

**TOWNSHIP OF MAPLE SHADE  
ZONING BOARD OF ADJUSTMENT  
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  
TOWNSHIP OF MAPLE SHADE**

**WHEREAS**, Lance Carsillo has made application to the Zoning Board of Adjustment of the Township of Maple Shade for a new garage, privacy fencing and driveway accessory to an existing residential dwelling on Block 14, Lot 2, 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 215 W. Woodlawn Avenue in the R-1 Residential District, located at the corner of Woodlawn Avenue and Coles Avenue.
- B. The property contains a 1-story frame dwelling on a lot having 70.26 feet of frontage on Woodlawn Avenue and 101.59 feet of frontage on Coles Avenue. The lot area is approximately 8500 square feet. The existing structures are shown on the attached survey. In addition to the existing dwelling, there is a detached garage with access off Coles Avenue.
- C. The applicant's proposal is as follows:
  - 1. Construct a new detached garage having dimensions of 24' x 40' – to be located as shown on the attached site plan.
  - 2. Install new privacy fencing – see attached fence
  - 3. Install new driveway and apron as shown on the attached site plan.

- D. The property owner (Lance Carsillo) provided testimony in support of the application. He is requesting approval for a 24' x 40' detached garage, which equals 960 square feet. The ordinance permits a garage size of 768 square feet. Mr. Carsillo stated a larger garage will enable him to keep his vehicles off street and also create interior storage of equipment which cannot be accommodated in the existing undersized dwelling. The proposed new garage would have electrical service but no plumbing.
- E. The property has 2 front yards due to frontage on both Woodlawn Avenue and Coles Avenue. The new garage would eliminate the need for a second storage shed and would be consistent with neighborhood development. The new garage would have an increased setback from the Woodlawn Avenue frontage.
- F. The application as presented to the Zoning Board requires the following variances:
1. Garage size:  
Permitted: 768 square feet  
Proposed: 960 square fet
  2. Side yard setback:  
Required: 12.5 feet  
Proposed: 5 feet
- G. In addition to the new garage, the homeowner plans to install 3-foot-high see-through fencing along the front side borders and 6-foot-high privacy fencing along the rear border in the locations as shown on the attached exhibit. The see-through fencing will be one of the styles as shown on the photograph exhibit attached.
- H. There were no comments, questions or objections during the public portion of the the Hearing.

I. The Zoning Board is satisfied that the construction of the proposed 960 square foot Garage will serve a positive purpose by providing needed storage area for personal vehicles and for household items which cannot be accommodated in the limited interior of the existing dwelling. The garage will also eliminate the impact of on-street parking. The Board further determines that the new garage will be compatible with the neighborhood as it has developed and can be constructed without a substantial detriment to the public good and without a substantial impairment to the intent and purpose 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 construct a 960 square foot garage with a 5-foot side yard setback in the location as shown on the attached plan.
2. The request for a second storage shed is deemed withdrawn.
3. The proposed fencing in the locations as indicated does not require a variance.
4. The garage construction will include a faux (or real) window or equivalent architectural feature on the side facing the neighboring property.
5. 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.

6. 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.
7. 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.
8. This approval is conditioned upon payment of any outstanding taxes or assessments on the property in accordance with Section 22-35 of the Ordinance.

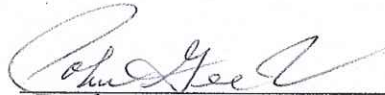
DATE: September 10th, 2025

MOTION TO APPROVE BULK VARIANCE

YES

NO

RADIE  
VALENTINO  
BEBITCH  
MORTIMER  
ZEREGA  
REEVES  
GEE, JR.

