

**Maple Shade Planning Board
January 24, 2024
Draft**

Meeting: Planning Board

Date: January 24, 2024

- I. Meeting Called to Order by Acting Attorney at 7.02 pm.
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- IV. Oath of Office
 - a. Emily Wallace Class IV December 31, 2027
 - b. John Bearden Class IV December 31, 2026
 - c. Steve Schmidt Class I December 31, 2024
 - d. Susan Danson Class II December 31, 2024
 - e. Claire Volpe Class III December 31, 2024

Roll Call

Member	Present	Absent
Mr. Joseph Dugan	X	
Mr. Justin Bennett	X	
Ms. M Constantine	X	
Mr. Robert Wilt	X	
Ms. Emily Wallace	X	
Mr. John bearden	X	
Mr. Steve Schmidt	X	
Ms. Susan Danson	X	
Ms. Claire Volpe	X	

V. Organization of the Board

a. Nomination of Chairman:

Motion to nominate Mr. Dugan: Mr. Schmidt Seconded: Ms. Volpe

Roll Call: All Approve

b. Nomination of Vicechair:

Motion to nominate Mr. Bennett: Mr. Schmidt Seconded: Ms. Volpe

Roll Call: All Approve

c. Appointment of an Attorney:

Motion to nominate Florio-Mr. Boraske: Ms. Volpe Seconded: Mr.

Schmidt Roll Call: All Approve

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d. Appointment of an Engineer:

Motion to nominate Turek Consulting - Mr. Turek: Ms. Volpe Seconded: Mr. Schmidt Roll Call: All Approve

e. Appointment of Secretary:

Not at this meeting.

f. Appointment of an Environmental Engineer:

Motion to nominate ERI – Marc Selover: Ms. Volpe Seconded: Ms. Constantine Roll Call: All Approve

g. Consent Approval of Meeting Dates per Twp. Resolution – All Approve

h. Consent Approval of Official Newspaper per Twp. Resolution – All Approve

VI. New Business:

- a. **29 Willow Road** – Block 189.04, Lot 6; Flanagan’s Town Center IV, LLC.; Application No. PB-23-10
Zone: Business Development (BD) (*Redevelopment Overlay Area*)
Existing use: Landscaping Facility.
Proposed Use: Passenger vehicle repair facility.
Application: Preliminary & Final Site Plan Approval.

The applicant’s attorney confirmed with the zoning office and asked them to reschedule their presentation to the board for a February meeting. The planning board attorney made the announcement – No notice and newspaper advertisement required for applicant to the public for next month’s meeting.

VII. Old Business:

- a. **20 E. Main St.** – Block 90.01, Lot 8; Yun Hui Chen; Application No. PB-23-08
Zone: Downtown business (BD)
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.

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The Applicant's Engineer Robert Bruce sent an email request to reschedule their presentation to the board with February meeting. The planning board attorney made the announcement – No notice and newspaper advertisement required for applicant to the public for next month's meeting.

- b. **108 E. Main St.** – Block 91, Lot 3; Dr. Brewlittle's Beer Co.;
Application No. PB-22-07
Zone: Downtown Business (BD)
Existing use: Microbrewery and Yoga Studio.
Proposed Use: Previous approved Microbrewery, Coffee shop and Yoga studio.
Application: Amendment to previously approved Site Plan.

Applicant's Attorney Robert Baranowski sent an email request to the zoning office for application to continue for their presentation to the board with February meeting. The planning board attorney made the announcement – No notice and newspaper advertisement required for applicant to the public for next month's meeting.

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; Block 189, Lot 4.04; Application No. PB-23-09
A Motion to accept resolution sought by Ms. Volpe, seconded by Mr. Schmidt.
2. Resolution No. 2023-PB-12: Resolution granting preliminary and final major site plan approval for Cigar and Hookah lounge to Mahant 470 LLC.; Block 143, Lots 2 & 2.01; Application No. PB-23-05
A Motion to accept resolution sought by Ms. Volpe, seconded by Mr. Schmidt.

IX. Minutes:

A motion to accept the minute sought by Mr. Schmidt, seconded by Mr. Wilt, All Approve.

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X. Adjourn:

A motion to adjourn the meeting sought by Mr. Dugan, seconded by Mr. Schmidt, All approve.

Respectfully submitted by:
Pradip Soni
Community Development Director