

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
January 13<sup>th</sup>, 2021  
7:30 P.M.**

**Meeting will be held though Zoom®**

**200 Stiles Avenue (Municipal Building)  
Maple Shade, New Jersey 08052  
[www.mapleshade.com](http://www.mapleshade.com)**

Due to the Covid 19 pandemic and occupancy restrictions imposed by Executive Order and in order to protect the health, safety, and welfare of the public, until further notice, all meetings will be held virtually only, using the Zoom platform. Members of the public are able to participate in the meeting by audio and/or video or through the Zoom chat feature. Public comments may also be submitted to the Township Clerk via electronic mail or in written letter form. All comments must be received no later than 4 PM the day of the meeting. Electronic Mail should be sent to [publiccomments@mapleshade.com](mailto:publiccomments@mapleshade.com) Please type "Township Zoning Board Meeting Comment" and the date of the meeting in the email subject line. Written letters should state that the letter is being submitted as a Township Council meeting comment and the date of meeting for which the comment is scheduled.

Topic: Maple Shade Zoning Board Meeting  
Time: Jan 13, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/7632380657?pwd=ZXNmNEpXRTQya2Jlb2lsbERyRTVFZz09>

Meeting ID: 763 238 0657  
Passcode: 773494

Dial by your location  
+1 312 626 6799 US (Chicago)  
+1 929 436 2866 US (New York)  
Meeting ID: 763 238 0657

**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 15, 2020.
  2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 15, 2020.
  3. Posting Notice on the Official Municipal Bulletin Board on December 15, 2020.
  4. Board Agendas; Meeting Minutes; Zoning Information and Application Forms can be downloaded from the Township website: <http://www.mapleshade.com/planning-zoning>

IV. Oath of Office:

- i. Michael Bimmer, Class IV (12-31-2024)
- ii. Karen Radie, Class IV (12-31-2024)
- iii. Richard Borden, Class IV (12-31-2022)
- iv. Dawn Sadlowski, Alternate #1, (12-31-2021)
- v. Miriam Bebitch, Alternate #2, (12-31-2022)

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. Richard Borden       | viii. Dawn Sadlowski, Alt 1    |
| ix. Miriam Bebitch, Alt 2 |                                |

V. Organization of the Board:

- a. Nomination of Chair.
- b. Nomination of Vice Chair.
- c. Nomination of Attorney.
- d. Appointment of Engineer.
- e. Appointment of Secretary.
- f. Appointment of Environmental Engineer.
- g. Consent Approval of Meeting dates for the year as set by Council.
- h. Consent Approval of Official Newspaper authorized by Council. Courier Post, the Central Record and Burlington County Times

VI. **Continued Business:**

1. **65 Old Kings Highway** – Block 173.02; Lot 8.02; Freedom Stone Fabricators LLC; Z-20-7  
Zone: Planned Development (PD)  
Existing Use: Multi-tenanted Industrial Building (Indoor Recreation & Restore) on 2.6 +/- Acres  
Proposed Use: Stone cutting, assembly, and storage.  
Application: “D” Variance
2. **829 N. Fork landing Rd.** – Block 2; Lot 2.01; Mr & Mrs Nusslein; P-20-8  
Zone: RA  
Existing Use: Single Family Home  
Proposed Use: Separated, Multi-Family  
Application: Variance Relief (Use)

VII. **New Business:**

1. **131 E. Kings Highway (NJSH Route 41)**. – Block 17; Lot 4; BJ’s Wholesale (SPR#2020-01)  
Zone: BD-1  
Existing Use: Retail warehouse with automobile tire service  
Proposed Use: Retail warehouse with automobile tire service and fuel service station  
Application: Preliminary & Final Site Plan Approval / Variance Relief (Use & Benefit)
2. **636 N. Forklanding Road**. – Block 1.04; Lot 4; Biditt Property Group (ZBA#2021-01)  
Zone: RA / R1

Existing Use: Knights of Columbus (Community Hall)  
Proposed Use: Commercial Office Use  
Application: Variance Relief (Use)

VIII. Old Business:

Discussion:

Minutes

December 2020

Miscellaneous:

1. Reports:

a. Solicitor – Resolutions

70 W. Center Ave. – Block 104; Lot 7.01; Ryan Hall; Z-20-9

b. Engineer

c. Community Development

VII. Closed Session (if necessary): To discuss matters in accordance with N.J.S.A. 10:4-12 as they relate to pending, ongoing or anticipated litigation/attorney client privilege.

VIII. Adjourn.

2021 Meeting Dates:

Site Plan Adv.:

1/14 2/4 3/4 4/1 5/6 6/3 7/1 8/5 9/2 10/7 11/4 12/2

Planning Board:

1/27 2/24 3/24 4/28 5/26 6/23 7/28 8/25 9/22 10/27 11/23 12/22

Zoning Board:

1/13 2/10 3/10 4/14 5/12 6/9 7/14 8/11 9/8 10/13 11/10 12/8

\* = Irregular meeting date

**If you are unable to attend, please call Susan Danson at (856) 779-9610 Ext.161. Thank You.**

**Next Meeting  
February 10<sup>th</sup>, 2021**