

**Maple Shade Township  
Planning Board Agenda  
July 23<sup>rd</sup>, 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 27<sup>th</sup>, 2024.
2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 27<sup>th</sup>, 2024.
3. Posting Notice on the Official Municipal Bulletin Board on December 27<sup>th</sup>, 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 |

**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

**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:** Change of Use

**VI. Old Business:**

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**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 MAP OF THE TOWNSHIP OF MAPLE SHADE

**Resolution 2025-PB-06:** GRANTING SITE PLAN WAIVER 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 WAIVER AND CHANGE OF USE TO MAGENTA AGENCY, LLC BLOCK 126.01, LOT 3 ON THE TAX MAP OF THE TOWNSHIP OF MAPLE SHADE

**VIII. Discussion:**

**IX. Minutes:** June 25<sup>th</sup>, 2025

**X. Adjourn:** Next Meeting – August 27<sup>th</sup>, 2025