

**Maple Shade Township
Planning Board Minutes
July 23rd, 2025
200 Stiles Avenue
Maple Shade, New Jersey 08052**

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 December 27th, 2024.
 - 3. Posting Notice on the Official Municipal Bulletin Board on December 27th, 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://mapleshade.com/planning-zoning/>

Note: Anyone from the public wishing to speak will be permitted during public participation portions. Those wishing to speak should step up to the microphone, state their name and their address prior to making any comment. The agenda has been posted on the Township webpage and bulletin board in the Municipal Building. Please place all phones on mute to alleviate disruption of the meeting.

IV. Roll Call

- | | |
|-----------------------------------|------------------------------|
| 1. Heather Talarico, Mayor | 6. Gina Capate |
| 2. John Zahradnick, Deputy Mayor | 7. Barbara Rathgeb |
| 3. Susan Danson, Township Manager | 8. Matthew Reeves |
| 4. James Fletcher, Chairman | 9. Emily Wallace |
| 5. Louis Manchello, Vice Chairman | 10. Renee Bruce, Alt. #1 |
| | 11. Francis Bertele, Alt. #2 |

Mayor Talarico	X	Gina Capate	Absent
Deputy Mayor John Zahradnick	X	Barbara Rathgeb	X
Susan Danson, Township Manager	X	Matthew Reeves	X
James Fletcher, Chairman	X	Emily Wallace	X
Louis Manchello, Vice Chairman	X	Renee Bruce, Alt. #1	X
		Francis Bertele, Alt. #2	X

- *Noted that Ms. Danson stepped down as a voting member to take meeting minutes. Ms. Bruce and Mr. Bertele both moved up to voting positions*

Professionals In Attendance:

Nicholas A. Sullivan, Esq – Planning Board Solicitor
 Fred Turek, P.E., C.M.E., P.P. – Planning Board Engineer
 Kyle Wagner - Director of Community Development

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V. New Business:

1. **380 S. Lenola Road** – Block 189, Lot 4.02: Friendly Greens, LLC: Application No PB-25-06
Zone: Business Development Zone (BD)
Existing use: Vacant Bank
Proposed Use: Retail Cannabis Shop
Application: Conditional Use / Preliminary and Final Minor Site Plan Approval with Waivers

Applicant Representatives:

- Applicant: Friendly Greens, LLC
- Attorney: CherylLynn Walters Esq.- Nehmad Davis & Goldstein, P.C.
- Applicant Representative: Russell Kuchta
- Planner: Stephen Hawk, PP, AICP - Licensed Professional Planner
- Site Civil Engineer: Brian Atkins, PE, PP
- Traffic Engineer: Nathan B. Mosley, PE

Synopsis of Testimony and Discussion:

The applicant, **Friendly Greens, LLC**, appeared before the Planning Board seeking site plan approval with associated design waivers for the proposed establishment of a cannabis retail facility at 380 S. Lenola Road.

The applicant's professional planner, Stephen Hawk, a certified expert in land use and ADA compliance, provided testimony addressing the 200-foot and 250-foot proximity standards to sensitive uses such as residences, schools, and healthcare facilities. It was noted that the proposed location is approximately 1900 feet from the nearest residential district and complies with separation distances, with no behavioral healthcare facilities or houses of worship within the 250-foot range.

The applicant is requesting a waiver from the requirement to install sidewalks along Lenola Road. The planner testified that the existing infrastructure lacks connectivity, with sidewalk segments present only sporadically along the corridor. A field visit confirmed there is no continuous sidewalk route from Route 38 to the property. Given the lack of foot traffic and pedestrian safety concerns due to roadway crossings, the applicant believes the sidewalk requirement would provide limited benefit in this context.

The applicant highlighted the elimination of an additional aisle from the site layout, which allowed for greater landscape coverage and reduced impervious surface. The revised plan now achieves approximately two-thirds of the coverage permitted by ordinance, with the potential to meet or exceed the 75% standard if additional landscaping is incorporated. Discussion also addressed topics such as hours of operation, waste disposal and control, lighting, potential generator installation, and noise attenuation requirements. The applicant noted that many of these concerns have been addressed by conforming to the Township's ordinance requirements and through coordination with the professional team.

