

**Zoning Board Of Adjustment
August 10, 2022
Draft**

Meeting: Zoning Board of Adjustment

Date: August 10, 2022

- I. Meeting called to order
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- IV. Roll Call

Member	Present	Absent
Chairman John Gee, Jr.	X	
V. Chair Michael Bimmer	X	
Miriam Bebitch		X
Karen Radie	X	
Gregory Taylor		X
Lu Valentino	X	
John Zahradnick	X	
Joanne Mortimer Alt # 1	X	
William Zerega Alt # 2	X	
Laura Walthy Alt # 3		X
Jermaine Williams Alt #4	X	

V. New Business:

- a. **528 E Main St**-Block 146, Lots 1, 2 & 3; Tuyen S. Le; ZBA-22-07
Zone: Downtown Business
Existing Use: Nursery and Daycare Center
Proposed Use: Meditation Center on first floor and one unit apartment on second and third floor
Application: Interpretation and Change of Use
Note: Interpretation to consider Meditation Center use as a personal service use-Art and Training Center. If not, Applicant will seek use variance approval

Chairman Gee stated that proper notification has not been served, but Zoning Board Secretary Soni is correct that the applicant is here for an interpretation of permitted use or if a variance is required.

Zoning Board Of Adjustment
August 10, 2022
Draft

Vice Chairman Bimmer recuses himself because he lives within 50 feet of the property.

Solicitor Kingsbury asked for the Applicant to be sworn in. Applicant does not speak English, so Tin Van Vo will speak on his behalf.
Both were sworn in.

Chairman Gee asked Tin Van Vo to explain the application. Mr. Vo stated that they are looking to hold meditation meetings on Sundays for approximately 20 people on Sundays.

Chairman Gee asked if a meditation center falls under the permitted use?

Chairman Gee opened the meeting to the General Public.

Vice Chairman Bimmer asked if he could speak?

Board Solicitor Kingsbury stated no.

Dai Tran was sworn in by Solicitor Kingsbury.

He stated that he does not live in Maple Shade, but would be coming on Sundays to participate. His Organization looks for small meditation centers in a new area to purchase. They start with this and then proceed to build a Temple.

Board Secretary Soni stated that the Applicant has not given any intent to be Tax exempt.

Chairman Gee stated that Board Members have to decide if "use" is Permitted or is a variance required.

Board Member Valentino asked if the Center would be open to the public? Conflicting answers were given.

Chairman Gee determined that the Primary use is for members only.

Board Member Zahradnick stated that he feels a variance is required.
He added that this property used to have 2 apts. Multi family.

Zoning Board Of Adjustment

August 10, 2022

Draft

Zoning Officer Soni stated that his is not a multi-family dwelling. There is only 1 apartment now.

Board Member Zahradnick asked "How is this going to enhance economic development?"

Board Member Zerega asked if this is just a private residence and not commercial property, why would the owner even need to come to the Zoning Board?

Chairman Gee asked if Mr. Tuyen S Le is incorporated?

Mr. Tin Van Vo stated that Mr. Le owns the property as an individual.

Zoning Officer Soni added that it can not be classified as residential if you have consistent weekly meetings.

Mr. Tin Van Vo stated that they want to go thru the process the "Right Way". Eventually, we would like to be a not for profit property.

A Motion by Ms. Radie was made that the property needs a variance. Second by Mr. Zahradnick, All Approve

VI. Old Business:

1. Adopting Annual Report

Chairman Gee said to table this till next month, because Board Members have not had a chance to read it yet.

2. Discussion: Determining guidelines for Multi Family dwellings

Chairman Gee feels Board Members need time to review

VII. Miscellaneous: None

IV. Minutes:

A Motion to accept the Minutes was made by Mr. Zahradnick, second by Chairman Gee, All Approve

**Zoning Board Of Adjustment
August 10, 2022
Draft**

V. Adjourn:

A Motion to adjourn was made by Mr. Williams, second by Chairman Gee, All Approve

Next Meeting: September 14, 2022

Closed Session Discussion:

A Closed Session was held with the topic of discussion being the Fox Meadow Basketball Courts, from the Original July 2019 Application.

The Board decided to adhere to their original vote.