

**Maple Shade Township
Zoning Board of Adjustment**

Agenda

February 12th, 2025

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 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. Laura Kozierachi | Class IV (12/31/2027) |
| 3. Dan McDonald | Alternate #1 (12/31/2025) |

Roll Call:

- | | |
|-----------------------------|--------------------------|
| 1. John Gee, Jr., Member | 8. Dan McDonald, Alt #1 |
| 2. Karen Radie, Member | 9. Beth Reeves, Alt #2 |
| 3. Lu Valentino, Member | 10. Mike Stevens, Alt #3 |
| 4. Miriam Bebitch, Member | 11. Frank Lazar, Alt #4 |
| 5. Joanne Mortimer, Member | |
| 6. William Zerega, Member | |
| 7. Laura Kozierachi, 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:

1. **16 S. Forklanding Rd.4 Morris Ave** – Block 126, Lot 11; Holly Ann & Nickolas Carrera; Application #ZBA-24-14.
Zone: Residence District (R-2).
Existing Use: Vacant Wood working shop and residence upstairs.

Zoning Board of Adjustment
February 12th, 2025

Proposed Use: Beauty Salon and residence upstairs.
Application: Use variance and Site Plan waiver approval.

2. **14 Morris Ave.** – Block 84.01, Lot 2; Eastern Lift Truck Co. Inc.; Application # ZBA-24-12.

Zone: Business Development (BD).

Existing use: Vacant warehouse.

Proposed Use: General warehouse and storage.

Application: Use variance and Minor Site Plan approval.

3. **33 Mecray Lane** – Block 38, Lot 4; Dean Evans; Application #ZBA-24-15.

Zone: Residence District (R-1)

Existing Use: Residence, 4-family dwelling.

Proposed Use: Residence, 4-family dwelling.

Application: Certification of a Pre-Existing Non-Conforming Use, or alternatively d(1) Use Variance approval.

- VI. **Old Business:** None.

- VII. **Miscellaneous:**

1. **Resolutions:** None.

2. **Discussions:**

a. Multi-Dwelling Units – Letter to Township Manager.

b. 2024 ZBA Annual Report review and comments.

- VIII. **Minutes:** January 15th, 2025

- IX. **Adjourn:** Next Meeting – March 12th, 2025. April 9th, 2025. May 7th, 2025.