

TOWNSHIP OF MAPLE SHADE PLANNING BOARD
RESOLUTION NO.: 2025-PB-05
GRANTING: SITE PLAN WAIVER AND CHANGE OF USE
TO BILSANA KOLENOVIC
BLOCK 91; LOT 3.01
TAX MAP OF THE TOWNSHIP OF MAPLE SHADE

WHEREAS, Bilsana Kolenovic (the “Applicant”) has made an application to the Planning Board of the Township of Maple Shade (the “Board”) for a Site Plan Waiver and Change of Use Approval to permit a change of use of an existing vacant office to a takeout hot dog restaurant (“Application”) at 108-112 E. Main Street, identified on the Township of Maple Shade (the “Township”) Tax Map as Block 91, Lot 3.01 (the “Subject Property”) and located in the Township’s Downtown Business (“DB”) Zone; and

WHEREAS, at the June 25, 2025 regular Board meeting, the Applicant was sworn in, introduced, and summarized the Application for the Board; and

WHEREAS, the Applicant explained she seeks a waiver of site plan review and change of use approval in accordance with the Code of the Township of Maple Shade (“Township Code”) Chapter 178, Section 18B to permit the change of use of a vacant office into a takeout hot dog restaurant at the Subject Property; and

WHEREAS, the Applicant testified that the proposed use would be takeout only hot dog restaurant with no available indoor seating; she testified the proposed hours of operation would be 11:00 a.m. to 11:00 p.m. daily but only 11:00 a.m. to 9:00 p.m. on Sundays; she testified regarding marketing strategies including a proposed hot dog statute; signage at the Subject Property; and the use of a shared dumpster for waste and recycling in the rear of the Subject Property; She testified regarding proposed lighting improvements; she testified regarding replacement of windows including a sliding service window and a small counter outside of the window at the Subject

Property; she testified regarding the proposed amount of employees; and the proposed use of sidewalk space for small tables and chairs; and

WHEREAS, the Board Engineer, Frederic J. Turek, PE, PP, CME, introduced and summarized his June 24, 2025 Review Memorandum (“Engineering Review Letter”), incorporated by reference as if set forth fully herein, with the Board, the Applicant, and members of the public, if any, recommending certain revisions, clarifications and/or modifications to the Application, with which the Applicant agreed to comply as a condition of approval; and

WHEREAS, the Board and Board Professionals questioned the Applicant as to various aspects of the Application, including available off-street parking; the expected number of clients who may visit the Subject Property on any given day; and the proposed signage at the Subject Property; proposed lighting; and the proposed hot dog statue; and

WHEREAS, the meeting was opened to the public and no members of the public appeared to testify; and

WHEREAS, the Board having heard the testimony presented and considered the evidence submitted, renders the following findings of facts and conclusions of law in addition to those contained in the “WHEREAS” paragraphs set forth above, which are incorporated by reference herein as further findings of fact and conclusions of law, as appropriate:

1. The Applicant is Bilsana Kolenovic. The Subject Property is defined as 108-112 E. Main Street, identified on the Township Tax Map as Block 91, Lot 3.01, and is located in the DB Zone.
2. The Application requires Site Plan Review or the grant of a Site Plan Waiver pursuant to Township Code § 178-18B as a result of the Applicant’s intention to change the use of a vacant office into a takeout hot dog restaurant at the Subject Property.
3. The use of the Subject Property as a restaurant is permitted in the DB Zone. Township Code Section 205-24.

4. The Application does not require the grant of any variances, design waivers, or submission waivers.
5. The meeting was opened to the public for testimony. No members of the public appeared to testify.
6. The Board finds pursuant to Township Code § 178-18B that a new Site Plan is not required as the Applicant proposes a permitted use in the DB Zone, the use will not impact other aspects of the uses in other units or development of the Subject Property, such as parking, and the Applicant has otherwise presented sufficient evidence and information to allow the Board to determine the Application as proposed meets all applicable Township Code requirements.

