

TOWNSHIP OF MAPLE SHADE PLANNING BOARD
RESOLUTION NO.: 2025-PB-09
GRANTING: MINOR SITE PLAN FOR THE LOCATION OF TRASH ENCLOSURES
TO ANTHONY ANTONELLI
BLOCK 63; LOT 8
TAX MAP OF THE TOWNSHIP OF MAPLE SHADE

WHEREAS, Anthony Antonelli (the “Applicant”) has made an application to the Planning Board of the Township of Maple Shade (the “Board”) for a Site Plan Amendment and amendment to Resolution 2024-PB-07 regarding the location of a trash enclosure (“Application”) at 11 W. Main Street, identified on the Township of Maple Shade (the “Township”) Tax Map as Block 63, Lot 8 (the “Subject Property”) and located in the Township’s Downtown Business (“DB”) Zone; and

WHEREAS, at the August 27, 2025 regular Board meeting, the Applicant’s was sworn in, introduced, and summarized the Application for the Board; and

WHEREAS, the Applicant explained he seeks an amendment to Resolution 2024-PB-07 and approval of an amended site plan in accordance with the Code of the Township of Maple Shade (“Township Code”) Chapter 178, Section 18B to permit the change in location of a trash enclosure at the Subject Property; and

WHEREAS, the Representative testified regarding his proposed solution for the moving of the trash enclosure away from the commercial building at the Subject Property. Initially, the Applicant proposed placing the trash enclosure in the right-of-way of the Township, but he was told this is not permissible; and

WHEREAS, the Board Engineer, Frederic J. Turek, PE, PP, CME, provided background regarding Resolution 2024-PB-07 and the requirement for the Applicant to provide a trash enclosure at the Subject Property. He testified the trash enclosure was supposed to be placed in the

lawn area in the rear of the commercial building at the Subject Property closest to Forklanding Road. He testified the Applicant has gone through many iterations related to the location of the trash enclosure, including appearances before the Township Council, to seek an amendment to the location of the trash enclosure.

WHEREAS, the Applicant testified regarding the issues with the trash enclosure approved pursuant to Resolution 2024-PB-07. The Applicant testified regarding the existing dumpsters on the Subject Property and the use of the existing dumpsters. The Applicant further testified regarding the current location of the dumpster and his different proposals for the location of the trash enclosure; and

WHEREAS, Mr. Turek continued to summarize the procedural history of the Application and the location of the trash enclosure at the Subject Property; and

WHEREAS, the Board members discussed the Ordinance requiring trash enclosures for commercial properties in the Township and the Applicant's proposed location of a trash enclosure on Township property; and

WHEREAS, the Board members questioned the Applicant regarding the proposed locations for a trash enclosure on the Subject Property, including the current location of the dumpster at the Subject Property, and the proposed design of the trash enclosure including a possible three-sided trash enclosure; and

WHEREAS, the Board and Board Professionals questioned the Applicant as to various aspects of the Application, including the trash enclosure and whether there should be three or four sides to the trash enclosure; and

WHEREAS, the meeting was opened to the public and three 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 Anthony Antonelli. The Subject Property is defined as 11 W. Main Street, identified on the Township Tax Map as Block 63, Lot 8, and is located in the DB Zone.
2. The Application requires Site Plan Review or the grant of a Site Plan Amendment pursuant to Township Code § 178-18B as a result of the Applicant’s intention to modify the location of the trash enclosure as required by Resolution 2024-PB-07 at the Subject Property.
3. The use of the Subject Property is currently vacant but there was discussion of a permitted restaurant leasing the commercial property on the Subject Property. 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. Three 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, 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 seeking the aforementioned relief is hereby **GRANTED** by a vote of eight (8) in favor and zero (0) opposed, upon a motion to grant the requested Site Plan Amendment approved in Resolution 2024-PB-07 and approve the Application, including providing drawings of the trash enclosure to Mr. Turek and the placement of a four sided trash

enclosure, with a gate, on the Subject Property at the same location, in the far right corner of the rear of the Subject Property, where the current dumpsters are located at the Subject Property. Such motion was duly made by Vice Chairman Manchello and seconded by Mayor Talarico, 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 all conditions made on the record at the hearing.
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.
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 August 27, 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		
Ms. Capate	X		
Mr. Bertele	X		

ROLL CALL VOTE: (Memorialization September 24, 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			
Ms. Capate			
Ms. Danson	X		

ATTEST:

MAPLE SHADE TOWNSHIP
PLANNING BOARD:



SUSAN DANSON, TOWNSHIP MANAGER

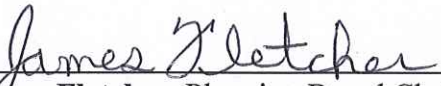


JAMES FLETCHER, CHAIRMAN


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 August 27, 2025.

Dated: September 24, 2025



James Fletcher, Planning Board Chairman
Township of Maple Shade



Susan Danson, Township Manager
Township of Maple Shade