

TOWNSHIP OF WILLINGBORO ZONING BOARD
AGENDA
March 4, 2026

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. Roll Call:

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

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

- 4. Old Business/Continuations: **None.**
- 5. Meeting Minutes: **January 7, 2026 and February 4, 2026**
- 6. New Business:

Application No. 2025-3, Doris Clark-Lewis, 75 Gamewell Lane
Applicant proposes to use a portion of the existing home on the property as a massage therapy business and is seeking a d-1 use variance.

7. Closed Session:

Resolution No. 2026-9 - Authorizing Closed Session

- A. To discuss matters in accordance with N.J.S.A. 10:4-12 (Pending Litigation - United Hearts Islamic Academy, LLC v. Willingboro Zoning Board and Mitchell v. Township of Willingboro and Willingboro Zoning Board of Adjustment)
- B. Legal Opinion/Analysis – Board Member Conflict of Interest
- C. Zoning Board Member Training – Legal Advice

8. Public Comment

NEXT MEETING SCHEDULED: April 1, 2026

ADJOURNMENT

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