

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. Weil, Ms. Tulman, and Mr. Hundal to take the Oath of Office pledge.

Mr. Platt swore in Mr. Weil for his new 4-year term ending in 2026; Ms. Tulman for her new 4-year term ending in 2026; and Mr. Hundal for his new 2-year term ending in 2024 for the 2023 Zoning Board.

ROLL CALL

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

Absent: None

Also, present: Stuart Platt, Board Solicitor; Chris Norman, Board Solicitor; Bennett Matlack, Board Engineer, CME; and Jennifer Gaffney, Board Secretary

NOMINATIONS

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

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

Ayes: Mr. Cohen, Mr. Weil, Mr. Willard, Mr. Leoncio, Ms. Tulman, Mr. Hundal, 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. Weil motioned to nominate Mr. Cupersmith as Chairman; seconded by Mr. Willard; none against.

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

Abstentions: None

Nays: None

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

Mr. Weil motioned to nominate Mr. Willard as Vice-Chairman; seconded by Mr. Leoncio; none against.

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

Abstentions: None

Nays: None

Nominations for and election of the Solicitor to the Zoning Board

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

Ayes: Mr. Cohen, Mr. Weil, Mr. Willard, Mr. Leoncio, Ms. Tulman, Mr. Hundal, 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. Weil motioned to nominate CME Associates, as Engineer for the Board; seconded by Mr. Leoncio; none against.

Ayes: Mr. Cohen, Mr. Weil, Mr. Willard, Mr. Leoncio, Ms. Tulman, Mr. Hundal, 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 and Churchill, as they are the Planning Board Engineer and the sewer engineer or table the motion until needed at a later date. Mr. Cupersmith made a motion to appoint ERI and Churchill; 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. Cupersmith opened the meeting to the public for questions or comments. There were no members of the public present.

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

Meeting was then reopened to discuss the time for caucus as they have returned to in-person meetings.

After a lengthy discussion Ms. Tulman made a motion to start caucus at 6:45pm with meetings starting at 7:00pm, Mr. Weil seconded the motion.

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

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.