

**Maple Shade Township
Zoning Board of Adjustment**

**Agenda
September 10th, 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:

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|----------------------------|-----------------------------|
| 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 |

V. New Business:

- 1. **593 Route 38** – Block 189, Lot 3; Solar Landscape, LLC
 - Application #:** ZB-25-02
 - Zone:** BD (Business Development)
 - Existing Use:** Commercial Self-Storage Facility
 - Proposed Use:** Installation of roof-mounted solar panels for use in the NJ Community Solar Program
 - Application:** Request for Variance Relief - (hardship) [N.J.S.A. 40:55D-70c(1)], (substantial benefit) [N.J.S.A.40:55D-70c(2)], and(used) [N.J.S.A. 40:55D-70d]

VI. Miscellaneous:

- 1. **Minutes:** August 13th, 2025
- 2. **Resolutions:**
 - Resolution No. ZBA-2025-04** – Resolution Granting Variance for Oversized Detached Garage on Block 112, Lot 16.01 Tax Map of the Township of Maple Shade
 - Resolution No. ZBA-2025-05** – Resolution Granting Bulk Variances for New Garage, Privacy Fencing and Driveway Accessory to an Existing Residence on Block 14, Lot 2, Tax Map of the Township of Maple Shade
 - Resolution No. ZBA-2025-06** – Resolution Granting Certification of Pre-Existing, Non-Conforming Residential Duplex Use on Block 35, Lot 3.03, Tax Map of the Township of Maple Shade
- 3. **Discussion Items:**

VII. Adjourn: Next Meeting – October 8th, 2025