NOW, THEREFORE IT BE RESOLVED, by the Township of Maple Shade Planning Board that based upon the finding of fact and conclusions of law along with the testimony provided by the Applicant, that the Application of the Application seeking the aforementioned relief is hereby **GRANTED** by a vote of nine (9) in favor and zero (0) opposed, upon a motion to grant the requested Site Plan Waiver and approve the Application duly made by Deputy Mayor Zahradnick and seconded Ms. Capate, and contingent upon the following conditions:

1. The Applicant will comply with the various conditions, comments, and requests set forth in the Engineering Review Letter, as agreed upon by the Applicant on the record upon which the Planning Board acts in connection with the Applicant's Application, including the following conditions:
 - a. Review and approval of final lighting fixtures by the Township's Engineer and Zoning Officer;
 - b. Maintaining continued access to the shared waste/recycling area, or return to the Board if such access is revoked; and
 - c. Complies with all zoning regulations for signage and potential site furniture, such as, but not limited to, tables and chairs.
2. The Applicant will return to the Board as needed to resolve any outstanding issues or comments and concerns raised in the Engineering Review Letter that cannot be resolved between the Applicant and Board Professionals through post-resolution compliance.
3. The Applicant shall ensure that all aspects of the proposed use of the Subject Property and Application comply with all applicable Township Code and outside agency requirements, including specifically any proposed signage to be added by the Applicant for the retail wood crafts store.

4. The Applicant shall adhere to all representations made on the record by the Applicant and/or the Applicant's representative(s) and witness(es) at the Applicant's public hearing, including but not limited to, number of on-site employees and business hours of operation.
5. The Applicant shall secure any and all necessary outside approvals from agencies with jurisdiction over this Application, including but not limited to: Burlington County Planning Board, and Township Fire Marshall.
6. The Applicant shall comply with all other applicable Township Code requirements.
7. The Applicant shall pay any applicable residential or non-residential Development Fees (Article XXII) Affordable Housing fees that may apply to the project, if any.
8. The Applicant shall provide sufficient escrow funds to pay professional and consulting fees incurred during review and approval of the Application in accordance with Township Code § 88.
9. The Applicant shall pay any outstanding taxes or assessments on the Subject Property in accordance with Township Code §§ 22–25.
10. The Applicant shall obtain a new Certificate of Occupancy (CO) or Continued Certificate of Occupancy (CCO) if required by the Township Construction Office in accordance with Township Code § 178-18.B.

ROLL CALL VOTE: (Original Decision June 25, 2025)

Those Eligible to Vote	Those in Favor	Those Opposed	Abstentions
Chairman Fletcher	X		
Vice Chair Manchello	X		
Mayor Talarico	X		
Deputy Mayor Zahradnick	X		
Ms. Wallace	X		
Ms. Rathgeb	X		
Mr. Reeves	X		
Ms. Capate	X		
Mr. Bertele	X		

ROLL CALL VOTE: (Memorialization July 23, 2025)

Those Eligible to Vote	Those in Favor	Those Opposed	Abstentions
Chairman Fletcher	X		
Vice Chair Manchello	X		
Mayor Talarico	X		
Deputy Mayor Zahradnick	X		
Ms. Wallace	X		
Ms. Rathgeb	X		
Mr. Reeves	X		
Ms. Capate	X		
Mr. Bertele	X		

ATTEST:

MAPLE SHADE TOWNSHIP
PLANNING BOARD:



SUSAN DANSON, MANAGER

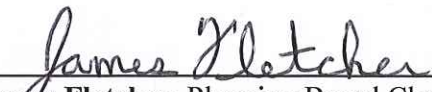


JAMES FLETCHER, CHAIRMAN


CERTIFICATION

I hereby certify that the foregoing Resolution is a true memorializing resolution, as adopted by the Planning Board of the Township of Maple Shade, in accordance with its decision at its regular meeting on June 25, 2025.

Dated: July 23, 2025



James Fletcher, Planning Board Chairman
Township of Maple Shade



Susan Danson, Township Manager
Township of Maple Shade