

**TOWNSHIP OF MAPLE SHADE
ZONING BOARD OF ADJUSTMENT
RESOLUTION No. 2025-ZB-24-12
RESOLUTION GRANTING USE VARIANCE
AND SITE PLAN WAIVER FOR BEAUTY SALON
WITH SECOND FLOOR RESIDENCE
IN AN EXISTING BUILDING ON
BLOCK 126 LOT 11, TAX MAP
TOWNSHIP OF MAPLE SHADE**

WHEREAS, Holly Ann Carrera and Nicholas Carrera have made application to the Zoning Board of Adjustment of the Township of Maple Shade for a use variance and site plan waiver, to permit occupancy of an existing building for purposes of a beauty salon with second floor residence on Block 126, Lot 11, Tax Map, Township of Maple Shade; and

WHEREAS, the matter coming on to be heard at a public meeting on February 12, 2025, pursuant to all notices required by law, and the Board having heard the testimony presented and having examined the exhibits filed, finds the following facts and conclusions of law:

- A. The subject property is identified as 16 S. Forklanding Road in the R-2 Zone. The lot has 25.10 feet of frontage on Forklanding Road and a depth of 125.70 feet. The property contains a 2-story brick building with vinyl and aluminum siding. The building is currently vacant but has a history of occupancy as a wood-working shop, leather shop and a beauty salon for approximately 10 years prior to the leather shop, with a second floor residence. This information was testified to by Joseph Walters who is the real estate listing agent for the property.
- B. Testimony in support of the beauty salon use was provided by Holly Ann Carrera as the salon owner. She is certified as a master hair colorist. The salon will be named "Hollywood Color Room". Hours of operation will be Tuesday-Saturday, 9:00 a.m. to

7:00 p.m. There are currently 3 employees including the owner. She anticipates a maximum of 10 employees working in shifts, serving 6-9 customers maximum at one time. Supply deliveries will be made on Thursdays and will not be by tractor trailers or large-size vehicles. Employees will use the rear entrance.

- C. Parking availability was discussed with the ZBA. A map exhibit was presented showing parking lots in the neighborhood of the salon. There is a 70-space lot and a 14-space lot located within short walking distance along Forklanding Road (see attached exhibit). Holly Ann Carrera stated that her busiest times of operation are upon opening in the morning and mid-afternoon. Her busiest day is Saturday. Based upon a parking space count taken by the applicant on a Saturday there are anticipated to be at least 51 spaces available at the 70-space lot and 8 at the 14-space lot. There are also 3 street spaces available. The maximum parking need at peak salon operation is estimated to be 19 spaces.
- D. Ms. Carrera also testified that the products she uses are not classified as hazardous waste materials and are disposed of in seal aluminum containers. She is requesting approval of an identification sign on the side of the building since she has 2 street frontages.
- E. The application has been reviewed by the ZBA Engineer (Turek Consulting, LLC) by report dated February 10, 2025. The report summarizes the proofs required of the applicant. The Engineer further stated that this is not a development which requires a site plan review since no exterior changes are proposed. The site is suitable for the salon, especially in light of its previous occupancy for the same use, and there do not appear to be any significant negative impacts. Adequate parking is available nearby

and the salon will provide a service to Maple Shade residents. The salon will not detract from other established businesses in the neighborhood.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Maple Shade, that the application is granted the following relief:

1. A use variance is granted to permit occupancy of the property as a beauty salon with operations and size as described by the applicant, together with a second floor apartment.
2. Site plan waiver is granted since no exterior changes or expansion is proposed.
3. The applicant is granted approval for the installation of a business identification sign on the side of the building. The size and height of the sign is subject to the approval of the ZBA Engineer.
4. This approval is conditioned upon the applicant providing sufficient escrow funds to pay professional and consulting fees incurred during the course of review and approval of the application in accordance with Section 88-10 of the Ordinance.
5. This approval is conditioned upon payment of any outstanding taxes or assessments on the property in accordance with Section 22-35 of the Ordinance.

DATE:

MOTION TO APPROVE USE AND SITE PLAN WAIVER

YES

NO

Radie

Mortimer

Zerega

Kozierachi

McDonald

Reeves

Gee, Jr.



JOHN GEE, JR.,
BOARD CHAIRMAN

 03/12/2025

PRADIP SONI,
BOARD SECRETARY



