

Maple Shade Planning Board  
March 27, 2024  
Draft

Meeting: Planning Board

Date: March 27, 2024

- I. Meeting Called to Order by Chairperson at 7.00 pm.
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- IV. Oath of Office  
Called by Board Attorney Stephen Boraske.

a. Matthew Reeves                      Alt #2                      December 31, 2025

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	
Mr. Daniel McDonald	X	
Mr. Mattherw Reeves	X	

Chairman Dugan announced to start with but no New Business and Old Business case application with this meeting hence moved to the Solicitor's Resolutions part.

V. New Business: None.

VI. Old Business: None.

VII. Solicitor: Resolutions:

- 1. Resolution No. 2024-PB-01: Resolution granting Board Reorganization, Professional Appointments, and adoption of Meeting Schedules and Official Newspapers.

A Motion to accept resolution sought by Ms. Volpe, seconded by Ms. Constantine.

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2. Resolution No. 2024-PB-02: Resolution granting amendment to previously approved site plan for Tap Shed construction to Dr. Brewlittle's Beer Co., Block 91, Lot 3; Application No. PB-22-07. A Motion to accept resolution sought by Mr. Schmidt, seconded by Ms. Danson.

3. Resolution No. 2024-PB-03: Resolution granting Preliminary and Final Site Plan and conditional use approval for Automobile Service Station to Flanagan's Town Center IV LLC.; Block 189.04, Lot 6; Application No. PB-23-10.

A Motion to accept resolution sought by Ms. Volpe, seconded by Ms. Constantine.

4. Resolution No. 2024-PB-04: Resolution granting amendment to previously approved site plan approval to Barron's Urban Renewal Associates, LP.; Block 64, Lot 1; Application No. PB-24-01. A Motion to accept resolution sought by Mr. Schmidt, seconded by Ms. Constantine.

VIII. Discussion:

a. Report: 2023 ZBA Annual Report adopted in March ZBA Meeting. (N.J.S.A. 40:55D-70.1)

Mr. Soni walked through the 2023 ZBA Annual report and stated about the total number of applications handled by ZBA in year 2023, percentage of approved application, percentage of dismissed application, and percentage of carried forward applications into year 2024.

No questions were asked by board members and acknowledged the report.

b. Cannabis Ordinance: Brief on Cannabis Ordinance permitted zone districts and discussion on referral and recommendation letter from the Planning Board.

Mr. Schmidt talked about the previous suspended Cannabis ordinance and informed that now we are back to introduce Cannabis Ordinance. We are going to allow One (1) Cultivator, One (1) Manufacture and Three (3) Retail Cannabis Licenses. Cannabis

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businesses will be permitted in HC, BD, BD-1 and C zones mainly on highways.

Ms. Danson informed to the board members about cannabis business distance limitations from the public builds, schools, and daycare centers to safeguard the places.

Mr. Boraske introduced the resolution for Cannabis Ordinance and pointed out to have map to define public parks and public property locations.

A motion to recommend the Cannabis Ordinance to governing body to proceed with adoption sought by Ms. Constantine, seconded by Mr. Reeves.

A motion to approve resolution no. 2024-PB-05 regarding adoption of Township Cannabis Ordinance sought by Ms. Constantine, seconded by Mr. Reeves.

IX. Minutes: February 28<sup>th</sup>, 2024.

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

X. Adjourn:

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

Respectfully submitted by:  
Pradip Soni  
Community Development Director