

**Maple Shade Township
Zoning Board of Adjustment
Agenda
February 13, 2019
7:30 P.M.**

**200 Stiles Avenue (Municipal Building)
Maple Shade, New Jersey 08052
www.mapleshade.com**

AGENDA

- I. Meeting called to order by acting Attorney
- II. Pledge of Allegiance
- III. Open Public Meeting Act: Public notice of this meeting, pursuant to the Open Public Meetings Act, has been given by the Township Council in the following manner:
 1. Notifying the Township Clerk December 22, 2018.
 2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 22, 2018.
 3. Posting Notice on the Official Municipal Bulletin Board on December 22, 2018.
- IV. Roll Call:
 - i. John Gee, Jr., Chair
 - ii. Michael Bimmer, Vice Chair
 - iii. Karen Radie
 - iv. Angie Santori
 - v. Lu Valentino
 - vi. John Zaradnick
 - vii. Steve Schmidt
 - viii. Richard Borden, Alt 1
 - ix. Dawn Sadlowski, Alt 2

V. New Business:

1. **104 Orchard Ave.** – Block 8; Lot 4; Spectrum; Z-18-22
Zone: Residential (RA) Existing & Proposed Use: Residential
Application: C Variance – Accessory Structure/Use – ground mounted solar panels
2. **18 E. Main Street** - Block 90.01; Lot 7; St John’s Episcopal Church; Z-19-2
Zone: Downtown Business (DB) Existing Use: Vacant Store Proposed Use: Church
Application: “D” Use Variance
3. **2811 Route 73 South** - Block 192; Lot 1; Renu Jain – Raja Auto; Z-19-4
Zone: Business Development (BD) Existing Use: Automobile filling station
Proposed Use: Automobile filling station and Auto Repair (Tune ups; Brakes; Oil Change; & Detailing)
Application: Interpretation that the Auto Repair is grandfathered or if needed a “D” Use Variance

VI. Old Business:
Discussion:

Garden Sheds – Storage Sheds: The 2016 annual report of the ZBA (N.J.S.A. 40:55D-70.1) was adopted by the ZBA at the meeting on 02/08/2017 (A copy of the report is attached). In 2017, the report was distributed to Council and the Planning Board. At the last Zoning Board Meeting the Chairman of the Board initiated a discussion on revisiting the 2016 recommendation that more than one (1) garden shed be permitted per residential lot; the direction to the Board was that consideration should be given to permitting additional storage sheds.

205-71: Non-Conforming Structures – Enlargement/Expansion

N.J.S.A. 40:55D-3& D-68: "*Nonconforming structure*" means a structure the size, dimension or location of which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption, revision or amendment.

VII. Minutes

1. January 9, 2019

Miscellaneous:

1. Reports:

- a. Solicitor – Resolutions

- 2019-ZB-2: 314 E. Main St. – Block 102; Lot 4; St. John’s Episcopal Church

- b. Engineer

- c. Community Development

- Applications Withdrawn January 22, 2019:

- Z-17-8: 2836 Rt.73 N. - Block 189.01; Lot 2.01, 2.06, 2.07, & 2.11; Jersey Premier Outdoor Advertising Billboards

- Z-17-9: 2860 Rt.73 N. - Block 174; Lot 2.03; Jersey Premier Outdoor Advertising Billboards
2018 Annual ZBA report

- Kool Kidz World 2015 status discussion. Survey/Site Plan.

2. Adjourn.

2019 Meeting Dates:

Site Plan Adv.: 1/8* 2/5 3/5 4/2 5/7 6/6* 7/2 8/6 9/3 10/1 11/6* 12/3
Planning Board: 1/23 2/27 3/27 4/24 5/22 6/26 7/24 8/28 9/25 10/23 11/26* 12/18*
Zoning Board: 1/9 2/13 3/13 4/10 5/8 6/12 7/10 8/14 9/11 10/9 11/20* 12/11

* indicates irregular meeting date.

If you are unable to attend, please call Kevin Rijs at (856)779-9610 Ext.151. Thank You.

**Next Meeting
March 13, 2019**