

PLANNING BOARD MINUTES
November 10th, 2025, 6:00 p.m.

November 10th, 2025, 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

Chairwoman Kimbrali 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 conducted by Board Secretary Donald St. Hilaire

Present were Darryl Curtis, Amma Avant, Environmental Commission Rep. Marie Turner, Mayor Samantha Whitfield and Chair Kimbrali Davis.

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

Board Secretary Donald noted in the record that Vice Chair Martin Nock, Deputy Township Manager Gary B. Lawery III, and Council woman Kaya McIntosh was absent. Alternate Amma Avant was five minutes late.

5. APPROVAL OF MINUTES

Mayor Whitfield motioned, seconded by Marie Turner, that October 10th, 2025, minutes be approved as present.

Roll Call:

AYE WHITFIELD AND DAVIS

ABSTAIN TURNER AND CURTIS

NAY NONE

The minutes were approved.

6. NEW BUSINESS

Informal application

A. **Rancocas Golf Club** 12 Club Ridge Lane Block 412 Lot 50

Presentation and sworn testimony given by Bob Stout.

Bob Stout RGC Engineer summary of comments from informal presentation.

- Looking to expand the entire building from 2,500 to 7,000 square feet.
- Recreational ordinance requires 257 parking spaces.
- RGC will have 135-145 parking spaces. (Variance will be needed)
- (Stormwater) Half acre of disturbance.
- Reviewed entrance changes and architectural layouts.

Board members recommended summary of concerns to be addressed.

- The appropriate amount of EV and ADA parking space.
- Paving of the additional parking area.
- Storm water survey.
- Event capacity and new bathroom stalls impact on water usage.
- Lighting levels in the parking area, exterior and walkway.

7. OLD BUSINESS

BK Vesmin, LLC (320 Beverly Rancocas Road, Block 16, Lot 8)

Application for Minor (2 lot) Subdivision with “c” Variances and Waiver. Presentation and sworn testimony given by Jay Mintzer, Esquire and Project engineer Scott D. Brown

Jay Mintzer testimony and presentation summary

- Condominium association was unable to provide proper services.
- Issues arose between the association and the Burger King tenant, about the amount and allocation of condominium dues.
- Condominium association and the Applicant concluded that the best solution would be to subdivide the “Burger King” portion from the rest of the Site, removing it from the condominium regime and creating a separate and self-sufficient lot.
- Condominium association has authorized all elements of this application and the contemplated transaction.

Scott D. Brown testimony summary as expert witness

- Subdivision would create two lots from the one existing lot, but that there would be no physical changes to the Site or to the improvements now in place.
- Association and the owner of the proposed new lot 8.01 would enter into an appropriate form of easement agreement for continuation of their shared access, utilities and parking.
- Variances requested can be viewed under the standards of NJSA 40:55D-70c(1)c,
- Strict application of the subject bulk standards would create an undue hardship considering the shape and size of the fully developed site and the number and location of its buildings and other improvements.
- Subdivision would have no detrimental impact to the public good or to the Township’s zone plan and ordinance.
- Transaction between the parties will lead to better maintenance and upkeep of both subdivided parcels.

Summary of Board Members questions.

- Maintenance responsibility for lighting in the lot and on the building.
- Shared cross access and utilities with the Association.

- Possible purchase of neighboring lot.
- If Subdivision allowed under the Master Deed.
- Questions were answered by Jay Mintzer, and some were deferred to his Project Engineer Scott Brown.

8. PUBLIC COMMENT (Agenda items only)

Chair Davis open public comment on this application only.

Patricia Lindsay-Harvey (Medford Lane, Chair of the Eco Vision Task Force) thanked the Board for its diligence, questions and analysis of the Application.

Chair Davis closes public comment.

Chair Davis leads Board response in thanking Patricia Lindsay-Harvey for her comments and diligence.

9. Old Business Continued

Jay Mintzer and Board Attorney, Richard DeLucry, agreed on all the conditions and suggestions that will be put into the resolution from tonight's meeting. Mayor Whitfield motioned, seconded by Mr. Curtis that the Board give a conditional approval with all the stipulations listed by Richard DeLucry to **BK Vesmin for preliminary approval for a minor subdivision with "c" variance and waivers.**

Roll Call: AYE AVANT, CURTIS, WHITFIELD, TURNER & DAVIS
NAY NONE

Motion carries unanimous consent.

10. PUBLIC COMMENT

Chair Davis open public comment.

Patricia Lindsay-Harvey (Medford Lane, Chair of the Eco Vision Task Force) had several questions for Rancocas Golf Club on parking capacity and the impact in the community.

Chair Davis closes public comment

11. BOARD COMMENT

Chair Davis open board comment.

Mayor Whitfield and Chair Davis ask board secretary to email Mrs. Mrs. Harvey questions to RGC.

Mayor Whitfield reminds board to email Master Plan questions to Board secretary.

Chair Davis welcomes back Board Secretary and thanks Board for their diligence, time and service to the community.

Chair Davis reminds Board to review there RFP packets for next month.

12. ADJOURNMENT

Mayor Whitfield made said motion to adjourn meeting with Darryl Curtis offering second
Roll Call: AYE AVANT, CURTIS, WHITFIELD, TURNER & DAVIS
NAY NONE

The Planning Board Meeting was adjourned at 8:14pm.