

**TOWNSHIP OF MAPLE SHADE PLANNING BOARD**  
**RESOLUTION NO.: 2025-PB-06**  
**GRANTING: SITE PLAN WAIVER AND CHANGE OF USE**  
**TO THE VOICE STUDIOS, LLC**  
**BLOCK 126.01; LOT 4**  
**TAX MAP OF THE TOWNSHIP OF MAPLE SHADE**

**WHEREAS**, The Voice Studios, LLC (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 music class studio (“Application”) at 14-16 W. Main Street, identified on the Township of Maple Shade (the “Township”) Tax Map as Block 126.01, Lot 4 (the “Subject Property”) and located in the Township’s Downtown Business (“DB”) Zone; and

**WHEREAS**, at the May 28, 2025 regular Board meeting, the Applicant’s owner and representative Izabela Adams 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 music class studio at the Subject Property; and

**WHEREAS**, the Applicant testified regarding the hours of operation of the proposed use at the Subject Property; that she would limit the use of the Subject Property to up to three students present at a time; she testified she may hire one additional vocal teacher; she further testified that the students would enter through the Main Street entrance and no access would be provided through the rear of the Subject Property; she testified waste and recycling pickup would be completed by the municipality; She testified approximately ten parking spaces are available in the

rear of the Subject Property for use by customers; she testified no structure improvements were proposed other than signage and façade enhancements; and

**WHEREAS**, the Board Engineer, Frederic J. Turek, PE, PP, CME, introduced and summarized his May 22, 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; 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 The Voice Studios, LLC. The Subject Property is defined as 14-16 W. Main Street, identified on the Township Tax Map as Block 126.01, Lot 4, 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 music class studio at the Subject Property.
3. The use of the Subject Property as an art school and training center, including performing and visual arts, 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 Applicant 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 Mr. Reeves 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.
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 May 28, 2025)

<b>Those Eligible to Vote</b>	<b>Those in Favor</b>	<b>Those Opposed</b>	<b>Abstentions</b>
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		
Ms. Bruce	X		


**ROLL CALL VOTE: (Memorialization July 23, 2025)**

<b>Those Eligible to Vote</b>	<b>Those in Favor</b>	<b>Those Opposed</b>	<b>Abstentions</b>
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		
Ms. Bruce	X		

ATTEST:

MAPLE SHADE TOWNSHIP  
PLANNING BOARD:

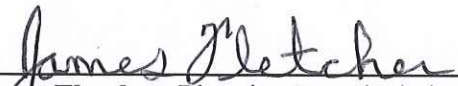
  
\_\_\_\_\_  
SUSAN DANSON, MANAGER

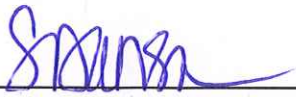
  
\_\_\_\_\_  
JAMES FLETCHER, CHAIRMAN

**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 May 28, 2025.

**Dated:** July 23, 2025

  
\_\_\_\_\_  
**James Fletcher**, Planning Board Chairman  
Township of Maple Shade

  
\_\_\_\_\_  
**Susan Danson**, Township Manager  
Township of Maple Shade