

Maple Shade Zoning Board
November 13, 2024
Draft

Meeting: Zoning Board

Date: November 13, 2024

- I. Meeting Called to Order by Chairperson at 7.02 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	
Ms. Beth Reeves	X	
Ms. Sara Kanicki	X	

V. New Business:

Chairman Gee opened the meeting with announcement for that there is a one (1) item on agenda and requested board attorney Robert Kingsbury to make announcement for High Profile Maple Shade LLC application.

Mr. Kingsbury announced to call motion to continue High profile Maple Shade LLC application to future date undetermined with a condition to re-notice in accordance with Land Use Law.

A motion to continue application for board hearing with condition was made by Mr. Zahradnick and seconded by Ms. Mortimer. All present members have approved.

Mr. Gee announced the application.

- 1. 300 South Lenola Road – Block 189, Lot 4.04; Emily Kimble;
Application # ZBA-24-08.
Zone: Business Development (BD).

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Existing Use: Vacant insurance agent office.

Proposed Use: Dance Studio.

Application: d(1) Use variance approval.

The applicant Emily Kimble presented the application after she was sworn in by the board solicitor Mr. Kingsbury. She stated that the Dance Studio operation will be managed by herself and with the help of five (5) employees. The hours of operation will be 4:30 PM to 9:30 PM on Monday to Thursday, 4:30 PM to 6:30 PM on Friday and 9:30 AM to 3:00 PM on Saturdays. The training class strength will be fifteen (15) in group and two (2) in solos. Trash will be managed privately by herself. She stated that there are enough parking spaces in the shopping center and in her experience 90% of the candidates come by drop-off so she does not seem to have any issues with parking. The dance types she trains for Ballet, Tap, Hip hop, Jazz, Modern and Hustle. There will be an age group for the classes.

Board engineer Mr. Turek explained to the board members that Emily is here for the use variance approval as Dance Studio use is not permitted in BD zone district. There must be testimony on record for positive and negative criteria and parking for the proposed use. He stated that the shopping center has been there for years with plenty of parking, the location is three spaces away from the corner and it is a good fit for neighborhood, no negative impacts to the neighbors. The neighbors are BJ's, Iron Skillet, and other businesses. He does not see any negative impact of the proposed Dance Studio.

Emily responded that all neighbors are very silent and excited for Dance Studio opening. The Dance Studio will benefit other business in the shopping center, girls while leaving for home they can visit other stores and restaurants for shopping, parents after dropping off will give business to the other stores in the shopping center and that way it would benefit to the community. It is an educational opportunity for kids to learn something and get away from home and beyond screens. She informed the board members that she grew up in Moorestown, has been training in Mount laurel for the last twelve years and this is her first business.

Mr. Turek further explained about possible negative criteria if there will be an impact to the zoning or master plan but stated that is not the case in this

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proposal. Dance Studio is not an excluded use in that BD zone district, there are other personal service type businesses in the shopping center, working well, it is an active shopping center and does not see any issues. She meets the proof of positive and negative criteria.

Mr. Gee asked for the applicant's chances for growing a business. She stated upon growth the class head count will be twenty.

Mr. Zahradnick asked for any plan for recital. She stated 'yes,' being director of choreographer, I do plan to continue those traditions as well recital and Bellet. Choreography during Christmas and Spring and Bellet in June.

Chairman Gee opened the meeting for public – none present.

Chairman Gee asked the board members if they have any final questions.

Ms. Kozierachi asked for recital whether the space is enough for the audience. She stated recital will not be in that space. She would have to rent out another place.

Mr. Gee closed the public portion and asked board members to make a motion.

A motion to approve the use variance and site plan waiver was made by Ms. Bebitch and seconded by Mr. Kozierachi. All present members have approved.

VI. Old Business: None.

VII. Miscellaneous:

1. Resolutions:

- a. No. 2024-ZB-24-05 granting variance approval for front porch in front yard setback area to Greg & Renee Buck on Block 137, Lot 1.09; Application # ZBA-24-07.

A motion to accept resolution sought by Ms. Radie, seconded by Mr. Zerega. All eligible present voters have approved.

- b. No. 2024-ZB-24-06 granting certification for pre-existing non-conforming duplex to William Kinsey on Block 91, Lot 8; Application # ZBA-24-09.

A motion to accept resolution sought by Mr. Zahradnick, seconded by Ms. Mortimer. All eligible present voters have approved.

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- c. No. 2024-ZB-24-07 granting use variance and preliminary and final site plan approval for Self-Storage buildings to Emrit 73 Realty LLC. on Block 191, Lot 1; Application # ZBA-24-05.

A motion to accept resolution sought by Ms. Radie, seconded by Mr. Zerega. All eligible present voters have approved.

- d. No. 2024-ZB-24-08 denial for proposed industrial building expansion to Stonecor Group Inc. on Block 77, Lots 2 & 6; Application # ZBA-24-06.

A motion to accept resolution sought by Ms. Mortimer, seconded by Mr. Zerega. All eligible present voters have approved.

2. Minutes: October 9, 2024.

A motion to accept the minutes sought by Mr. Gee, seconded by Mr. Zahradnick. All approve.

VIII. Adjourn:

A motion to adjourn the meeting sought by Me. Zahradnick, seconded by Ms. Bebitch. All approve.

Respectfully submitted by:
Pradip Soni
Community Development Director