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Members of the Board raised questions about generator management, transition of personnel and site security, and landscaping near the property perimeter. It was confirmed that additional fencing and landscaping will be installed in

accordance with the Township Planner's comments. The applicant also committed to recycling facilities in the building and noted that coordination with waste management vendors is ongoing.

The Board received additional testimony and comments on:

- **Hours of operation** (7 days – 10am to 10pm) and security (staff in house)
- **Lighting and compliance with Township standards**
- **Waste disposal and trash containment** – limited waste
- **Noise attenuation and potential generator installation**
- **Internal operations and accountability protocols**

The applicant committed to maintaining internal staffing schedules and operational consistency, noting the importance of accountability for cannabis retail operations.

Chairman Fletcher Opened the meeting to the public:

Public and Board Comment:

Andrew Simonsick, Sr – 17 Overbrook Drive, Maple Shade emphasized the need for adequate fire department access, particularly for ladder trucks. Mr. Simonsick noted that the newer apparatus used by the Fire Department is larger than previous equipment and urged the Board to ensure adequate access paths are maintained.

Mr. Simonsick also raised concerns regarding trash containment, with recommendations that enclosures be required even if the applicant anticipates minimal waste. This was cited as a best practice for liability mitigation and consistency with other commercial operations in town.

Mr. Simonsick made the distinction between the roles of the Fire Official and the Fire Chief, with a strong recommendation that the Fire Chief review site access for emergency vehicles, particularly truck access routes and operational logistics, not just internal code compliance.

Mr. Simonsick closed by stressing that as Maple Shade's first cannabis site plan application, extra diligence should be exercised to get it right, as decisions made now may set precedents. Additional comments referenced the need to ensure all landscaping, sidewalk, and parking design standards are met in compliance with code and previously identified plan notes.

Chairman Fletcher asked for a motion to close the public portion.

Motion to close the meeting to the public was made by Mr. Zahradnick and seconded by Mr. Bertele. All in favor. Motion carried.

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Chairman Fletcher then asked for a motion on the application

	MOTION	SECOND	AYES	NAYS	ABSTAIN
Bertele			X		
Bruce			X		
Capate					
Danson					
Rathgeb			X		
Reeves			X		
Talarico		X	X		
Wallace			X		
Zahradnick	X		X		
Manchello			X		
Fletcher			X		

VI. Old Business:

VII. Resolutions:

Resolution 2025-PB-05: GRANTING SITE PLAN WAIVER AND CHANGE OF USE TO BILSANA KOLENOVIC, BLOCK 91, LOT 3.01 ON THE TAX MAPL OF THE TOWNSHIP OF MAPLE SHADE

Resolution 2025-PB-06: GRANTING SITE PLAN WAIER AND CHANGE OF USE TO THE VOICE STUDIOS, LLC BLOCK 126.01, LOT 4 ON THE TAX MAP OF THE TOWNSHIP OF MAPLE SHADE

Resolution 2025-PB-07: GRANTING SITE PLAN WAIVE AND CHANGE OF USE TO MAGENTA AGENCY, LLC BLOCK 126.01, LOT 3 ON THE TAX MAP OF THE TOWNSHIP OF MAPLE SHADE

	MOTION	SECOND	AYES	NAYS	ABSTAIN
Bertele		X	X		
Bruce					X
Capate					
Danson					
Rathgeb			X		
Reeves			X		
Talarico			X		
Wallace			X		
Zahradnick	X		X		
Manchello			X		
Fletcher			X		

VIII.

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IX. Discussion:

X. Minutes: June 25th, 2025

XI. Adjourn: Next Meeting – August 27th, 2025

Motion to adjourn was made by Mr. Manchello and seconded by Mr. Bertele.
All in favor. Motion carried.