

**TOWNSHIP OF MAPLE SHADE
ZONING BOARD OF ADJUSTMENT
RESOLUTION No. ZBA-2025-04**

**RESOLUTION GRANTING VARIANCE FOR
OVERSIZED DETACHED GARAGE ON
BLOCK 112, LOT 16.01
TAX MAP, TOWNSHIP OF MAPLE SHADE**

WHEREAS, Francis Bertele has made application to the Zoning Board of Adjustment of the Township of Maple Shade for a variance to permit construction of a new 22' x 45', 1 ½ story garage of pole barn construction with a height of 15 feet on Block 112, Lot 16.01, Tax Map, Township of Maple Shade; and

WHEREAS, the matter coming on to be heard at a public meeting on August 13, 2025 pursuant to all notices required by law, and the Board having heard the testimony presented and having examined the exhibits filed, finds the following facts and conclusions of law:

A. The subject property is identified as 115 E. Mill Road in the R-2 Residential District. The property currently contains a 1 ½ story masonry and frame dwelling having a front yard setback of 28 feet from the Mill Road property line. The property also contains a detached 1 ½ story masonry and frame garage to the rear of the dwelling on the southwest side. Both structures are located as shown on the attached survey.

B. The applicant's proposal is to replace the existing 22' x 20' garage with a new 22' x 45', 1 ½ story garage of pole barn construction with a height of 15 feet. The applicant (Francis Bertele) testified that the new garage will be used for interior storage of vehicles, trailers, yard equipment and tools. There will be no business conducted from the garage. The

garage will be supplied with electrical service but no plumbing. The planned height to the roof peak is 15 feet. The applicable ordinance allows a median roof height of 18 feet to the middle of the roof slope.

C. The new garage is to be located in the same basic position as the existing garage as shown on the attached survey. The metal shed as shown will be removed. The 5-foot side yard setback for the new garage does not require a variance. The applicant has stated that a larger garage is necessary to store his vehicles and equipment due to limited space in the existing dwelling.

D. The application has been reviewed by the Zoning Board Engineer (Turek Consulting, LLC) by letter dated August 11, 2025. The engineer's report states that the permitted garage size is 768 square feet. The applicant's proposed garage is 990 square feet. A variance is required.

E. There were no questions, comments or objections during the public portion of the hearing.

F. The board is satisfied that the new garage will serve a positive purpose by providing protected storage of vehicles, equipment and tools, for which there is insufficient space available within the existing structures. The new garage will be in the same basic location as the existing garage. The existing metal shed in that location will be removed. The new shed will meet the setback requirement that apply to the lot, and the 990 square feet garage can be accommodated without causing a substantial detriment to the public good and without a substantial impairment to the intent and purposes of the Zone Plan and Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Maple Shade as follows

1. The applicant is granted a variance to permit construction of a 990-square foot garage in the location as shown on the attached plan. The existing metal shed shall be removed from the property.
2. The new garage is permitted to have electrical service, but may not be used for any business purpose. Plumbing service to the garage is not permitted. Garage space may not be rented out or occupied by any persons or businesses or any parties other than the occupants of the dwelling.
3. The new garage will have the physical appearance as shown in the attached renderings and will be consistent with the existing dwelling. A cut sheet will be provided for approval by the Zoning Board Engineer.
4. All construction shall be accomplished in accordance with the applicable Provisions of the Building Code and all other applicable Municipal Ordinances, Codes and State Statutes.
5. This approval shall expire in 6 months from the date of adoption of this Resolution unless the applicant has obtained a building permit to commence construction.
6. This approval is conditioned upon the applicant providing sufficient escrow funds to pay professional and consulting fees incurred during the course of review and approval of the application in accordance with Section 88-10 of the Ordinance.
7. This approval is conditioned upon payment of any outstanding taxes or assessments on the property in accordance with Section 22-35 of the Ordinance.

DATE: September 10th, 2025

MOTIONS TO APPROVE

YES

RADIE
VALENTINO
BEBITCH
MORTIMER
ZEREGA
REEVES
GEE, JR.

NO

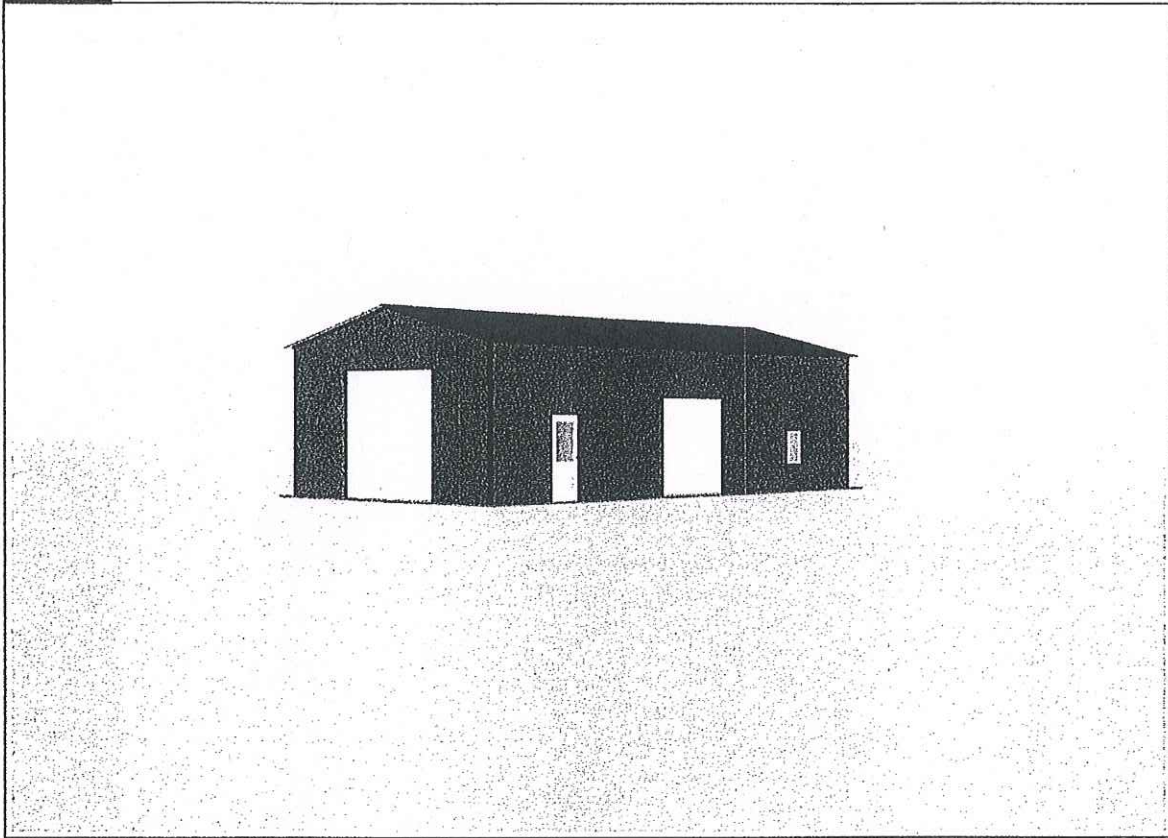


JOHN GEE, JR.,
BOARD CHAIRMAN



SUSAN DANSON
SECRETARY, PRO TEM

BUILDING VIEW



FRONT