

**TOWNSHIP OF MAPLE SHADE PLANNING BOARD**  
**RESOLUTION NO.: 2024-PB-12**  
**GRANTING: SITE PLAN WAIVER AND CHANGE OF USE**  
**TO CRYPTID TOYS & GAMES, LLC**  
**BLOCK 63; LOT 8**  
**TAX MAP OF THE TOWNSHIP OF MAPLE SHADE**

**WHEREAS**, Cryptid Toys & Games, LLC (the “Applicant”) has made an application to the Planning Board of the Township of Maple Shade (the “Board”) for a Site Plan Waiver and Change of Use Approval to permit a change of use of an existing vacant store to a retail store to sell toys and games (the “Application”) at 6 North Forklanding Road, identified on the Township of Maple Shade (the “Township”) Tax Map as Block 63, Lot 8 (the “Subject Property”) and located in the Township’s Downtown Business (“DB”) Zone; and

**WHEREAS**, at the December 18, 2024 regular Board meeting, the Applicant’s owner and representative Andre Peruso, appearing with Ellen McDowell, Esq., was sworn in, introduced, and summarized the Application for the Board; and

**WHEREAS**, the Applicant’s Representative explained he seeks a waiver of site plan review and change of use approval in accordance with the Code of the Township of Maple Shade (“Township Code”) Chapter 178, Section 18B to permit the change of use of a vacant store into a retail store for the sale of toys, games, and other collectibles at the Subject Property; and

**WHEREAS**, the Applicant’s Representative testified regarding how he has an active YouTube channel with more than 10,000 followers and detailed his online business activities, including selling products on platforms such as Amazon and eBay. Further, the Applicant’s Representative testified regarding his business will include unique experiences for visitors including offering free gift cards, trading cards, Pokemon cards, and/or other mystery bags as part of the in-store experience. He also testified that the proposed store would have collectibles, such

as vintage wrestling figures and rare video games. Additionally, he testified the proposed store will not be an arcade, but customers would be able to view and test video games and toys on site. He testified he plans to buy and sell games and perform minor repairs on toys and video game consoles. Further, he testified he hopes to invite celebrities to the store for unique events, such as meet and greets. He testified the proposed details about the store's layout, including the cash counter, back-office area, and shelving units for toys and video games. He testified the store will staff two employees and will be open from 8:00 a.m. to 8:00 p.m. Sunday through Saturday, with an anticipation of ten to twenty customers daily. He testified there will be no truck deliveries, and no cardboard or waste will be generated. ; and

**WHEREAS**, the Board and/or Board Professionals questioned the Applicant as to various aspects of the Application, including the store hours; employee count; and disposal of trash; and

**WHEREAS**, the meeting was opened to the public and no members of the public appeared to testify; and

**WHEREAS**, the Board having heard the testimony presented and considered the evidence submitted, renders the following findings of facts and conclusions of law in addition to those contained in the "WHEREAS" paragraphs set forth above, which are incorporated by reference herein as further findings of fact and conclusions of law, as appropriate:

1. The Applicant is Cryptid Toys & Games, LLC. The Subject Property is defined as 6 N. Forklanding Road, identified on the Township Tax Map as Block 63, Lot 8, and is located in the DB Zone.
2. The Application requires Site Plan Review or the grant of a Site Plan Waiver pursuant to Township Code § 178-18B as a result of the Applicant's intention to change the use of a vacant store into a retail store for toys and games at the Subject Property.
3. The use of the Subject Property as a retail store is permitted in the DB Zone. Township Code Section 205-24.

4. Other than the waivers mentioned herein, the Application does not require the grant of any variances, design waivers, or submission waivers.
5. The meeting was opened to the public for testimony. No members of the public appeared to testify.
6. The Board finds pursuant to Township Code § 178-18B that a new Site Plan is not required as the Applicant proposes a permitted use in the DB Zone, the proposed toy and games retail store will not impact other aspects of the uses in other units or development of the Subject Property, such as parking, and the Applicant has otherwise presented sufficient evidence and information to allow the Board to determine the Application as proposed meets all applicable Township Code requirements.

**WHEREAS,** a motion to grant the requested Site Plan Waiver and approve the Application as set forth above was duly made and seconded, and a roll call vote was duly recorded as follows:

<b><u>Those Eligible to Vote</u></b>	<b><u>Those in Favor</u></b>	<b><u>Those Opposed</u></b>
Mayor Schmidt	X	
Councilwoman Volpe	X	
Chairman Dugan	X	
Vice Chair Bennett	X	
Ms. Constantine	X	
Ms. Wallace	X	
Ms. Danson	X	
Mr. McDonald	X	

**NOW, THEREFORE BE IT RESOLVED,** by the Planning Board of the Township of Maple Shade, that the Applicant is hereby granted a Site Plan Waiver to permit a change of use of the Subject Property from a vacant store into a toys and games retail store as presented at the Board meeting held on December 18, 2024, and contingent upon the following conditions:

1. The Applicant will comply with the various conditions, comments, and requests set forth in the Engineering Review Letter, if applicable, as agreed upon by the Applicant on the record upon which the Planning Board acts in connection with the Applicant's Application.
2. The Applicant will return to the Board as needed to resolve any outstanding issues or comments and concerns raised in the Engineering Review Letter that cannot be resolved between the Applicant and Board Professionals through post-resolution compliance.

3. The Applicant shall ensure that all aspects of the proposed use of the Subject Property and Application comply with all applicable Township Code and outside agency requirements, including specifically any proposed signage to be added by the Applicant for the retail wood crafts store.
4. The Applicant shall adhere to all representations made on the record by the Applicant and/or the Applicant's representative(s) and witness(es) at the Applicant's public hearing, including but not limited to, number of on-site employees and business hours of operation.
5. The Applicant shall secure any and all necessary outside approvals from agencies with jurisdiction over this Application, including but not limited to: Burlington County Planning Board, and Township Fire Marshall.
6. The Applicant shall comply with all other applicable Township Code requirements.
7. The Applicant shall pay any applicable residential or non-residential Development Fees (Article XXII) Affordable Housing fees that may apply to the project, if any.
8. The Applicant shall provide sufficient escrow funds to pay professional and consulting fees incurred during review and approval of the Application in accordance with Township Code § 88.
9. The Applicant shall pay any outstanding taxes or assessments on the Subject Property in accordance with Township Code §§ 22–25.
10. The Applicant shall obtain a new Certificate of Occupancy (CO) or Continued Certificate of Occupancy (CCO) if required by the Township Construction Office in accordance with Township Code § 178-18.B.

## CERTIFICATION

I hereby certify that the foregoing Resolution is a true memorializing resolution, as adopted by the Planning Board of the Township of Maple Shade, in accordance with its decision at its regular meeting on December 18, 2024.

**Dated:** January 22, 2025

  
James Fletcher, Planning Board Chairman  
Township of Maple Shade

 01/22/2025  
Pradip Soni, Planning Board Administrator  
Township of Maple Shade