

**Maple Shade Township  
Planning Board  
Agenda  
January 26<sup>th</sup>, 2022, 7:00 P.M.  
200 Stiles Avenue (Municipal Building)  
Maple Shade, New Jersey 08052  
[www.mapleshade.com](http://www.mapleshade.com)**

**\*\*MASKS MUST BE WORN IN MEETING ROOM\*\***

**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 16<sup>th</sup>, 2021.
2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 16<sup>th</sup>, 2021.
3. Posting Notice on the Official Municipal Bulletin Board on December 16<sup>th</sup>, 2021.
4. Board Agendas; Meeting Minutes; Planning and Zoning Information and Application Forms can be downloaded from the Township website: <https://www.mapleshade.com/> under the Planning & Zoning page ([https://mapleshade.com/?page\\_id=798](https://mapleshade.com/?page_id=798))

**IV. Oath of Office:**

- |                         |                  |                   |
|-------------------------|------------------|-------------------|
| 1. Joseph Dugan         | Class IV         | December 31, 2025 |
| 2. MaryAnne Constantine | Class IV         | December 31, 2025 |
| 3. Rob Wells            | Alternate #2     | December 31, 2023 |
| 4. Sandy Nunes          | Class I Member   | December 31, 2022 |
| 5. Susan Danson         | Class II Member  | December 31, 2022 |
| 6. Charles Kauffman     | Class III Member | December 31, 2022 |

**Roll Call:**

1. Sandy Nunes, Mayor & Member
2. Charles Kauffman, Deputy Mayor & Council
3. Joseph Dugan, Member
4. Susan Danson, Member
5. Theresa Porrini, Member
6. Justin Bennett, Member
7. MaryAnne Constantine, Member
8. Thomas Mastrangelo, Member
9. Robert Wilt, Member
10. Fred Turek, Alternate #1
11. Rob Wells, Alternate #2

**V. Organization of the Board:**

- a. Nomination of Chair.
- b. Nomination of Vice Chair.
- c. Appointment 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. New Business:**

- a. **470 Route 38 East** – Block 143, Lots 2 & 2.01; 470 Mahant, LLC.; PB-21-13  
Zone: Business Development (BD)  
Existing Use: Vacant retail space, previous use retail mattress sale  
Proposed Use: Retail sale of tobacco, cigars, electronic cigarettes, and accessories  
Application: Change of Use & Site Plan Waiver (partial minor site plan provided for sidewalk and handicap accessibility improvements, replace façade and double-faced free-standing signs.)
- b. **536 South Fork landing Road & 537 Cutler Avenue** – Block 145, Lots 1.05 & 13; Board of Education of the Maple Shade Township; PB-21-14  
Zone: Residence District (RA)  
Existing Use: 536 South Forklanding Road is residential property  
Proposed Use: Future lot consolidation after purchase  
Application: Seeking six-month extension to previously granted approval to subdivide the property located at 536 South Forklanding Road.

**VI. Old Business: - None**

**VII. Solicitor: Resolutions**

1. Resolution No. 2021-PB-11: Resolution granting various signage to Maple Shade Properties, LLC.; 2921 Route 73 South; Block 181 Lot 5 (Application PB-21-11)
2. Resolution No. 2021-PB-12: Resolution granting change of tenant for take-out restaurant space to Ammas Food Creations, LLC; Block 150, Lot 19.06 (Application PB-21-12)

**VIII. Minutes: December 22<sup>nd</sup>, 2021**

**IX. 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.**

**X. Adjourn: Next Meeting – February 23<sup>rd</sup>, 2022**