

Mr. Stuart Platt, Esq called the meeting to order and stated it was being held in compliance with the "Open Public Meeting Act" and had been duly noticed and published as required by law.

Mr. Platt indicated that official notices for meetings going forward has additional language to be added.

OATH OF OFFICE

Mr. Platt asked Mr. Cohen, Mr. Hundal to take the Oath of Office pledge.

Mr. Platt swore in Mr. Cohen for their new 4-year term ending in 2025; and Mr. Hundal (Alternate #2) for his new 2-year term ending in 2023 for the 2022 Zoning Board.

ROLL CALL

Present: Mr. Cohen, Mr. Weil, Mr. Willard, Ms. Tulman, Mr. Hundal, Mr. Senges, and Mr. Cupersmith

Absent: Mr. Leoncio & Mr. Pannu

Also, present: Mayor Michael Mignogna; Stuart Platt, Board Solicitor; Chris Norman, Board Solicitor; Bennett Matlack, Board Engineer, CME; Christopher Dochney, Board Engineer, CME; and Jennifer Gaffney, Board Secretary

NOMINATIONS

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

Mr. Cupersmith motioned to nominate Ms. Gaffney as Secretary to the Board; seconded by Mr. Weil; none against.

Ayes: Mr. Cohen, Mr. Weil, Mr. Willard, Ms. Tulman, Mr. Hundal, Mr. Senges, and Mr. Cupersmith

Abstentions: None

Nays: None

Ms. Gaffney thanked the Board for their kind words.

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

Mr. Senges motioned to nominate Mr. Cupersmith as Chairman; seconded by Mr. Weil; none against.

Ayes: Mr. Cohen, Mr. Weil, Mr. Willard, Ms. Tulman, Mr. Hundal, Mr. Senges, and Mr. Cupersmith

Abstentions: None

Nays: None

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

Mr. Cupersmith motioned to nominate Mr. Senges as Vice-Chairman; seconded by Mr. Cohen; none against.

Ayes: Mr. Cohen, Mr. Weil, Mr. Willard, Ms. Tulman, Mr. Hundal, Mr. Senges, and Mr. Cupersmith

Abstentions: None

Nays: None

Nominations for and election of the Solicitor to the Zoning Board

Mr. Cupersmith motioned to nominate Mr. Stuart Platt, Esquire, of The Platt Group, as Solicitor for the Board; seconded by Mr. Weil; none against.

Ayes: Mr. Cohen, Mr. Weil, Mr. Willard, Ms. Tulman, Mr. Hundal, Mr. Senges, and Mr. Cupersmith

Abstentions: None

Nays: None

Mr. Platt commented it was an honor to be back and serve the Board.

Nominations for and election of the Engineer to the Zoning Board

Mr. Cupersmith motioned to nominate CME Associates, as Engineer for the Board; seconded by Mr. Weil; none against.

Ayes: Mr. Cohen, Mr. Weil, Mr. Willard, Ms. Tulman, Mr. Hundal, Mr. Senges, and Mr. Cupersmith
Abstentions: None
Nays: None

Establishing the schedule for the regular monthly meetings of the Zoning Board of Adjustment

Motion made by Mr. Cupersmith to hold the meetings on the 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 made by Mr. Cupersmith to continue advertising public notices in Courier Post.

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

Adoption of the Zoning Board Rules of Organization for 2022

Motion made by Mr. Cupersmith; motion carried by the assenting voice vote by all board members.

Adoption of the Policies and Procedures for the Zoning Board of Adjustment

Motion made by Cupersmith; motion carried by the assenting voice vote by all board members.

Establishment of a Completeness Review Committee

Mr. Cupersmith motioned 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

Mr. Cupersmith motioned to appoint the Zoning Officer, Board Solicitor, Board Engineer, Board Chairman, Board Vice-Chairman and Board Member (Mr. Weil) as the Completeness Review Committee; Motion carried by the assenting voice vote of all board members present.

Nominations of a Conflict Solicitor

Mr. Platt recommended Mr. John Palm as the Conflict Solicitor, indicating that he is the conflict solicitor for the Planning Board, and has been one for the Zoning Board in the past. Mr. Cupersmith motioned to appoint Mr. John Palm; Motion carried by the assenting voice vote of all board members present.

Nominations of a Conflict Engineer

Mr. Platt recommended ERI, as they are the Planning Board Engineer or table the motion until needed at a later date. Mr. Cupersmith motioned to table the nomination until needed; Motion carried by the assenting voice vote of all board members present.

SWEARING IN OF PROFESSIONALS

Mr. Platt swore in Mr. Bennett Matlack, CME Associates, 1460 Route 9 South, Howell, NJ 07731 as Zoning Board Engineer for the year 2021. Mr. Matlack confirmed his license in Engineering is in good standing and thanked the Board for their vote. Mr. Platt welcomed Mr. Matlack back.

Mr. Platt swore in Mr. Christopher Dochney, CME Associates, 1460 Route 9 South, Howell, NJ 07731 as Zoning Board Engineer for the year 2021. Mr. Dochney confirmed his license in Engineering is in good standing and thanked the Board for their vote. Mr. Platt welcomed Mr. Matlack back.

RESOLUTION

ZC 2021-026 Voorhees Rt 73 Development Group LLC (Wawa) Route 73 & Kresson Road CR 671 Block 220, Lot 9 & 16. Use Variance Approval with Preliminary and Final Major Site Plan Approval with Bulk Variance and Design Waivers.

Ms. Tulman motioned to memorialize Resolution 22-01 for ZC2021-026; seconded Mr. Willard; none (0) against, two (2) abstention

Ayes: Mr. Cohen, Mr. Weil, Mr. Willard, Ms. Tulman, and Mr. Hundal
Abstentions: Mr. Cupersmith, Mr. Senges
Nays: None

Mr. Cupersmith opened the meeting up to the public for any general comments.

Mayor Mignogna, on behalf of Township Committee thanked all the Board members for their continued dedication and years of service.

Mr. Platt thanked all the Board members for their reappointment, indicating it's an honor to serve in the community. Mr. Platt thanked Ms. Gaffney for her hard work and seamless transition into her role as Zoning Board Secretary. Mr. Platt congratulated all the new Board members and Mr. Cupersmith on the appointment to Chairman. Mr. Platt also welcomed Mr. Senges back to the Board and thanked him for 25 years of service.

Mr. Cupersmith echoed Mr. Platt's statement welcoming Mr. Senges back.

With no further business to discuss, Mr. Weil motioned to adjourn the meeting seconded by Ms. Tulman.

Jennifer L. Gaffney, Zoning Board Secretary

Voorhees Township

Minutes prepared by Jennifer Gaffney. The minutes are intended to reflect the basic comments and action. Verbatim transcripts of all electronic recordings can be available upon proper request and payment.