

Maple Shade Township
Zoning Board of Adjustment
December 11th, 2024, 7:00 P.M.
200 Stiles Avenue (Municipal Building)
Maple Shade, New Jersey 08052
www.mapleshade.com

AGENDA *(Revised)*

- 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:

- | | |
|--------------------------------|-----------------------------|
| 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. **2816 Route 73 North** – Block 189.03, Lots 5 & 5.02; Kathy Hering, PSE&G Permitting Specialist IV; Application # ZBA-24-13.
Zone: Business Development (BD)
Existing Use: Existing electrical substation and Vacant land.
Proposed Use: Maple Shade 69 kV Substation expansion.
Application: Preliminary and Final Site Plan, Use variance and Bulk variance approval.
- b. **27 Cherry Ave** – Block 100, Lots 14, 15 & 16; Trung H. Nguyen, Sr.; Application # ZBA-24-10
Zone: Residence District (R-2)

Zoning Board of Adjustment
December 11th, 2024

Existing Use: Residential.
Proposed Use: Residential.
Application: Variance approval for existing non-conforming oversized garage.

VI. Old Business: None.

VII. Miscellaneous:

1. Resolutions:

a. No. 2024-ZB-24-09 granting use variance approval for Dance Studio to Emily Kimble on Block 189, Lot 4.04; Application # ZBA-24-08.

2. Discussions:

447 Route 38 – Block 141, Lot 3; High Profile Maple Shade, LLC.; Application # ZBA-24-11.

Board members will share their opinion and receive guidance from the Board Solicitor in regard to scheduling of this application with future date in year 2025.

3. Minutes: November 13th, 2024.

VIII. Adjourn: Next Meeting – January 8th, 2025 (*tentative*).