business

Willingboro AH JV, LLC – Route 4284 Route 130 (Block 5.02, Lot 8, 9, 10, 11, & 17)
Application for Minor Subdivision Approval and Preliminary Major Site Plan Approval

Exhibits

A1: Aerial View of Site

A2: Overall Site Plan Rendering

A3: Site Plan Rendering

A4: Existing Aerial Map & Minor Subdivision Exhibit

A5: Architectural Elevations and Floor Plan

A6: Preliminary Major Site Plan & Minor Subdivision

A7: Plan of Minor Subdivision

A8: Boundary and Topographical Plan of Survey

A9: Response Letter from Applicant Attorney's Office Addressing Mr. Turner's Letter of Completeness

Applicants Attorney

Damien Del Duca, Esq.

Witnesses

(All witnesses were sworn in and accepted as expert witnesses)

Lara Schwager – Affordable Housing Expert

Mark Cifelli – Engineer

Benjamin Imhoff – Architect

Mathan Mosley – Traffic Engineer

Mr. Del Duca called Mr. Cifelli to the podium to ask several questions about the proposed project and to clarify and answer any questions from the Board.

Mayor Whitfield, Vice Chairman Nock, Chairwoman Davis, Board Attorney Mr. DeLucry, and Board Engineer Mr. Turner asked several questions about the proposed site plan. Mr. Cifelli and Mr. Del Duca answered all questions to the best of their ability and deferred some of them to the traffic engineer.

Mr. Imhoff was called to the podium to discuss the design of the proposed apartments and why certain choices were made.

Mayor Whitfield, Vice Chairman Nock, Mr. Curtis, Board Engineer Mr. Turner, and Chairwoman Davis asked several questions about the apartments' design and made a few suggestions to consider. Mr. Imhoff and Mr. Del Duca agreed to consider these changes.

Finally, Mr. Mosley was called to the podium to testify about the possible traffic disruption as well as the Board's concern about the number of parking spaces.

Mayor Whitfield, Mr. Curtis, Chairwoman Davis and Board Engineer, Mr. Turner asked a couple of questions and voiced their concerns about the school bus stop and the number of parking spaces. Mr. Mosley, Mr. Cifelli, and Mr. Del Duca answered the Board's questions.

7. Public Comment – Agenda Items (2 Minutes Max)

Chairwoman Davis opened public comment on this application only.

Patricia Lindsay-Harvey (Medford Lane, Chair of the Eco Vision Task Force) asked several questions regarding how this will impact the environment and offered the Shade Tree Commission's help to pick out native plants when needed.

Alba Rosaro (Shield Lane) voiced her concern about whether this project involves opening the dead end that she lives on.

Dexter Rody (44 Spiralwood Lane) asked if this project will raise residents' taxes, if the construction will affect the town's air quality, if the crime rate will go up due to the low incoming housing, and how they will handle people littering into the drainage basins.

William (27 Spiralwood Lane) started to speak via zoom and lost connection.

Chairwoman Davis closed public comment.

8. New Business Continued

Mr. Del Duca and Mr. Cifelli addressed all the residents' concerns.

Mr. Del Duca and Board Attorney, Mr. DeLucry, agreed on all the conditions and suggestions that will be put into the resolution from tonight's meeting.

Deputy Manager Lawery III motioned, seconded by Mr. Curtis that the Board give a conditional approval with all the stipulations listed by Mr. DeLucry to Willingboro AH JV for preliminary major site plan and minor subdivision.

Roll Call:

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

The motion was approved.

9. Old Business

None at this time.

10. Public Comment (2 Minutes Max)

Chairwoman Davis opened the meeting up for public comment.

Patrica Lindsay-Harvey (Medford Lane, Chair of the Eco Vision Task Force) finished her questions about the project that was heard tonight, all regarding different environmental factors.

Chairwoman Davis closed public comment.

Chairwoman Davis stated that they will forward her questions to the professionals to get answers.

11. Board Comment

All Board members had a chance to speak.

12. Adjournment

Deputy Manager Lawery III motion, seconded by Mayor Whitfield to adjourn the meeting. Chairwoman Davis asked for a voice vote. Seeing no opposition, the meeting was closed at 9:43pm.

Respectfully Submitted,

Samantha Savino, RMC
Municipal Clerk