

Maple Shade Planning Board
January 26, 2022
Draft

Meeting: Planning Board

Date: January 26, 2022

- I. Meeting Called to Order
- II. Pledge of Allegiance
- III. Open Public Meeting Act

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 21, 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

IV. Roll Call

Member	Present	Absent
Mr. Bennett	X	
Ms. Constantine	X	
Twp Mgr Danson	X	
Deputy Mayor Kauffman	X	
Mr. Mastrangelo	X	
Mayor Nunes	X	
Vice Chair Porrini		X
Mr. Wilt	X	
Chairman Joseph Dugan	X	
Fred Turek, Alt #1	X	
Rob Wells, Alt #2	X	

V. Organization of the Board:

Nominations:

Chairman: Mr. Wilt nominated Mr. Joseph Dugan, second by Mr. Wells, All

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Vice Chairman: Mayor Nunes nominated Ms. Porrini, second by Chairman Dugan,
All Approve

Attorney: Stephen Boraske of FPSF was appointed by Ms. Constantine, second by
Ms. Danson, All Approve

Township Engineer: Remington & Vernick Engineer's nominated by Ms. Danson,
second by Mr. Turek, All Approve

Recording Secretary: Jayne Eastwick was nominated by Chairman Dugan, second
by Mayor Nunes, All Approve

Environmental Engineer: Environmental Resolutions, Inc. was nominated by Ms.
Constantine, second by Mayor Nunes, All Approve

Meeting Dates: Motion to Approve was made by Ms. Danson, second by Ms.
Constantine, All Approve

Newspaper Advertising: Courier Post, Central Record and The Burlington County
Times. A Motion to Approve was made by Deputy Mayor Kauffman,
Second by Ms. Constantine, All Approve

VI. New Business:

- a. **536 South Forklanding Rd & 537 Cutler Ave**-Block 145, Lots 1.05 & 13;
Board of Education of the Township of Maple Shade; PB-21-14
Zone: Residence District (RA)
Existing Use: 536 S Forklanding Rd 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 S Forklanding Rd.

Ms. Rachel Brekke of Mc Dowell Law presented the Application.
Mr. Rick Winters was also in attendance. He is employed by the Maple
Shade BOE.

Ms. Brekke explained that in November of 2020, The Board of Education
requested a 180-day extension to get the Deed Approval from the State of
NJ BOE. This approval did not come in that time frame. The State Approval
came on December 7, 2021. The Maple Shade BOE is now ready to record
the Subdivision of Deeds.

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Township Solicitor Boraske stated that these are excusable delays, particularly in the time of the Pandemic, and the delay appears to be justified.

Chairman Dugan opened the meeting to the General Public. No Comment
A Motion to close the Public Portion was made by Deputy Mayor Kauffman, second by Mayor Nunes, All Approve

A Motion to Approve the extension of 6 months was made by Mr. Turek, second by Mr. Wells, All Approve

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

A Motion to Accept the Resolution was made by Ms. Danson, second by Mayor Nunes, All Approve

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

A Motion to Accept the Resolution was made by Ms. Constantine, Second by Mr. Wilt, All Approve

VIII. Minutes: December 22, 2021

A Motion to Approve was made by mayor Nunes, second by Ms. Constantine

IX. Adjourn- Next Meeting February 23, 2022

A Motion to adjourn was made by Mayor Nunes, second by Ms. Danson, All Approve

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