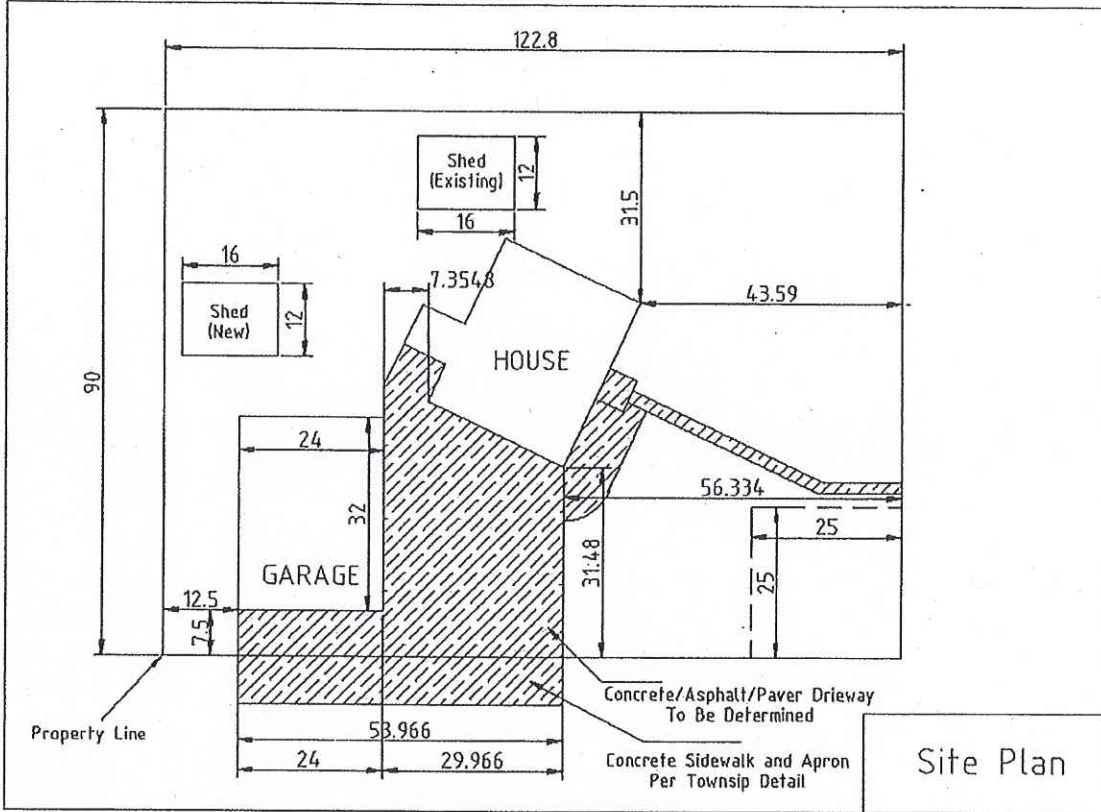


JOHN GEE, JR.,  
ZONING BOARD CHAIRMAN

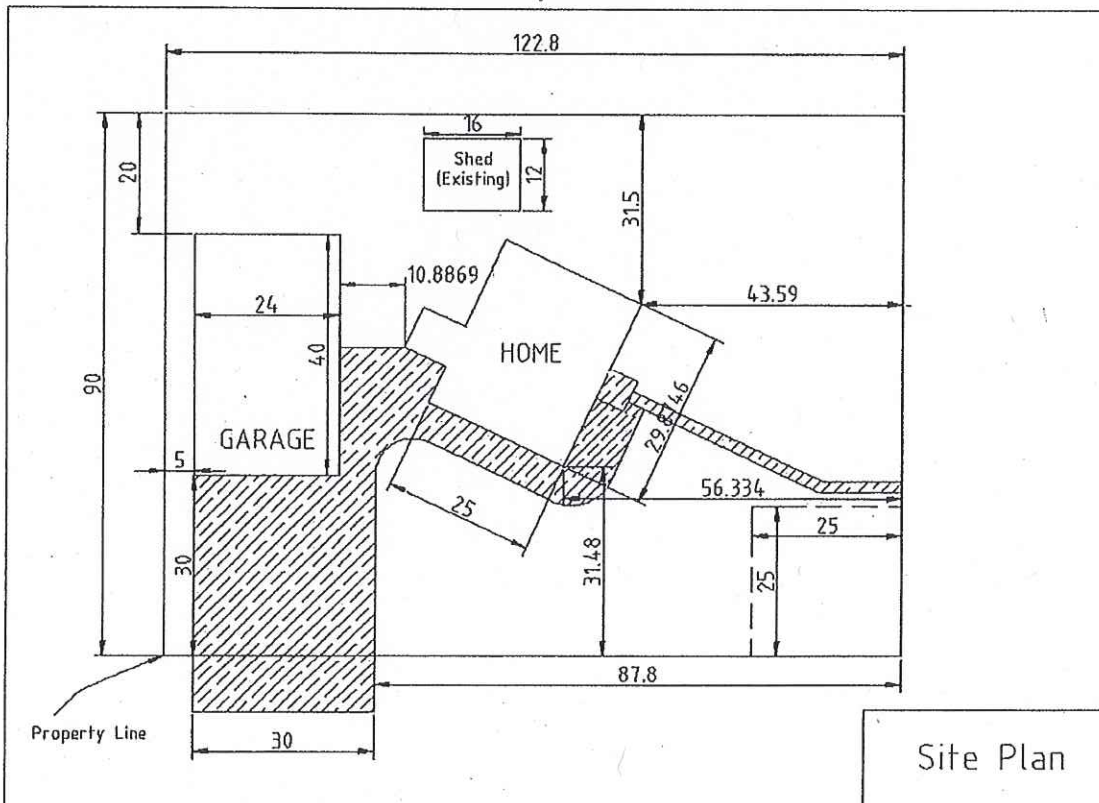


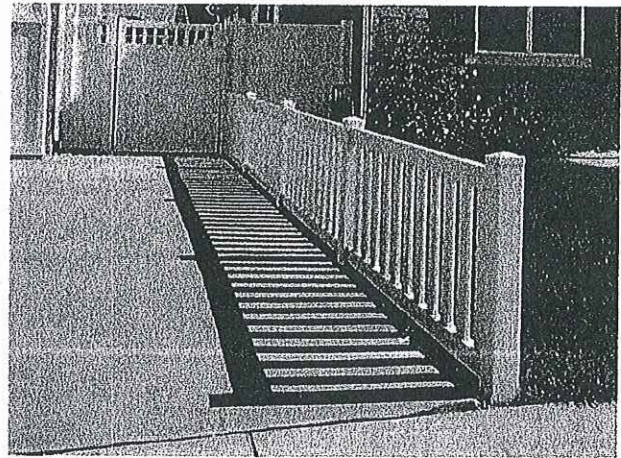
