

TOWNSHIP OF WILLINGBORO ZONING BOARD  
AGENDA  
January 7, 2026  
Reorganization

---

Please be advised that the meeting will be conducted remotely (computer, tablet or phone) via Zoom. The Zoom details are as follows: Meeting ID: 867 0173 3189, Password: 024314, Telephone Number Users May Dial In: 1-646-558-8686, Password: 024314.

<https://us02web.zoom.us/j/86701733189?pwd=RTFWZ1M4MTZFRFFydExNS0xUTEICZz09>

**7:00 PM**

**1. Call to Order - Board Secretary**

I would like to call this meeting to order. This is a regularly scheduled meeting of the Willingboro Township Zoning Board. Please rise for the flag salute.

**2. Statement required by the Open Public Meeting Act - Board Secretary**

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.

This Board is a quasi-judicial Board therefore this meeting shall be conducted in a similar manner to a judicial proceeding. Decorum appropriate to a judicial hearing must be maintained at all times and any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision. The Board shall be under no obligation to consider testimony, evidence, proofs or new matters after 10:00 p.m. No testimony or proofs will be taken after that time, unless determined otherwise by the Board Chair. Public comment will be limited to five (5) minutes each. The Board reserves the right to change the order of the agenda.

**3. Administration of Oaths:**

Reappointed/New Members

**4. Roll Call:**

Mrs. Gerri Johnson	_____
Mrs. Stephanie Nock	_____
Mrs. Wilma Stephenson	_____
Mr. Tyrus Ballard	_____
Mr. Louis Finney, Chair	_____
Mr. Marcus King, Vice Chair	_____
Dr. Carlos Worthy	_____

Alternates:

Claudine Archer (Alt. #1)	_____
Lionel Borden (Alt. # 2)	_____

Professionals and Staff:

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

Bennett Matlack, P.E., C.M.E.	_____
Chris Dochney, PP, AICP	_____
Bd. Engineer & Planner - CME Associates	

Telaiya Genwright Senior Code Enforcement Officer	_____
--	-------

Latoya Cooper-McBride Zoning Board Secretary	_____
---	-------

Miles Cook Assistant of Information Technology	_____
---	-------

5. Reorganization:

Election of Chairman - Called By Board Secretary – Nomination/ Close/ Roll Call by Name

Election of Vice Chairman Called By Chair– Nomination / Close/ Roll Call by Name

6. Adoption of Resolutions/Reorganization:

Resolution No. 2026-1 – Annual Notice Schedule

Resolution No. 2026-2 - Providing for the Designation of Authorized Official Newspapers  
Procedural Requirements

Resolution No. 2026-3 – Appointment of Zoning Board Secretary

Resolution No. 2026-4 - Adoption of Rules of Procedure

Resolution No. 2026-5 - Authorizing Closed Session, if necessary for  
review and consideration of 2026 Board Professional appointments

7. Closed Session, if necessary, as detailed herein.

8. New Business: None.

9. Old Business/Continuations: None.

10. Meeting Minutes: December 3, 2025

11. Adjournment

**NEXT MEETING SCHEDULED: February 4, 2026**

Please call if you will not be able to attend call 609-877-2200----Ext. 1029 or email [lcooper-mcbride@willingboronj.gov](mailto:lcooper-mcbride@willingboronj.gov)