

**Maple Shade Township  
Zoning Board of Adjustment  
Revised Agenda  
February 14<sup>th</sup>, 2024  
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>, 2023.
  2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 22<sup>nd</sup>, 2023.
  3. Posting Notice on the Official Municipal Bulletin Board on December 22<sup>nd</sup>, 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. Roll Call:

- |                                |                              |
|--------------------------------|------------------------------|
| 1. John Gee, Jr., Chairperson  | 6. Joanne Mortimer, Member   |
| 2. Karen Radie, Vice Chair     | 7. William Zerega, Member    |
| 3. John Zahradnick, Vice Chair | 8. Laura Kozierachi, Alt #1  |
| 4. Lu Valentino, Member        | 9. Jermaine Williams, Alt #2 |
| 5. Miriam Bebitch, Member      |                              |

V. New Business:

1. **385 W. Park Ave.** – Block 1.02, Lot 25; Jamie Story; Application #ZBA-23-07  
Zone: Residence District (R-1)  
Existing Use: Residential.  
Proposed Use: Residential.  
Application: Variance approval to allow bathroom and porch in front yard area.
2. **301 E. Main St.** – Block 55, Lot 20; Larry Mesarick, Mesarick Limited Partnership LP.; Application #ZBA-24-01  
Zone: Downtown Business (DB)  
Existing Use: Vacant shop/office and 2-bdrm apartment on ground floor. Two (2) 2-bdrm apartment units on second floor. Total three residential units and office space.  
Proposed Use: Residential unit on ground floor with office space.  
Application: d (1) use variance and site plan waiver approval.

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3. **2910 Route 73 North** – Block 172, Lots 1, 1.01, 1.02 & 1.04; Deerfield Associates; Application # ZBA-23-06  
Zone: Planned Development (PD)  
Existing Use: Residential - Fox Meadow Apartment Complex.  
Proposed Use: Residential.  
Application: Minor Site Plan and variance approval for minimum number of parking spaces.

VI. Old Business: None.

VII. Miscellaneous:

1. **Resolutions**:

- a. Resolution No. 2024-ZB-23-06 granting use variance and site plan waiver to Strong Bond Health, LLC. on Block 150, Lot 19.06; Application # ZBA-23-08.
- b. Resolution No. 2024-ZB-23-07 granting use variance and site plan waiver to Babita Rani on Block 189, Lot 4.04; Application # ZBA-23-09.

2. **Discussions**: 2023 ZBA Annual Report review and comments.

VIII. Minutes: January 10<sup>th</sup>, 2024.

IX. Adjourn: Next Meeting – March 13<sup>th</sup>, 2024