

TOWNSHIP OF MAPLE SHADE
ORDINANCE 2025-09

AN ORDINANCE AMENDING CHAPTER 178 “SUBDIVISIONS AND SITE PLANS, PART 2 SITE PLAN REVIEW”

WHEREAS, the Township Director of Community Development (“Director”) has performed a re-examination of Township codes and regulations of the Municipal Land Use Law N.J.S.A. 40:55D-1. et.seq.; and

WHEREAS, the Township Council, upon the request and recommendation of the Director and the Land Use Board solicitor, hereby amends the general requirements for site plan review to reflect the current policy as to when site plan review should be required.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Maple Shade, County of Burlington, State of New Jersey that the Township Code Chapter §178, Part 2, Subsection 18 is hereby amended as follows:

§ 178-18 General requirements.

A. Any change of use within the Township of Maple Shade will void the previously issued certificate of occupancy and require the issuance of a new certificate of occupancy. Prior to the issuance of a new certificate of occupancy, or to any excavation, grading or clearing of land for construction of or issuance of any permit by the Construction Official or Zoning Officer of the Township for any building, structure or use within the Township, with the exception of a single-family dwelling in a residential zone, site plan approval for the proposed building, structure or use must be obtained from the Planning Board of the Township of Maple Shade, unless such approval is deemed unnecessary pursuant to subsection B hereof. No certificate of occupancy shall be issued nor shall occupancy take place until and unless all construction and required improvements shall have been completed in conformity with the approved site plan.

B. Upon the discretion of the Township Zoning Official, there may be a new site plan review required even if no new construction is planned with a change of use. Any new site plan review shall ensure that the existing facilities are adequate to handle any increased demands upon the site imposed by the proposed change of use. In the event an application is filed for a waiver of site plan review, sufficient information must be contained within the application for the Board to grant any such approval.

The Zoning Official is empowered to issue the appropriate permit for any site plan, or waiver of site plan, regarding the construction, excluding new construction, or alteration of any building or part of any building in the event that he/she shall determine such plans are not in violation of the provisions of the Township’s Ordinances and Municipal Code.

This includes but is not limited to:

1. Change of use of any structure;

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- 2. Change of tenancy;
- 3. An addition to any structure, up to 500 sq. ft. on existing impervious surfaces, that does not require a site plan approval; including decks, patios, and driveways; and
- 4. Changes in parking arrangements, location, or striping;

In the event that the Director determines that site plan approval by the Land Use Board is not required, he/she, in his/her discretion, may require the applicant to submit a site plan and/or grading plan for review and approval by the Land Use Engineer. In the event the Director determines that such engineering review is required, the applicant will be required to post the appropriate escrow fees for review and inspection of same.

Nothing herein shall prevent the Director from requiring site plan review or site plan waiver approval by the Planning Board.

SECTION 9. SEVERABILITY

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 10. EFFECTIVE DATE

This Ordinance shall take effect upon proper passage and publication in accordance with law.

Introduction: July 17, 2025 Comments: none

COUNCIL	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Kauffman	x		x			
Nunes		x	x			
Simonsick				x		
Zahradnick			x			
Talarico			x			

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted by the Maple Shade Township Council at a meeting held on August 21, 2025

Andrea T. McVeigh, RMC

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Adopted: August 21, 2025
going to Planning Board, no.

Comments: Mr. Simonsick asked if the ordinance was

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