

**Maple Shade Township  
Zoning Board of Adjustment**

**Revised Agenda**

**March 12<sup>th</sup>, 2025**

**7:00 P.M.**

**200 Stiles Avenue (Municipal Building)**

**Maple Shade, New Jersey 08052**

[www.mapleshade.com](http://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 27<sup>th</sup>, 2024.
2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 27<sup>th</sup>, 2024.
3. Posting Notice on the Official Municipal Bulletin Board on December 27<sup>th</sup>, 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. 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. **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.

VI. Old Business: **Announcement for dismissal of an application without prejudice.**

- a. **447 Route 38 West** – Block 141, Lot 3; High Profile Maple Shade, LLC.;

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Application # ZBA-24-11.  
Zone: Business Development (BD)  
Existing Use: Vacant Kay Bridal Store.  
Proposed Use: Cannabis Retail Dispensary.  
Application: Conditional Use, and Preliminary & Final Site Plan approval.

VII. Miscellaneous:

1. **Resolutions:**

- a. Resolution No. 2025-ZB-24-12 granting use variance and site plan waiver for beauty salon and residence upstairs to Holly Ann & Nikolas Carrera, on Block 126, Lot 11; Application # ZBA-24-14.
- b. Resolution No. 2525-ZB-24-13 granting certification of pre-existing non-conforming use for quadruplex building to Dean Evans, on Block 38, Lot 4; Application # ZBA-24-15.

2. **Discussions:**

- c. 2024 ZBA Annual Report adoption.

VIII. Minutes: February 12<sup>th</sup>, 2025

IX. Adjourn: Next Meeting –April 9<sup>th</sup>, 2025.      May 7<sup>th</sup>, 2025.      June 11<sup>th</sup>, 2025.