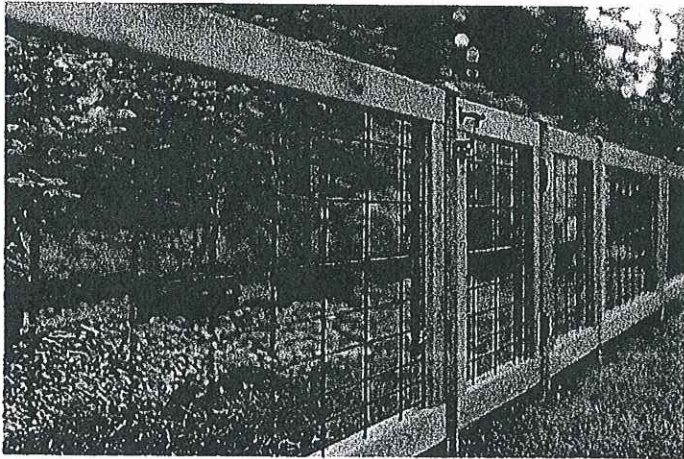
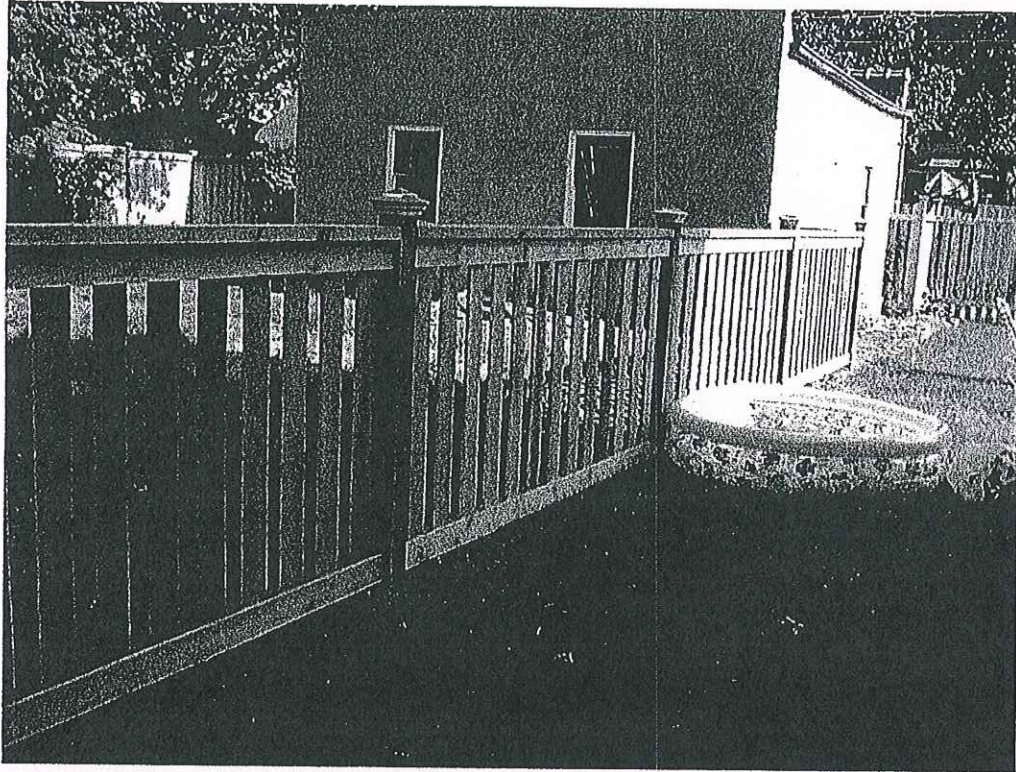
SUSAN E. DANSON,  
SECRETARY PRO TEM

# Approved



# Proposed





Proposed 3ft Fence Styles