

Maple Shade Planning Board  
January 22, 2025  
Meeting Minutes Draft

Meeting: Planning Board

Date: January 22, 2025

- I. Meeting Called to Order by Acting Attorney at 7.00 pm.
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- IV. Oath of Office

1	Louis Manchello, Sr.	Class IV	December 31, 2028
2	James Fletcher	Class IV	December 31, 2028
3	Matt Reeves	Class IV	December 31, 2026
4	Gina Capate	Alternate #1	December 31, 2026
5	Barbara Rathgeb	Alternate #2	December 31, 2026
6	Heather Talarico	Class I,	December 31, 2025
7	Susan Danson	Class II	December 31, 2025
8	John Zahradnick	Class III	December 31, 2025

Roll Call

Member	Present	Absent
Mr. James Fletcher	X	
Mr. Louis Manchello	X	
Ms. Emily Wallace	X	
Mr. Matt Reeves	X	
Ms. Gina Capate	X	
Ms. Barbara Rathgeb	X	
Ms. Heather Talarico	X	
Ms. Susan Danson	X	
Mr. John Zahradnick	X	

- V. Organization of the Board
  - a. Nomination of Chairman:

A motion to nominate Mr. James Fletcher was made by Mr. Manchello and seconded by Mr. Zahradnick.

Roll Call:

Yes – Mr. Manchello, Mr. Fletcher, Mr. Reeves, Ms. Wallace, Mr. Zahradnick.

Abstain – Ms. Talarico, Ms. Danson.

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b. Nomination of Vicechair:

A motion to nominate Mr. Manchello was made by Mr. Fletcher and seconded by Ms. Talarico.

Roll Call:

Yes – Mr. Manchello, Mr. Fletcher, Mr. Reeves, Ms. Wallace, Ms. Talarico, Mr. Zahradnick.

Abstain – Ms. Danson.

c. Appointment of an Attorney:

A motion to nominate Florio & Perrucci-Mr. Nicholas Sullivan was made by Mr. Zahradnick and seconded by Mr. Fletcher.

Roll Call:

Yes – Mr. Fletcher, Mr. Reeves, Ms. Wallace, Ms. Talarico, Ms. Danson, Mr. Zahradnick.

Abstain – Mr. Manchello.

d. Appointment of an Engineer:

A motion to nominate Turek Consulting - Mr. Fred Turek was made by Mr. Reeves and seconded by Ms. Wallace.

Roll Call:

Yes – Mr. Manchello, Mr. Fletcher, Mr. Reeves, Ms. Wallace, Ms. Talarico, Ms. Danson, Mr. Zahradnick.

e. Appointment of Secretary:

A motion to nominate Mr. Pradip Soni was made by Ms. Danson and seconded by Ms. Talarico.

Roll Call:

Yes – Mr. Manchello, Mr. Fletcher, Mr. Reeves, Ms. Wallace, Ms. Talarico, Ms. Danson, Mr. Zahradnick.

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

A motion to approve was made by Mr. Zahradnick and seconded by Mr. Manchello. All present members have approved.

g. Consent Approval of Official newspaper authorized by Council.  
Courier Post, The Central Record, Burlington County times, and  
Newsweekly. All present members have approved.

Chairman Fletcher opened the meeting to the public for those who wants to address in Planning Board meeting. - None were present.

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A motion to close the public portion was made by Mr. Zahradnick and seconded by Mr. Manchello. All present members have approved.

VI. New Business: None.

VII. Old Business: None.

VIII. Solicitor: Resolutions

1. Resolution No. 2024-PB-12: Resolution granting change of use and site plan waiver approval for Toys & games store operation to Cryptid Toys & Games, LLC.; Block 63, Lot 8; Application No. PB-24-08.

A Motion to accept resolution sought by Ms. Wallace and seconded by Ms. Danson.

Roll Call:

Yes – Ms. Wallace, Ms. Danson.

IX. Minutes: December 18<sup>th</sup>, 2024.

A motion to accept the minute sought by Ms. Danson and seconded by Ms. Wallace.

Roll Call:

Yes – Ms. Danson, Ms. Wallace.

X. Adjourn:

A motion to adjourn the meeting sought by Mr. Zahradnick and seconded by Ms. Danson, All present members have approved.

Respectfully submitted by:  
Pradip Soni  
Planning Board Secretary