

**Maple Shade Township
Zoning Board of Adjustment**

Agenda

January 10th, 2024

7:00 P.M.

200 Stiles Avenue (Municipal Building)

Maple Shade, New Jersey 08052

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 22nd, 2023.
 2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 22nd, 2023.
 3. Posting Notice on the Official Municipal Bulletin Board on December 22nd, 2023.
 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. Lu Valentino Class IV (12/31/2027)
 2. John Zahradnick Class IV (12/31/2027)
 3. Laura Kozierachi Alternate #1 (12/31/2025)
 4. Jermaine Williams Alternate #2 (12/31/2024)

Roll Call:

 1. John Gee, Jr., Member
 2. Karen Radie, Member
 3. Lu Valentino, Member
 4. John Zahradnick, Member
 5. Miriam Bebitch, Member
 6. Joanne Mortimer, Member
 7. William Zerega, Member
 8. Laura Kozierachi, Alt #1
 9. Jermaine Williams, Alt #2
- V. Organization of the Board:
 - a. Nomination of Chair.
 - b. Nomination of Vice Chair.
 - c. Appointment of Attorney.
 - d. Appointment of Engineer –
 - e. Appointment of Secretary –
 - f. Appointment of Environmental Engineer –
 - 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. **2910 Route 73 North** – Block 172, Lots 1, 1.01, 1.02 & 1.04; Deerfield Associates – Fox Meadow Apartments; Application #ZBA-23-06
Zone: Planned Development (PD)
Existing Use: Residential for the most part - Fox Meadow Apartment Complex.
Proposed Use: Residential,
Application: Minor Site Plan approval to replace existing solid waste and recycling containers with 18 Solid Waste and Recyclable Enclosures housing 3, 4 or 5 containers at predominant residential part of Fox Meadow Apartment Complex. Applicant is seeking additional variance relief for rejection of Township Code Section 205-67 A., Minimum Number of Parking Spaces. 2,851 required v/s 2,383 proposed.
2. **2941 Route 73 South** – Block 150, Lot 19.06; Strong Bond Health, LLC. and Dr. Julian Bond; Application #ZBA-23-08
Zone: Business Development (BD)
Existing Use: Vacant flooring design center.
Proposed Use: Physical therapy treatment and fitness training center.
Application: d (1) use variance and site plan waiver approval.
3. **300 South Lenola Road** – Block 189, Lot 4.04; Babita Rani; Application #ZBA-23-09
Zone: Business Development (BD)
Existing Use: Former Safe Ship specialty shipping store.
Proposed Use: Eyebrow Bar and beauty product store.
Application: d (1) use variance and site plan waiver approval.

VII. Old Business: None.

VIII. Miscellaneous:

1. **Resolutions:** None.
2. **Minutes:** December 13th, 2023

IX. Adjourn: Next Meeting – February 14th, 2024