

**Maple Shade Township
Zoning Board of Adjustment
Agenda**

**August 9th, 2023; 7:00 PM
200 Stiles Avenue (Municipal Building)
Maple Shade, New Jersey 08052
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 22nd, 2022.
 2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on Dec. 22nd, 2022.
 3. Posting Notice on the Official Municipal Bulletin Board on December 22nd, 2022.
 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:
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| 1. John Gee, Jr., Chairman | 6. Gregory Taylor, Member |
| 2. Karen Radie, Vice Chairman | 7. Joanne Mortimer, Member |
| 3. Lu Valentino, Member | 8. William Zerega, Alt #1 |
| 4. John Zahradnick, Member | 9. Laura Kozierachi, Alt #2 |
| 5. Miriam Bebitch, Member | 10. Jermaine Williams, Alt #3 |
| | 11. John Bearden, Alt #4 |
- V. New Business: None.
- VI. Old Business:
1. **10 W. Gradwell Avenue** – Block 106, Lot 1.01; Catherine and Edward Hill; #ZBA-22-15.
Zone: Residence District (R-2)
Existing Use: Single family residence.
Proposed Use: Duplex, 2-family dwelling.
Application: Seeking approval for pre-existing nonconforming use as a duplex.
 2. **447 Route 38 West** – Block 141, Lot 3; 447 (F) Maple Shade Land Holdings, LLC.; #ZBA-21-09.
Zone: General Commercial (C)
Existing Use: Kay Bridal – Retail Boutique Store.
Proposed Use: Farmer’s Market and associated site improvements.
Application: Preliminary and Final Site Plan approval.
Application filed in August 2021 thereafter amended in July 2022. The applicant did not proceed with notification and hearing date schedule hence dismissal without prejudice.
- VII. Miscellaneous:
1. **Resolutions**: Resolution No. 2023-ZB-23-03 granting use variance and site plan waiver to Paula Byll on Block 63, Lot 8; Application #ZBA-23-04.
 2. **Discussions**: 2022 ZBA Annual Report recommendations.
 3. **Minutes**: July 12th, 2023, **Adjourn**: Next Meeting – September 13th, 2023