

Maple Shade Zoning Board
March 13, 2024
Draft

Meeting: Zoning Board

Date: March 13, 2024

- I. Meeting Called to Order by Chairperson at 7.01 pm.
- II. Pledge of Allegiance.
- III. Open Public Meeting Act.
- IV. Roll Call

Member	Present	Absent
Mr. John Gee	X	
Ms. Karen Radie		X
Mr. John Zahradnick	X	
Ms. Lu Valentino	X	
Ms. Miriam Bebitch		X
Ms. Joanne Mortimer	X	
Mr. William Zerega	X	
Ms. Laura Kozierachi		X
Mr. Jermaine Williams		X

V. New Business: None.

VI. Old Business: None.

VII. Miscellaneous:

1. Resolutions

- a. Resolution No. 2024-ZB-23-07: Resolution granting bulk variance and site plan waiver to Jamie Story; Block 1.02, Lot 25; Application No. ZBA-23-07.

A Motion to accept resolution sought by Ms. Valentino, seconded by Ms. Mortimer. All Approve.

Maple Shade Zoning Board

March 13, 2024

Draft

- b. Resolution No. 2024-ZB-24-01: Resolution granting use variance and site plan waiver to Mesarick Limited Partnership LP.; Block 55, Lot 20; Application No. ZBA-24-01.

A Motion to accept resolution sought by Mr. Zerega, seconded by Ms. Valentino.

- c. Resolution No. 2024-ZB-24-01: Resolution granting Adoption of 2023 ZBA Annual Report. All Approve.

Chairman Gee asked members if they have reviewed the report provided by Pradip. Board members stated we do.

A motion to accept resolution sought by Mr. Zahradnick, seconded by Ms. Valentino. All Approve.

Chairman Gee asked Fred Turek to share something with engineering.

Mr. Turek stated about code update requirements for front yard definition on the corner lots, impervious coverage, and landscaping buffers. Further, he stated he is receiving calls from his engineering friends for Billboards. He pointed out one billboard on Route 38 at storage facility which is low, large, and very bright. He thinks it does not conform to NJDOT standards. We should look into these items to update the ordinance.

Chairman Gee stated you and Pradip will be doing research on billboard codes and present to the board about changes.

Mr. Turek discussed landscape and tree preservation throughout the town, and its impact on underground utilities and sidewalks. Board members have shared their experience and knowledge about trees at certain locations in the town.

They all concluded that we should start conversation to have a commission who does produce new plan then board or township committee will write format and handover it to the council. If council is in favor of it, then it would be passed and it is a license to do something new and beneficial to the town.

VIII. Minutes:

Maple Shade Zoning Board
March 13, 2024
Draft

The minutes of date 02.14.2024 meeting denied for acceptance during this meeting for some edits.

IX. Adjourn:

A motion to adjourn the meeting sought by Mr. Gee, seconded by Mr. Zahradnick, All approve.

Respectfully submitted by:
Pradip Soni
Community Development Director