

**Maple Shade Township  
Zoning Board of Adjustment**

**Agenda**

**January 11<sup>th</sup>, 2023**

**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 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 22<sup>nd</sup>, 2022.
  2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 22<sup>nd</sup>, 2022.
  3. Posting Notice on the Official Municipal Bulletin Board on December 22<sup>nd</sup>, 2022.
  4. Board Agendas; Meeting Minutes; Planning and Zoning Information and Application Forms can be downloaded from the Township website: <https://mapleshade.com/> under the Planning & Zoning page <https://www.mapleshade.com/planning-zoning>
- IV. Oath of Office:
  1. Miriam Bebitch                      Class IV (12/31/2026)
  2. Joanne Mortimer                    Class IV (12/31/2024)
  3. William Zerega                      Alternate #1 (12/31/2023)
  4. Laura Walthy                        Alternate #2 (12/31/2024)
  5. Jermaine Williams                 Alternate #3 (12/31/2024)
  6. John Bearden                        Alternate #4 (12/31/2023)

Roll Call:

1. John Gee, Jr., Member	6. Gregory Taylor, Member
2. Karen Radie, Member	7. Joanne Mortimer, Member
3. Lu Valentino, Member	8. William Zerega, Alt #1
4. John Zahradnick, Member	9. Laura Walthy, Alt #2
5. Miriam Bebitch, Member	10. Jermaine Williams, Alt #3
	11. John Bearden, Alt #4
- V. Organization of the Board:
  - a. Nomination of Chair.
  - b. Nomination of Vice Chair.
  - c. Appointment of Attorney.
  - d. Appointment of Engineer – Douglas M. Rohmeyer, PE, CME, CFM.; CME Associates.
  - e. Appointment of Secretary – Jayne Eastwick.

- f. Appointment of Environmental Engineer – Marc Selover, LSRP, Environmental Resolutions Inc.
- 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:

1. **575 Cutler Avenue** – Block 145, Lot 15; Sherri Fried; Application #ZBA-22-16  
Zone: Residence Districts (RA)  
Existing Use: Residential  
Proposed Use: Residential  
Application: Bulk “C” variance approval for reduced front yard setback.  
Applicant proposes to construct covered front porch attached to one-story single-family dwelling.
2. **26 S. Forklanding Rd. & 21 Helen Ave.** – Block 126, Lot 14; South Jersey Vietnamese Alliance Church; Application #ZBA-22-17  
Zone: Residence Districts (R-2)  
Existing Use: Church – Religious Organization.  
Proposed Use: Church - Religious facility consistent with the current use.  
Application: Site Plan waiver, and determination of pre-existing conditional use to allow continuance of church, sanctuary, and parsonage buildings use on the tract.
3. **586 Route 38** – Block 189.01, Lot 3.05; Boing US Holdco – Take 5 Express Carwash; Application #ZBA-22-08  
Zone: Business Development (BD)  
Existing Use: Carwash & Lube facility.  
Proposed Use: Modify existing Carwash & Lube facility by removing the front lube facility building portion and install three (3) carwash kiosks with other appurtenances.  
Application: Interpretation on proposed modifications that it is not an expansion of non-conforming use; or request to grant use variance approval (if necessary).

VII. Old Business: None.

1. **Resolutions:** None.
2. **Minutes:** December 14<sup>th</sup>, 2022

VIII. Adjourn: Next Meeting – February 8<sup>th</sup>, 2023