

Maple Shade Township
Planning Board
Agenda
September 27th, 2023, 7:00 P.M.
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 December 22nd, 2022.
3. Posting Notice on the Official Municipal Bulletin Board on December 22nd, 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://mapleshade.com/planning-zoning/>

IV. Roll Call:

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| 1. Steve Schmidt, Dy. Mayor, Class I | 6. MaryAnne Constantine, Member, Class IV |
| 2. Claire Volpe, Council Member, Class II | 7. Robert Wilt, Member, Class IV |
| 3. Susan Danson, Twp. Manager, Class III | 8. Fred Turek, Member, Class IV |
| 4. Joseph Dugan, Chairman, Class IV | 9. Emily Wallace, Class IV |
| 5. Justin Bennett, Vice Chairman, Class IV | |

V. New Business:

1. **805 Stiles Ave** – Block 70, Lot 4; Joseph Sweeney; Application No. PB-23-06
Zone: Residential (RA)
Existing use: Single family residence.
Proposed Use: Subdivide a lot into three (3) lots. Existing home on corner lot will remain.
Application: Minor subdivision approval to create three (3) lots.

Note: Anyone from the public wishing to speak will be permitted during public participation portions. Those wishing to speak should step up to the microphone, state their name and their address prior to making any comment. The agenda has been posted on the Township webpage and bulletin board in the Municipal Building.

Please place all phones on mute to alleviate disruption of the meeting.

2. **490 S. Lenola Rd.** – Block 189.04, Lot 12; Dollar Tree Stores Inc.; Application No. PB-23-07
Zone: Business Development (BD), Redevelopment Overlay Area
Existing Use: Vacant Mattress Warehouse Store.
Proposed Use: Dollar Tree Store.
Application: Change of use approval for Dollar Tree Store.

VI. Old Business:

1. **470 Route 38 East** – Block 143, Lots 2 & 2.01; Mahant 470 LLC; Application No. PB-23-05
Zone: Business Development (BD).
Existing Use: Retail tobacco, cigar, and smoke shop.
Proposed use: Cigar smoking and Hookah lounge at rear portion of existing building.
Application: Seeking approval for parking variance, minor site plan waiver, and change in use of the storage space into cigar and hookah lounge.

VII. Resolutions:

1. Resolution No 2023-PB-08: Resolution granting change of use approval to McDowell Law PC.; Block 127, Lot 9. (Application PB-23-04)

VIII. Discussion: Joint Land Use Board Referendum.

IX. Minutes: August 23rd, 2023.

X. Adjourn: Next Meeting October 25th, 2023.