

**Maple Shade Township
Zoning Board of Adjustment**

Agenda

January 15th, 2025

7:00 P.M.

200 Stiles Avenue (Municipal Building)

Maple Shade, New Jersey 08052

www.mapleshade.com

AGENDA

- I. Meeting called to order by Acting Attorney.
- 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 27th, 2024.
 2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 27th, 2024.
 3. Posting Notice on the Official Municipal Bulletin Board on December 27th, 2024.
 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. Oath of Office:

1. Karen Radie	Class IV (12/31/2028)
2. Joanne Mortimer	Class IV (12/31/2028)
3. Beth Reeves	Alternate #2 (12/31/2026)
4. Mike Stevens	Alternate #3 (12/31/2026)
5. Frank Lazar	Alternate #4 (12/31/2025)
- Roll Call:

1. John Gee, Jr., Member	7. Laura Kozierachi, Alt #1
2. Karen Radie, Member	8. Beth Reeves, Alt #2
3. Lu Valentino, Member	9. Mike Stevens, Alt #3
4. Miriam Bebitch, Member	10. Frank Lazar, Alt #4
5. Joanne Mortimer, Member	
6. William Zerega, Member	
- V. Organization of the Board:
 - a. Nomination of Chair.
 - b. Nomination of Vice Chair.
 - c. Appointment of Attorney.
 - d. Appointment of Engineer –
 - e. Appointment of Secretary –
 - f. Consent Approval of Meeting dates for the year as set by Council.
 - g. Consent Approval of Official Newspaper authorized by Council. Courier Post, The Central Record, Burlington County Times, and Newsweekly.

" 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."

VI. New Business:

1. **447 Route 38 West** – Block 141, Lot 3; High Profile Maple Shade, LLC.;
Application #ZBA-24-11.
Zone: General Commercial (C)
Existing Use: Vacant Kay Bridal Store.
Proposed Use: Cannabis Retail Dispensary,
Application: Conditional Use and amended preliminary and final major site plan approval for Class 5 Cannabis Retail Dispensary facility, along with other variances, waivers, exceptions, and approvals that may be required.

VII. Old Business: None.

VIII. Miscellaneous:

1. **Resolutions:**

- a. Resolution No. 2025-ZB-24-10 granting bulk variances, with conditions for oversized detached garage accessory to an existing residential dwelling to Trung H. Nguyen, Sr. on Block 100, Lots 14, 15 and 16; Application # ZBA-24-10.
- b. Resolution No. 2025-ZB-24-11 granting use variance, certain bulk variances, preliminary and final site plan approval for expansion of nonconforming public utility facility (Electrical Substation) to PSE&G on Block 189.03, Lots 5 and 5.02; Application # ZBA-24-13.

2. **Minutes:** December 11th, 2024

IX. Adjourn: Next Meeting – February 12th, 2025.