

TOWNSHIP OF MAPLE SHADE PLANNING BOARD
RESOLUTION NO.: 2025-PB-07
GRANTING: SITE PLAN WAIVER AND CHANGE OF USE
TO MAGENTA AGENCY, LLC
BLOCK 126.01; LOT 3
TAX MAP OF THE TOWNSHIP OF MAPLE SHADE

WHEREAS, Magenta Agency, 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 retail store to a photography printing studio (“Application”) at 2 W. Main Street, identified on the Township of Maple Shade (the “Township”) Tax Map as Block 126.01, Lot 3 (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’s representative Ekrem Tuncer (“Representative”) was sworn in, introduced, and summarized the Application for the Board; and

WHEREAS, the Representative explained he 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 retail store into a photography printing studio at the Subject Property; and

WHEREAS, the Representative testified regarding the proposed use at the Subject Property including menu printing, photo design, and logo creation; he testified regarding the equipment to be used on site, which would include a computer and one large printer; he testified at the time there is only one proposed employee; he testified entrance and egress will only occur through the main entrance on Main Street; he testified there are no proposed changes to the building’s façade; he testified the proposed hours of operation will be Monday through Friday,

with occasional weekends, from 9:00 a.m. to 6:00 p.m.; he testified the waste will be taken off-site for disposal; he testified regarding minimal signage and understood the need for approval by the Township; 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; and proposed traffic; 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 Magenta Agency, LLC. The Subject Property is defined as 2 W. Main Street, identified on the Township Tax Map as Block 126.01, Lot 3, 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 retail store into a photography printing studio at the Subject Property.
3. The use of the Subject Property as a arts and crafts photography studio 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 Vice Chairman Manchello and seconded Deputy Mayor Zahradnick, 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. Compliance with signage requirements from the Township;
 - b. No façade changes are permitted without further review and approval by the Township; and
 - c. Any increase in trash generation or operational changes would need to be coordinated with the Township Zoning Officer.
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)

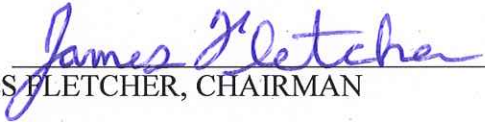
Those Eligible to Vote	Those in Favor	Those Opposed	Abstentions
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Vice Chair Manchello	X		
Mayor Talarico	X		
Deputy Mayor Zahradnick	X		
Ms. Wallace	X		
Ms. Rathgeb	X		
Mr. Reeves	X		
Ms. Capate	X		
Mr. Bertele	X		

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