

**Maple Shade Township  
Zoning Board of Adjustment**

**Agenda**

**August 10<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)

**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 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; Zoning Information and Application Forms can be downloaded from the Township website: <https://www.mapleshade.com/planning-zoning>

IV. Roll Call:

- |                               |                                  |
|-------------------------------|----------------------------------|
| 1. John Gee, Jr., Chairman    | 2. Michael Bimmer, Vice Chairman |
| 3. Karen Radie                | 4. Lu Valentino                  |
| 5. John Zahradnick            | 6. Miriam Bebitch                |
| 7. Gregory Taylor             | 8. Joanne Mortimer, Alt #1       |
| 9. William Zerega, Alt #2     | 10. Laura Walthy, Alt #3         |
| 11. Jermaine Williams, Alt #4 |                                  |

V. New Business:

- a. **3121 Route 73 South** – Block 6, Lot 5; Jeffery Chudoff c/o 3121 Rt. 73, LLC; ZBA-22-06.

Zone: Business Development (BD) and Residential (RA)

Existing Use: Retail Sign Shop.

Proposed Use: Retail Sign Shop.

Application: Site Plan waiver and expansion of nonconforming use approval. Applicant proposes to construct 30x30 feet size detached storage building. Its Major Site Plan application.

- b. **528 East Main Street** – Block 146, Lots 1, 2 & 3; Tuyen S. Le; ZBA-22-07.

Zone: Downtown Business (DB)

Existing Use: Nursery and daycare center.

Proposed Use: Meditation center on first floor and apartment upstairs (one unit will comprise of upper two floors)

Application: Interpretation and change of use.

Note: Interpretation to consider Meditation Center use as personal service use – Art and Training Center. If not, applicant will seek use variance approval.

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VI. Old Business: None

VII. Miscellaneous:

1. **Resolution**:  
Resolution No. 2022-ZB-22-08; Adopting ZBA Annual Report Year 2021.
2. **Discussion**: Comments on review of document:  
Determining If a Property's Multi-Family Use is Legal.
3. **Minutes**: July 13<sup>th</sup>, 2022

VIII. Adjourn: Next Meeting – September 14<sup>th</sup>, 2022