

**Maple Shade Township
Zoning Board of Adjustment**

Agenda

March 9th, 2022

7:00 P.M.

200 Stiles Avenue (Municipal Building)

Maple Shade, New Jersey 08052

www.mapleshade.com

AGENDA

I. Meeting called to order.

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 16th, 2021.
2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 16th, 2021.
3. Posting Notice on the Official Municipal Bulletin Board on December 16th, 2021.
4. Board Agendas; Meeting Minutes; Zoning Information and Application Forms can be downloaded from the Township website: <https://www.mapleshade.com/planning-zoning>

IV. Oath of Office:

1. Gregory Taylor Class IV (12/31/2025)
2. William Zerega Alternate #2 (12/31/2022)

Roll Call:

- | | |
|-----------------------------------|-----------------------------------|
| i. John Gee, Jr., Chairman | ii. Michael Bimmer, Vice Chairman |
| iii. Karen Radie | iv. Lu Valentino |
| vii. John Zahradnick | vi. Miriam Bebitch |
| viii. Gregory Taylor | viii. Joanne Mortimer, Alt #1 |
| ix. William Zerega, Alt #2 | x. Laura Walthy, Alt #3 |
| xi Jermaine Williams, Alt #4 | |

V. New Business:

- a. **52 South Fellowship Road** – Block 97, Lot 19; Aryeh Holdings 2, LLC.; ZBA-22-01
Zone: Residence Districts (R-2)
Existing Use: Building Rehabbed – One unit occupied.
Proposed Use: To determine 3-unit pre-existing or 2-unit conditional, non-conforming use.
Application: d(3) conditional use variance; various bulk or “c” variances and waivers approval for 2 or 3-unit multi family dwelling.

- b. **211 South Fellowship Road** – Block 155, Lot 16; Frank Rapposelli; ZBA-22-02
Zone: Residence Districts (R-2)
Existing Use: Vacant commercial building
Proposed Use: Ground floor retail and storage; upstairs 2-bedroom apartment comprised of attic space.
Application: Site Plan Waiver and d(1) use variance.
- c. **43 West Park Avenue** – Block 16, Lot 1; Lee M. Torre-Colon; ZBA-22-03
Zone: Residence Districts (R-1)
Existing Use: Residence
Proposed Use: Residence
Application: Site plan waiver, bulk, or “c” variance for rear yard setback, and use variance approval for fence installed in right-of-way (non-compliant to township code)
- d. **100 Fox Meadow Drive** – Block 1, 1.01, 1.02, 1.03 & 1.04; Z-19-6
Zone: Planned Development (PD)
Existing Use: Fox Meadow Apartment Complex recreation amenities
Proposed Use: New amenities such club house, garages, sports field, tennis courts and walking path.
Application: Rehearing of previously approved preliminary and final site plan regarding construction of two basketball courts.
- e. **2021 – ZBA Annual Report** (N.J.S.A. 40:55D-70.1) discussion, comments, and recommendations. The report to be adopted in April-2022 ZBA meeting.
- f. Discussion: Review of proposed changes and additions to Township Code:
 - 1. Ordinance Amendments for Sec. 205-4; Sec 205-13; Sec. 205-50; Sec. 205-51
 - 2. New Article XXIII Short Term Rentals

VI. Old Business:

- 1. **Resolutions:** 593 RT 38 West – Block 189, Lot 3; 593 L Maple Shade Land Holdings, LLC.
Z-21-08 (Revised)
- 2. **Resolutions:** 12 Anna Avenue – Block 108, Lot 8; Harry Andrews; Z-21-15
- 3. **Minutes:** January 12th, 2022

VII. Closed Session (if necessary): Not known

VIII. Adjourn: Next Meeting – April 13th, 2022