

**Maple Shade Township  
Zoning Board of Adjustment  
Meeting Minutes  
August 13<sup>th</sup>, 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 27<sup>th</sup>, 2024.
  - 2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on Dec27<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; 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 | 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     |

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

**V. New Business:**

1. **115 E. Mill Road** – 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)]

- Applicant Frances Bertele was sworn in. He testified that he currently has a 20’ x 22’ garage which she seeks to replace with a larger structure designed to match the home.
- Purpose of the garage is storage for vehicles, trailers, and tools. Applicant confirmed no commercial business or income-producing use would occur.
- Testimony addressed drainage (no issues on site), design (to match home in gray with black trim), and setbacks (new garage eliminates existing nonconforming side yard).
- Engineer noted ordinance permits 768 sq. ft.; proposed garage is 990 sq. ft. Applicant seeks variance for additional square footage.

- Board discussion confirmed benefit of improved compliance, safer off-street parking on Mill Road, and architectural compatibility.

**Public Comment:** None.

**Motion:** Motion to approve made and seconded. Roll call unanimous.

**Decision: Approved.** Resolution to be memorialized at the next meeting.

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

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)]

- Applicant Lance Carsillo presented testimony supported by detailed exhibits. He explained prior approvals had been obtained but sought modifications for safety and neighborhood benefit.
- Variances requested:
  - **Garage Size:** Proposed 960 sq. ft. vs. 768 sq. ft. permitted.
  - **Height:** Proposed 16.38 ft. vs. 15 ft. permitted.
  - **Rear Yard Setback:** Proposed 5 ft. vs. 12.5 ft. required.
  - **Elimination of Second Shed:** Applicant agreed to forego additional shed allowance.
- Applicant testified garage attic space is for storage only. No plumbing proposed; electric for solar readiness. Access will be interior stairs.
- Fence plan includes 3 ft. decorative fence in front yards and 6 ft. privacy fence in rear yard.
- Board Engineer confirmed proposed plan is safer and more consistent with neighborhood character than prior approvals.
- Board discussed visual impacts to neighboring property. Testimony confirmed existing and proposed fencing, building location, and articulation.

**Public Comment:** None.

**Motion:** Motion to approve made by Ms. Mortimer, seconded by Mr. Zerega. Roll call unanimous.

**Decision: Approved with variances.** Resolution to be memorialized at the next meeting.

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

**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

- Applicant represented by Attorney Luke Grabiak. Principals Justin Hall and Carmen Iosa present. Witnesses Tony Zaccardi and Paul Osterling testified via Zoom.
- Testimony established duplex use dating back to 1960, through family and tenant occupancy, with continuous duplex use through present.
- Documentary exhibits included historic deeds, ordinances, OPRA records, assessor property cards, and 1990 agreement of sale referencing two-family use.
- Witnesses confirmed existence of separate units, kitchens, and entrances since at least 1960.
- Board Attorney confirmed relevant ordinance date (1971) and advised the question was whether duplex use pre-existed and continued since that time.

**Public Comment:** None.

**Motion:** Motion to approve certificate of pre-existing nonconforming duplex use made and seconded. Roll call unanimous, with Ms. Radie recused from this vote.

**Decision: Certification of Pre-Existing Nonconforming Use Approved.**

	Open to Public	Close to Public	Motion	Second	Ayes	Nays	Abstain
Ms. Bebitch					X		
Ms. Kozierachi							
Mr. Lazar							
Mr. McDonald					X		
Ms. Mortimer				X	X		
Ms. Reeves					X		
Mr. Stevens					X		

Ms. Valentino					X		
Mr. Zerega			X		X		
Ms. Radie					Recused		
Chairman Gee					X		

**VI. Miscellaneous:**

1. **Minutes:** July 9<sup>th</sup>, 2025

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

2. **Resolutions:**

3. **Discussion Items:**

- NJPO reference guides and training books distributed to members.
- Financial Disclosure Statements: all members confirmed compliance. Township staff to communicate with the State regarding any late filings.

**VII. Adjourn:** Next Meeting – September 10<sup>th</sup>, 2025