

Zoning Board Chairman Mr. Cupersmith 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.

ROLL CALL

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

Absent: None

Also, present: Chris Norman, Board Solicitor; and Jennifer Gaffney, Board Secretary

RESOLUTIONS

Resolution 23-01 Completeness Review Committee

Motion for approval made by Mr. Cohen, Mr. Weil second the motion. Roll call vote as follows:

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

Abstentions: None

Nays: None

Resolution 23-02 Development Review Committee

Motion for approval made by Mr. Cohen, Mr. Weil second the motion. Roll call vote as follows:

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

Abstentions: None

Nays: None

Resolution 23-03 Zoning Board Chairman – Mr. Neal Cupersmith

Motion for approval made by Mr. Cohen, Mr. Weil second the motion. Roll call vote as follows:

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

Abstentions: None

Nays: None

Resolution 23-04 Zoning Board Vice Chairman – Mr. Hal Willard

Motion for approval made by Mr. Cohen, Mr. Weil second the motion. Roll call vote as follows:

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

Abstentions: None

Nays: None

Resolution 23-05 Zoning Board Engineer – CME

Motion for approval made by Mr. Cohen, Mr. Weil second the motion. Roll call vote as follows:

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

Abstentions: None

Nays: None

Resolution 23-06 Zoning Board Solicitor – The Platt Group, LLC

Motion for approval made by Mr. Cohen, Mr. Weil second the motion. Roll call vote as follows:

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

Abstentions: None

Nays: None

Resolution 23-07 Zoning Board Secretary – Ms. Jennifer Gaffney

Motion for approval made by Mr. Cohen, Mr. Weil second the motion. Roll call vote as follows:

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

Resolution 23-08 ZC2022-020 – 212 State Highway Route 73 | Block 228, Lot 2

Motion for approval made by Mr. Weil, Mr. Cohen second the motion. Roll call vote as follows:

Ayes: Boing US Holdco, Inc. d/b/a Take 5 Carwash, LLC
 Mr. Cohen, Mr. Weil, Ms. Tulman, Mr. Hundal, Mr. Willard, and Mr. Cupersmith
Abstentions: Mr. Leoncio
Nays: None

Resolution 23-09 ZC2022-005 – 48 Edelweiss Lane | Block 227.01, Lot 31

Motion for approval made by Mr. Cohen, Mr. Weil second the motion. Roll call vote as follows:

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

Resolution 23-10 ZC2022-016 – 21 Woodbrook Road | Block 227.04, Lot 6
 Kimani & Trang Bell

Motion for approval made by Mr. Cohen, Ms. Tulman second the motion. Roll call vote as follows:

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

Resolution 23-11 ZC2022-019 – 4 Princeton Drive | Block 199.01, Lot 18
 Gavin & Felice Walter

Motion for approval made by Ms. Tulman, Mr. Cohen second the motion. Roll call vote as follows:

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

Resolution 23-12 ZC2022-008 – 11 Foxboro Court | Block 304.02, Lot 27
 Paul & Carrie Stohner

Motion for approval made by Mr. Cohen, Mr. Weil second the motion. Roll call vote as follows:

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

MINUTES

Mr. Weil made a motion to approve the minutes from **October 13, 2022**, meeting, Mr. Cohen second the motion, all Board members approved in voice vote.

Mr. Cohen made a motion to approve the minutes from **October 27, 2022**, meeting, Mr. Willard second the motion, all Board members approved during voice vote with (1) one abstention from Mr. Weil.

Mr. Cohen made a motion to approve the minutes from **November 10, 2022**, meeting, Mr. Willard second the motion, all Board members approved during voice vote with (2) two abstentions from Mr. Weil and Mr. Hundal.

Mr. Willard made a motion to approve the minutes from **November 17, 2022**, meeting, Mr. Cohen second the motion, all Board members approved during voice vote with (2) two abstentions from Mr. Weil and Mr. Leoncio.

Mr. Weil made a motion to approve the minutes from **December 8, 2022**, meeting, Mr. Cohen second the motion, all Board members approved during voice vote with (1) one abstention from Mr. Willard.

Mr. Willard made a motion to approve the minutes from **January 12, 2022**, meeting, Mr. Cohen second the motion, all Board members approved in voice vote.

Mr. Cupersmith opened the meeting up to the public for any general comments. There was no public in attendance, the public portion was closed.

Ms. Gaffney outlined the calendar and upcoming meetings.

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

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.