

**Maple Shade Township
Planning Board
Revised Agenda
January 24th, 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://mapleshade.com/planning-zoning/>

IV. Oath of Office:

- | | | |
|------------------|------------------|-------------------|
| 1. Emily Wallace | Class IV | December 31, 2027 |
| 2. John Bearden | Class IV | December 31, 2026 |
| 3. Steve Schmidt | Class I Member | December 31, 2024 |
| 4. Susan Danson | Class II Member | December 31, 2024 |
| 5. Claire Volpe | Class III Member | December 31, 2024 |

Roll Call:

1. Steve Schmidt, Mayor
2. Susan Danson, Township Manager
3. Claire Volpe, Council Member
4. Joseph Dugan, Member
5. Justin Bennett, Member
6. MaryAnne Constantine, Member
7. Robert Wilt, Member
8. Emily Wallace, Member
9. John Bearden, Member

V. Organization of the Board:

- a. Nomination of Chair -
- b. Nomination of Vice Chair -
- c. Appointment of Attorney – Florio, Perrucci – Law firm, Stephen Boraske.
- d. Appointment of Engineer – Turek Consulting LLC, Fred Turek.
- e. Appointment of Secretary -
- f. Appointment of Environmental Engineer – ERI, Marc Selover.
- 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, Burlington County Times, and Newsweekly.

VI. New Business:

- a. **29 Willow Road** – Block 189.04, Lot 6; Flanagan’s Town Center IV, LLC.; PB-23-10
Zone: Business Development (BD) (*Redevelopment Overlay Area*)
Existing use: Landscaping facility.
Proposed Use: Passenger vehicle repair facility.
Application: Preliminary and Final Site Plan Approval.

VII. Old Business:

- a. **20 E. Main St** – Block 90.01, Lot 8; Yun Hui Chen; PB-23-08
Zone: Downtown Business (DB).
Existing use: Store-front real estate office and 1-family apartment above.
Proposed use: Store-front Retail on first floor, and three (3) two-bedroom apartments and office above.
Application: Site Plan approval to grant building addition and parking.
- b. **108 E. Main St** – Block 91, Lot 3; Dr. Brewlitttle’s Beer Co.; PB-22-07
Zone: Downtown Business (DB).
Existing Use: Micro Brewery and Yoga Studio.
Proposed Use: Previous approved Micro Brewery, Coffee Store, and yoga Studio.
Application: Amendment to previously approved Site Plan.
(*Applicant seeking relief to construct Seasonal Tap Shed at previously approved Dog park space*).

VIII. Solicitor: Resolutions

- 1. Resolution No. 2023-PB-11: Resolution granting change of use and site plan waiver approval for retail franchise “Mattress by Appointment” store operation to Luke Bonus; Block189, Lot 4.04; Application No. PB-23-09.
- 2. Resolution No. 2023-PB-12: Resolution granting preliminary and final major site plan approval for Cigar & Hookah lounge to Mahant 470 LLC.; Block 143, Lots 2 & 2.01; Application No. PB-23-05.

IX. Minutes: November 29th, 2023.

X. Adjourn: Next Meeting – February 28th, 2024.