Maple Shade Township
Zoning Board of Adjustment
Agenda
October 8th, 2025
7:00 P.M.

AGENDA

I. Meeting called to order.

II. Pledge of Allegiance

III. Open Public Meeting Act: Public notice of this meeting, pursuant to the Open Public Meetings Act, has been given by the Township Council in the following manner:
   1. Notifying the Township Clerk December 27th, 2024.
   2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on Dec27th, 2024.
   3. Posting Notice on the Official Municipal Bulletin Board on December 27th, 2024.
   4. Board Agendas; Meeting Minutes; Zoning Information and Application Forms can be downloaded from the Township website: https://www.mapleshade.com/planning-zoning

IV. **Roll Call**:

1. John Gee, Jr., Chairman
2. Karen Radie, Member
3. Lu Valentino, Member
4. Miriam Bebitch, Member
5. Joanne Mortimer, Member
6. William Zerega, Member
7. Laura Kozierachi, Member
8. Dan McDonald, Alt #1
9. Beth Reeves, Alt #2
10. Mike Stevens, Alt #3
11. Frank Lazar, Alt #4

Also in Attendance:
Robert Kingsbury, Esq. – Zoning Board Solicitor
Fred Turek, P.E. C.M.E., P.P. – Land Use Board Engineer
Kyle Wagner – Director of Community Development

V. **New Business**:

1. **211 South Fellowship** — Block 155, Lot 16; Marissa Rapposelli
   Application #: ZB-25-11
   Zone: R-2 (Residential District)
   Existing Use: Vacant Commercial Space – Former blade and metal sharpening
   Proposed Use: Vintage Boutique
   Application: Change of Use Variance

2. **307 West Cedar Ave** — Block 159, Lot(s) 1, 3; Susan Whalley
   Application #: ZB-25-10
   Zone: R-1 (Residential District)
   Existing Use: Residential Lot
   Proposed Use: Residential Lot
   Application: C Variance for a lot line adjustement

3. **2910 Route 73 North** — Block 172, Lot 1, 1.01, 1.02 & 1.04; Deerfield Associates (Fox Meadow)
   Application #: ZBA-23-22 (previously ZBA-23-06)
   Zone: PD (Planned Development)
   Existing Use: Fox Meadow Apartment Complex
   Proposed Use: Fox Meadow Apartment Complex – replacement of existing solid waste & recycle containers
   Application: Minor Site Plan Approval and Variance Relief for replacement of existing solid and recycling containers throughout the complex

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VI. Miscellaneous:

1. **Minutes**: September 10th, 2025
2. **Resolutions:**

   Resolution No. ZBA-2025-07 – Resolution Granting Use Variance, Bulk Variance and Minor Site Plan Approval for Solar Panel Installation on Block 189, Lot 3, Tax Map of the Township of Maple Shade
3. **Discussion Items:**

VII. **Adjourn:** Next Meeting – November 12th, 2025