

**Maple Shade Township
Zoning Board of Adjustment**

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

The Maple Shade Zoning Board of Adjustment convened on July 9, 2025, for its regularly scheduled public meeting. Chairman Gale opened the session and led the Pledge of Allegiance. Roll call confirmed that a quorum was present

John Gee	X	Laura Kozierachi	X
Karen Radie	ABS	Dan McDonald, Alt #1	X
Lu Valentino	X	Beth Reeves, Alt #2	ABS
Miriam Bebitch	X	Mike Stevens, Alt #3	X
Joanne Mortimer	X	Frank Lazar, Alt #4	X
William Zerega	X		

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

Flex Reno, LLC, appeared before the board regarding the property at 105 McCray Lane, seeking relief to continue using the structure as a residential duplex in the R-1 Zone. Initially filed as both a request for a certification of pre-existing non-conforming use (per N.J.S.A. 40:55D-68) and a use variance, the applicant formally withdrew the certification request during the hearing due to lack of sufficient pre-ordinance documentation. The matter proceeded under a conditional D3 use variance.

Attorney Damian Del Duca presented on behalf of the applicant, and testimony was provided by prior owner David Lewis and current owner Justin Hall. Lewis testified to the structure's consistent use as a duplex since at least 1990. Hall outlined the purchase, renovation, and attempted sale of the property, which triggered zoning concerns. Photographic evidence, surveys, floor plans, and historic zoning ordinances were introduced as exhibits. The Board Engineer, Fred Turek, reviewed the site's zoning and bulk nonconformities, highlighting deficiencies including substandard lot size, non-compliant parking, modified porches, and missing trash and fire egress plans.

The Board discussed applicable standards under Section 205-70 and whether the applicant met the conditional use criteria. Due to multiple outstanding issues and the need for revised plans, **no formal action was taken.**

The applicant requested and was granted a continuance to the Board's August 13, 2025 meeting without the need for further public notice.

	Motion	Second	Ayes	Nays	Abstain
Ms. Bebitch			X		
Ms. Kozierachi			X		
Mr. Lazar			X		
Mr. McDonald			X		
Ms. Mortimer			X		
Ms. Reeves					
Mr. Stevens		X	X		
Ms. Valentino	X		X		
Mr. Zerega			X		
Ms. Radie					
Chairman Gee			X		

VI. Miscellaneous:

1. **Minutes:** None

2. **Resolutions:**

Resolution No. ZBA-2025-03; Granting Use Variance & Bulk Variance to an Existing Residence on Block 83, Lot 31

	Motion	Second	Ayes	Nays	Abstain
Ms. Bebitch					
Ms. Kozierachi			X		
Mr. Lazar					
Mr. McDonald					
Ms. Mortimer			X		
Ms. Reeves					
Mr. Stevens		X			
Ms. Valentino			X		
Mr. Zerega	X				
Ms. Radie					
Chairman Gee			X		

3. **Discussion Items:**

- A. Mandatory Training: New Schedule to be determined by NJPO
Mandatory NJDCA training to be rescheduled in September.
- B. Annual Financial Disclosure: LFN 2025-07
All appointed members must complete their Financial Disclosure Statements, or face possible fine from the state. Issues with log-in should be addressed with our Township Clerk

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

Motion to adjourn was made by Mr. Stevens and seconded by Mr. Lazar. The motion was unanimously approved by voice vote.

On motion by Ms. Valentino, seconded by Chairman Gee, the minutes of the 07/09/2023 meeting were approved by voice vote, all in favor.

Submitted By: Susan Danson, Township Manager
August 13th, 2025