

Maple Shade Zoning Board
December 15, 2025
Meeting Minutes Draft

Meeting: Zoning Board

Date: January 15, 2025

- I. Meeting Called to Order by Chairperson at 7.01 pm.
- II. Pledge of Allegiance.
- III. Open Public Meeting Act.
- IV. Oath of Office:
 - 1. Joanne Mortimer Class IV (12/31/2028)
 - 2. Beth Reeves Alternate #2 (12/31/2026)
 - 3. Mike Stevens Alternate #3 (12/31/2026)
 - 4. Frank Lazar Alternate #4 (12/31/2025)

Roll Call

Member	Present	Absent
Mr. John Gee, Jr.	X	
Ms. Karen Radie		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	
Mr. Mike Stevens	X	
Mr. Frank Lazar	X	

V. Organization of the Board:

a. Nomination of Chair:

A motion to nominate Mr. John Gee, Jr. was made by Ms. Valentino and seconded by Ms. Bebitch. All present members have approved.

b. Nomination of Vice Chair:

A motion to nominate Ms. Karen Radie was made by Ms. Valentino and seconded by Ms. Bebitch. All present members have approved.

Mr. Gee announced in the meeting that for the last two years we have had a second Vice Chair, and he would like to nominate.

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A motion to nominate Ms. Valentino as second vice chair was made by Mr. Gee and seconded by Ms. Reeves. All present members have approved.

c. Appointment of Attorney:

A motion to appoint Mr. Robert Kingsbury was made by Mr. Gee and seconded by Ms. Valentino. All present members have approved.

d. Appointment of Engineer:

A motion to appoint Mr. Fred Turek was made by Mr. Gee and seconded by Ms. Valentino. All present members have approved.

e. Appointment of Secretary:

A motion to appoint Mr. Pradip Soni was made by Mr. Gee and seconded by Ms. Valentino. All present members have approved.

f. Consent approval of Meeting dates for the year as set by Council:

A motion to approve was made by Mr. Stevens and seconded by Ms. Mortimer. All present members have approved.

g. Consent approval of official newspaper authorized by Council. Courier Pose, The Central record, Burlington County Times and Newsweekly was made by Ms. Valentino and seconded by Mr. Stevens. All present members have approved.

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 major final site plan approval for Class 5 Cannabis Retail Dispensary facility, along with other variances, waivers, exceptions, and approvals that may be required.

Note: Mr. Kingsbury, Mr. Turek and the Zoning Office were notified via email by the applicant's attorney, Damien DelDuca, regarding their decision not to proceed with the application hearing at this meeting.

Chairman Gee requested that Mr. Kingsbury to read application list for the record and make necessary announcement.

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Mr. Kingsbury proceeded to read the application list and informed the board members that the applicant's attorney is not withdrawing the application but is requesting a postponement to a specific date. He acknowledged that they would need to re-notice the public if they wish to bring the application back before the board.

Mr. Kingsbury recommended postponing the hearing to the April meeting date to avoid nearing the 120-day decision deadline. This will allow time to determine if the applicant intends to return before the board or withdraw the application entirely.

Mr. Soni informed the board that the April meeting date is scheduled for April 9th.

Mr. Gee asked the board members to make a motion to continue the application to April 9th, 2025.

A motion to approve the application postponement and its continuance for hearing till April 9th, 2025, made by Ms. Reeves and seconded by Ms. Mortimer. All present members have approved.

Mr. Gee requested Mr. Kingsbury to send notice to applicant's attorney Damien DelDuca that we have continued application to April 9, 2025. He agreed to do that.

VII. Old Business: None.

VIII. Miscellaneous:

1. Resolutions:

- a. 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.

A motion to accept resolution sought by Ms. Valentino, seconded by Ms. Bebitch. All eligible present voters have approved.

- b. 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 & 5.02; Application # ZBA-24-11.

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A motion to accept resolution sought by Ms. Mortimer, seconded by Ms. Valentino. All present members have approved.

2. Minutes: November 13, 2024.

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

Chairman Gee opened the meeting to the public for those who wants to address in this meeting. - None were present.

IX. Adjourn:

A motion to adjourn the meeting sought by Mr. Gee, seconded by Mr. Stevens. All approve.

Respectfully submitted by:
Pradip Soni
Zoning Board Secretary