

TOWNSHIP OF WILLINGBORO ZONING BOARD
MINUTES
October 1, 2025

1. Roll call

The members present were Mrs. Gerri Johnson, Mrs. Stephanie Nock, Mrs. Wilma Stephenson, Mr. Tyrus Ballard, Mr. Louis Finney, Mr. Marcus King and Dr. Carlos Worthy

Professionals Present:

Bd. Attorney - Zeller & Wieliczko, LLP Matthew Wieliczko, Esquire

Bd. Engineer- Mr. Matlack

Bd. Planner-Mr. Dochney

Applicant Attorney- Mr. Baranowski

Applicant Architect- Mr. Kuzowski

Applicant Engineer/Planner- Mr. Shropshire

Board Secretary- Mrs. Cooper-Mcbride

2. Old Business/Continuations: None.

3. Meeting Minutes: September 3, 2025

Motion to Approve September 3, 2025, meeting minutes

Motion: Mrs. Nock 2nd: Mr. Finney

Mrs. Johnson, Mrs. Nock, Mrs. Stephenson, Mr. Ballard, Mr. Finney, Mr. King & Dr. Worthy all said AYE

4. New Business:

ZBA-2025-1-United Hearts Islamic Academy, LLC -248 Pennypacker Drive-Applicant is seeking use variance relief to create a new two-story private school building in the rear of the P.I.Q and to repurpose the existing building in the front of the lot to be used as a part of the new school. Additional improvements include new parking, a drop-off area and stormwater management basins.

Matt Wieliczko gives a brief explanation of the application.

Applicant's attorney Mr. Baranowski explains the proposed application and the use variances requested.

Attorney Wieliczko asks the board members whether there are any questions concerning the proposed application.

Mr. Finney (chair) asks for a motion on the res judicata issue.

Motion to allow application to go forward

Motion: Dr. Worthy 2nd: Mrs. Johnson

Mrs. Johnson, Dr. Worthy, Mrs. Nock, Mrs. Stephenson, Mr. Ballard, Mr. King & Mr. Finney all said AYE

Attorney Baranowski gives a brief explanation of the use variance requested for the private school for inherently beneficial use.

Dr. Tate gives an overview of the mission and goal of the proposed school and answers questions.

Mr. Robert Stout testifies and shares exhibits.

Mr. Kuzowski Architect (Fumo Associates) testifies, and shares exhibits of the floor plans of the proposed new school.

Mr. Shropshire (Engineer/Planner) testifies and gives his testimony of a traffic study.

Vice chair Mr. King asks a question.

Mr. Matlack asks a question.

Director Rima Salem gives an explanation regarding the proposed application.

Mr. Dochney asks applicant for an explanation to be put on record regarding a 4-step balancing test.

Board members ask several questions.

Attorney Baranowski gives a brief final testimony.

Public comments were made by: Dr. Steven Lewis, Ms. Baig, Mr. Martin Nock, Ms. Sarah Holley, Dr. Usama Kahyyal, Ms. Marwa Eltawil, Ms. Maryam Rowneki

Attorney Wieliczko gives a final summary of the proposed application.

Motion to Approve Application No: ZBA 2025-1 (United Hearts Islamic Academy-248 Pennypacker Drive)

Motion: Dr. Worthy 2nd: Mr. King

Dr. Worthy, Mr. King, Mr. Ballard and Mrs. Johnson all said Yes

Mrs. Nock, Mrs. Stephenson and Mr. Finney all said No

Mrs. Nock, Mrs. Stephenson and Mr. Finney all make a determination that applicant failed to meet the burdens of Proof

5. Adjournment 10:02pm

Motion: Dr. Worthy 2nd: Mrs. Nock

All said Aye