Mr. Stuart Platt, Esquire, called the meeting to order and requested Mayor Mignogna to lead the pledge of allegiance for the flag salute. Mr. Stuart stated the meeting was being held in compliance with the “Open Public Meeting Act” and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Cohen, Mr. Weil, Mr. Willard, Mr. Daddario, Mr. Leoncio, Mr. Pannu, Mr. Senges.

Absent: Mr. Cupersmith

Also Present: Michael Mignogna, Mayor, Ben Matlack, CME, Corrine Tarcelli, Board Secretary, Stella Sytnik, incoming Board Secretary.

Mayor Mignogna swore in Mr. Pannu as a new board member (Alternate #1) for the Zoning Board. Mr. Pannu joined the Board on the dais. Mayor Mignogna thanked the board members for their commitment and dedication to community service and for doing everything with class and sincerity.

Mr. Platt announced that he will be changing the order of the meeting and will start with nomination of the Chairman.

**Nominations for and election of the Chairman to the Zoning Board.**

Mr. Cohen motioned to nominate Mr. Senges as Chairman; seconded by Mr. Willard. Motion carried by the assenting voice vote by all board members.

Mr. Platt congratulated Mr. Senges and asked him to take the floor as a Chairman. Mr. Senges made the following nominations.

**Nominations for and election of the Secretary to the Zoning Board**.

Mr. Weil motioned to nominate Ms. Sytnik as Secretary to the Board; seconded by Mr. Willard. Motion carried by the assenting voice vote by all board members.

**Nominations for and election of the Vice-Chairman to the Zoning Board.**

Mr. Willard motioned to nominate Mr. Cupersmith as Vice-Chairman; seconded by Mr. Weil.

Motion carried by the assenting voice vote by all board members.

**Nominations for and election of the Solicitor to the Zoning Board**.

Mr. Willard motioned to nominate Mr. Platt, Esquire, of Platt & Riso, P.C., as Solicitor for the Board; seconded by Mr. Cohen. Motion carried by the assenting voice vote by all board members. Mr. Platt thanked the Board for the opportunity to proudly represent the board of his hometown.

**Nominations for and election of the Engineer to the Zoning Board.**

Mr. Daddario motioned to nominate Mr. Matlack, PE, of CME Associates, as Engineer for the Board; seconded by Mr. Willard. Motion carried by the assenting voice vote by all board members.

**Establishing the schedule for the regular monthly meetings of the Zoning Board of Adjustment.** Second and Fourth Thursday of each month except where the date has a conflict with a holiday or where a Special Meeting is scheduled. Motion carried by the assenting voice vote of all board members present.

**Confirming the official newspaper for advertising public notices as the Courier Post**. Motion carried by the assenting voice vote of all board members present.

**Adoption of the Zoning Board Rules of Organization for 2020.** Motion carried by the assenting voice vote of all board members present.

**Adoption of the Policies and Procedures for the Zoning Board of Adjustment.** Motion carried by the assenting voice vote of all board members present.

**Establishment of a Completeness Review Committee** to appoint the Board Solicitor, the Board Engineer and the Board Secretary as the Completeness Review Committee. Motion carried by the assenting voice vote of all board members present.

**Establishment of a Development Review Committee** to appoint the Zoning Officer, Board Solicitor, Board Engineer, Board Chairman, Board Vice-Chairman and Board Member as the Completeness Review Committee. Mr. Weil asked for possible additional volunteers. Seeing none, motion carried by the assenting voice vote of all board members present.

Mr. Platt swore in Mr. Matlack, CME Associates, 1460 Route 9 South, Howell, NJ 07731 as Zoning Board Engineer for the year 2020. Mr. Matlack shared his basic qualifications and thanked the Board for the nomination. Mr. Platt welcomed Mr. Matlack back.

**MINUTES FOR APPROVAL**

Mr. Willard made a motion to approve the Minutes from December 12, 2019 seconded by Mr. Cohen; none (0) against. Mr. Weil, Mr. Leoncio abstained.

**RESOLUTIONS FOR APPROVAL**

Mr. Willard motioned to approveResolution ZC2019-021 Chakrabarti, 111 Centennial Blvd., - Final Site Plan;seconded by Mr. Weil; none (0) against.

Mr. Willard motion to approveResolution ZC2019-013 Robert Foster, 22 Penn Road – Sheds;seconded by Mr. Weil; none (0) against.

Mr. Willard motioned to approveResolution ZC2019-024 MTW Realty LLC/Auto Lender’s – Preliminary and Final Major Site Plan; seconded by Mr. Cohen; none (0) against; Mr. Weil, Mr. Leoncio abstained.

Mr. Senges thanked the Board Members and professionals for their service and teamwork. Mr. Senges thanked Ms. Tarcelli for her service to the Board over the past three (3) years. Mr. Senges then welcomed Ms. Sytnik as an incoming Secretary and congratulated those present in the audience: Ms. Bradley, as having served as the Zoning Officer for one year and Mr. Schwenke, as a newly elected Chairman of the Voorhees Township Planning Board.

Mr. Senges opened up the hearing to the public. Hearing no comments from the public and seeing no further business Mr. Senges made a motion to adjourn, seconded by Mr. Weil.

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Stella R. Sytnik

Zoning Board Secretary