

TOWNSHIP OF WILLINGBORO ZONING BOARD

MINUTES

January 7, 2026

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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  
Alt. #1 Ms. Claudine Archer Alt. #2 Mr. Lionel Borden

Professionals Present:

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

Bd. Engineer- CME- Bennett Matlack and Richard Asinifi

Board Secretary- Mrs. Cooper-McBride

2. Administration of Oaths:

Attorney Wieliczko swears in Mr. Louis Finney as a member

3. Reorganization:

a) Election of Chairman- Called by Board Secretary

Nomination for Mr. Finney

Motion: Mrs. Stephenson      2<sup>nd</sup>: Mrs. Nock

Nomination for Mr. King

Motion: Mrs. Johnson      2<sup>nd</sup>: Mr. Ballard

Mrs. Johnson-King

Mrs. Nock-Finney

Mrs. Stephenson-Finney

Mr. Ballard-King

Mr. Finney-Finney

Mr. King-King

Dr. Worthy-King

b) Election of Vice Chairman- Called by Chair

Nomination for Dr. Worthy

Motion: Mr. King                      2<sup>nd</sup>: Mrs. Johnson

Nomination for Mr. Finney

Motion: Mrs. Nock                      2<sup>nd</sup>: Mrs. Stephenson

Mrs. Johnson-Dr. Worthy  
Mrs. Nock-Finney  
Mrs. Stephenson-Finney  
Mr. Ballard-Dr. Worthy  
Mr. Finney-Finney  
Mr. King-Dr. Worthy  
Dr. Worthy-Dr. Worthy

c) Adoption of Resolutions/Reorganization

**Resolution No. 2026-1 - Annual Notice**

Schedule Motion: Mr. Finney 2<sup>nd</sup>: Mr. Ballard  
Mrs. Johnson, Mrs. Nock, Mrs. Stephenson, Mr. Ballard, Mr. Finney, Mr. King &  
Dr. Worthy  
All said Aye

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

Motion: Dr. Worthy                      2<sup>nd</sup>: Mrs. Johnson  
Mrs. Johnson, Mrs. Nock, Mrs. Stephenson, Mr. Ballard, Mr. Finney, Mr. King & Dr.  
Worthy  
All said Aye

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

Motion: Mrs. Nock                      2<sup>nd</sup>: Mrs. Stephenson  
Mrs. Johnson, Mrs. Nock, Mrs. Stephenson, Mr. Ballard, Mr. Finney, Mr. King & Dr.  
Worthy  
All said Aye

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

Motion: Dr. Worthy                      2<sup>nd</sup>: Mr. Ballard  
Mrs. Johnson, Mrs. Nock, Mrs. Stephenson, Mr. Ballard, Mr. Finney, Mr. King & Dr.  
Worthy  
All said Aye

**Resolution No. 2026-5 - Authorizing Closed Session, for Review and consideration of 2026 Board Professional appointments**

Motion: Mr. Ballard                    2<sup>nd</sup>: Dr. Worthy  
Mrs. Johnson, Mrs. Nock, Mrs. Stephenson, Mr. Ballard, Mr. Finney, Mr. King & Dr. Worthy  
All said Aye

4. New Business: None.

5. Closed Session: Discussion regarding 2026 professionals

Came out of closed session and the following Professional Appointments were made for:  
Bd. Attorney-Zeller & Wieliczko, LLP  
Bd. Engineer & Planner-CME Associates

Motion: Dr. Worthy                    2<sup>nd</sup>: Mrs. Nock  
Mrs. Johnson, Mrs. Nock, Mrs. Stephenson, Mr. Ballard, Mr. King, Dr. Worthy and Ms. Archer  
All said Aye

6. Old Business/Continuations: None

7. Meeting Minutes: December 3, 2025

Motion: Dr. Worthy                    2<sup>nd</sup>: Mr. King  
Mrs. Johnson, Mrs. Nock, Mrs. Stephenson, Mr. Ballard, Mr. King & Dr. Worthy  
All said Aye

8. Public Comment:

Councilwoman Perrone asks a question regarding the ethics law

9. Adjournment: 8:12pm

Motion: Mrs. Stephenson                    2<sup>nd</sup>: Mrs. Johnson  
All said Aye