

**Maple Shade Township
Zoning Board of Adjustment**

**Agenda
July 9th, 2025
7:00 P.M.**

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 Dec27th, 2024.
 - 3. Posting Notice on the Official Municipal Bulletin Board on December 27th, 2024.
 - 4. Board Agendas; Meeting Minutes; Zoning Information and Application Forms can be downloaded from the Township website: <https://www.mapleshade.com/planning-zoning>

IV. Roll Call:

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

V. New Business:

- 1. **105 Mecray Lane** - Block 35, Lot 3.03; *Flex Reno, LLC*; Application#: ZBA-25-07
 - Zone:** R-1 Residential District
 - Existing Use:** Residential - Duplex
 - Proposed Use:** Residential Approved Duplex
 - Application:** Use variance – Certification of pre-existing nonconforming use under N.J.S.A. 40:55-68

VI. Miscellaneous:

- 1. **Minutes:**
- 2. **Resolutions:**
 - Resolution No. ZBA-2025-03;** Granting Use Variance & Bulk Variance to an Existing Residence on Block 83, Lot31
- 3. **Discussion Items:**
 - A. Mandatory Training: New Schedule to be determined by NJPO
 - B. Annual Financial Disclosure: LFN 2025-07

VII. Adjourn: Next Meeting – August 13th, 2025