

**Maple Shade Township  
Planning Board  
Agenda  
November 29<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.**

**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://mapleshade.com/planning-zoning/>

**IV. Roll Call:**

- |  |   |
|--|---|
| 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:**

- a. **300 S. Lenola Road** – Block 189, Lot 4.04; Luke Bonus; Application No. PB-23-09  
Zone: Business Development (BD)  
Existing Use: Vacant – former fitness facility.  
Proposed Use: Retail franchise store – Mattress by Appointment.  
Application: Change of Use and Site Plan Waiver.

*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.*

**VI. Old Business:**

- a. **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: Preliminary and Final Major Site Plan approval.

**VII. Resolutions:** None.

**VIII. Discussions:**

Report: 2022 ZBA Annual Report adopted in November ZBA meeting (N.J.S.A. 40:55D-70.1) & code amendment recommendation items.

**IX. Minutes:** October 25<sup>th</sup>, 2023.

**X. Adjourn:** Next Meetings December 20<sup>th</sup>, 2023.