

**Maple Shade Township
Planning Board Minutes
August 27th, 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	X – arrived 7:49pm
Deputy Mayor John Zahradnick	X	Barbara Rathgeb	X
Susan Danson, Township Manager	Via zoom	Matthew Reeves	Absent
James Fletcher, Chairman	X	Emily Wallace	X
Louis Manchello, Vice Chairman	X	Renee Bruce, Alt. #1	X
		Francis Bertele, Alt. #2	X

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. **11 West Main Street** – Block 63, Lot 8: Anthony Antonelli
Application No: PB-25-03
Zone: Downtown Business
Existing use:
Proposed Use:
Application: Request for Dumpster Relief

Mr. Antonelli, sworn in, explained that he was seeking relief from the requirement to construct a trash enclosure on the property. He outlined the history of prior site plan approvals (June 2024 for a Mexican restaurant) and various iterations of enclosure designs. He argued that the approved enclosure location was costly, impractical, and potentially hazardous due to proximity to the building. He currently operates with an 8-yard dumpster on site without issue and requested temporary or permanent relief.

Board Engineer's Report:

- The ordinance requires trash enclosures for all commercial sites.
- The prior approval required an enclosure in the lawn area adjacent to Fork Landing Road.
- The applicant's current proposal places dumpsters partially on municipal property/right-of-way, which is not permissible without Township Council action.
- The request before the Board is to grant relief from the enclosure requirement.

Discussion:

- Board members expressed concern about aesthetics, ordinance compliance, fire hazards, and underground utilities.
- Suggestions included constructing a three-sided enclosure with landscaping, rather than a full four-sided enclosure, to mitigate visual impact while maintaining functionality.
- Questions were raised about setting precedent, timeframes for compliance, and whether relief should be temporary or tied to current tenancy.
- The solicitor clarified that any relief would amend the prior resolution and apply to the current ownership/use, not permanently to the property.

Public Comment:

- **Austin Barr, 553 Cutler Ave:** Expressed concern over timeframes and requested clarity on enforcement before businesses open.
- **Steve Schmidt, 520 Sunset Ave:** Urged that enclosures include gates for beautification.
- **Joanne Mortimer, realtor for applicant:** Supported practical solutions to allow businesses to open quickly, emphasizing fire safety concerns if dumpsters were located near buildings.

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Board Action:

After deliberation, the Board voted to grant a waiver permitting a three-sided enclosure without a gate, to be set back and screened with landscaping as reviewed by the Board Engineer. The approval applies to the current business use and would be revisited upon any future change of use application.

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

VI. Old Business:

VII. Resolutions:

Resolution 2025-PB-08: Resolution Granting Site Plan Approval with Certain Design Waivers and Change of Use to Friendly Greens, LLC Block 189, Lot 4.02

The Board revisited discussion of the previously approved Friendly Greens application.

- The Board Engineer summarized correspondence with outside agencies. He noted that conditions of approval always remain subject to outside reviews, including the Burlington County Planning Board, construction and code officials, and the Fire Official.
- An e-mail exchange was placed on the record:
 - Fire Marshal, Dan Kerr, had stated that a fire truck could access the site with multiple K-turns.
 - Fire Chief Andrew Simonsick, Jr. disagreed, stating fire apparatus circulation must be maintained and demonstrated with equipment on site. He later formalized his comments into a letter that was sent to the Board Engineer.
- The applicant had previously agreed to coordinate with the Fire Official and, if required, revise the site plan to ensure adequate circulation for fire apparatus, including potentially removing a fourth drive-through lane

Board Action:

- A motion was made to memorialize the approval of Friendly Greens subject to compliance with Fire Official review and any revisions required to accommodate emergency vehicle access.

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- The Board emphasized that all approvals are contingent on satisfying secondary agency reviews.

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

VIII. Discussion: Maple Shade Township Council Ordinance No. 2025-12 – Referral to Planning Board for determination of consistency with Master Plan

The Board considered a referral from Township Council regarding a proposed ordinance amending cannabis zoning provisions (§205-113 and §205-114). The Solicitor explained the distinction between the sections: §205-113 governs cannabis retailers as conditional uses within General Commercial and Highway Commercial districts, while §205-114 governs retailers within the Business Development district. After review and discussion, Board members agreed that the proposed ordinance was consistent with the goals and objectives of the Township Master Plan.

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

IX. Minutes: July 17th, 2025 – Ms. Talarico made motion to approve, a second by Mr. Zahradnick. Voice Vote, All in Favor

X. Adjourn: Next Meeting – September 24th, 2025