

**Maple Shade Township
Zoning Board of Adjustment**

**Agenda
August 13th, 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:

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| 1. John Gee, Jr., Chairman | 6. William Zerega, Member |
| 2. Karen Radie, Member | 7. Laura Kozierachi, Member |
| 3. Lu Valentino, Member | 8. Dan McDonald, 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. **115 E. Mill Street** – Block 112, Lot 16.01; Francis Bertele
Application #: ZB-25-09
Zone: R-2 Residential District
Existing Use: Single Family Home
Proposed Use: Replace 22’ x 20’ 1 ½ Story with a 22’ x 45’ x 15’ pole barn
Application: Request for Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]

c. (1) Where: (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship;

2. **215 West Woodlawn Avenue** - Block 14, Lot 2; Lance Carsillo
Application #: ZB-25-08
Zone: R-1 Residential District
Existing Use: Single Family Detached Home
Proposed Use: New 24' x 40' detached garage; installation of new privacy fence, driveway, sidewalk and apron
Application: Request for Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]

c. (2) where in an application or appeal relating to a specific piece of property the purposes of this act or the purposes of the "Educational Facilities Construction and Financing Act," P.L.2000, c.72 (C.18A:7G-1 et al.), would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to article 8 of this act; provided, however, that the fact that a proposed use is an inherently beneficial use shall not be dispositive of a decision on a variance under this subsection and provided that no variance from those departures enumerated in subsection d. of this section shall be granted under this subsection; and provided further that the proposed development does not require approval by the planning board of a subdivision, site plan or conditional use,...

3. **105 Mecray Lane** (**Continuation from 07/09/2025**); 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

Nonconforming structures and uses. Any nonconforming use or structure existing at the time of the passage of an ordinance may be continued upon the lot or in the structure so occupied and any such structure may be restored or repaired in the event of partial destruction thereof.

The prospective purchaser, prospective mortgagee, or any other person interested in any land upon which a nonconforming use or structure exists may apply in writing for the issuance of a certificate certifying that the use or structure existed before the adoption of the ordinance which rendered the use or structure nonconforming. The applicant shall have the burden of proof. Application pursuant hereto may be made to the administrative officer within one year of the adoption of the ordinance which rendered the use or structure nonconforming or at any time to the board of adjustment. The administrative officer shall be entitled to demand and receive for such certificate issued by him a reasonable fee not in excess of those provided in R.S. 54:5-14 and R.S. 54:5-15. The fees collected by the official shall be paid by him to the municipality. Denial by the administrative officer shall be appealable to the board of adjustment. Sections 59 through 62 of P.L. 1979, c. 291 (C. 40:55D-72 to C. 40:55D-75) shall apply to applications or appeals to the board of adjustment.

VI. Miscellaneous:

1. **Minutes:** July 9th, 2025
2. **Resolutions:**
3. **Discussion Items:**

VII. Adjourn: Next Meeting – September 10th, 2025