

Zoning Board of Adjustment
October 9th, 2024

Maple Shade Township
Zoning Board of Adjustment
October 9th, 2024, 7:00 P.M.
200 Stiles Avenue (Municipal Building)
Maple Shade, New Jersey 08052
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 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://www.mapleshade.com/planning-zoning>

IV. Roll Call:

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|--------------------------------|-----------------------------|
| 1. John Gee, Jr., Chairperson | 8. Laura Kozierachi, Alt #1 |
| 2. Karen Radie, Vice Chair | 9. Beth Reeves, Alt #2 |
| 3. John Zahradnick, Vice Chair | 10. Sara Kanicki, Alt #3 |
| 4. Lu Valentino, Member | |
| 5. Miriam Bebitch, Member | |
| 6. Joanne Mortimer, Member | |
| 7. William Zerega, Member | |

" Questions or comments from the public must be limited to issues that are relevant to what the Board may legally consider in reaching a decision. No new applications will be heard after 10:00 p.m. No testimony or proof will be taken after that time, unless determined otherwise by the Board Chair and a majority of the Board. Public comment will be limited to five (5) minutes each unless otherwise determined."

V. New Business:

- a. **410 Martin Ave.** – Block 137, Lot 1.09; Greg & Renee Buck; Application # PB-24-07.
Zone: Residence District (RA)
Existing Use: Single-family Residence.
Proposed Use: Single-family Residence.
Application: Variance approval to construct front porch in front yard setback area.
- b. **300 South Lenola Rd.** – Block 189, Lot 4.04; Emily Kimble; Application # ZBA-24-08
Zone: Business Development (BD)
Existing Use: Vacant insurance agent office.

- Proposed Use: Dance Studio.
Application: d(1) Use variance approval.
- c. **2817-2819 Route 73 South** – Block 191, Lot 1; Emrit 73 Realty LLC.; Application # ZBA-24-05.
Zone: Business Development (BD)
Existing Use: Vacant retail paint store.
Proposed Use: Self-storage building.
Application: d(1) Use, and Preliminary & Final Site Plan approval.
- d. **1000 East Park Ave.** – Block 77, Lots 2 & 6; Stonecor Group Inc.; Application # ZBA-24-06.
Zone: Business Development (BD).
Existing Use: Corporate headquarters office and Manufacturing facility.
Proposed Use: New, 7,700 square feet building addition to existing facility and modifications in existing landscape buffer.
Application: d(1) Use, and Preliminary & Final Site Plan approval with variances and waivers.
- e. **30 Spruce Ave.** – Block 91, Lot 8; William Kinsey; Application # ZBA-24-09
Zone: Residence District (R-2).
Existing Use: Single-family residence.
Proposed Use: Duplex.
Application: Certification for pre-existing non-conforming duplex.

VI. Old Business: None.

VII. Miscellaneous:

1. Resolutions: No. 2024-ZB-24-04 granting certification for predate pre-existing non-conforming duplex to Jennifer Zimmermann on Block 28, Lot 1; Application # PB-24-04.
2. Minutes: September 11th, 2024.

VIII. Adjourn:

Next Meeting – November 13th, 2024.

December 11th, 2024.