

**Maple Shade Township
Zoning Board of Adjustment
Agenda
November 12th, 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 Dec 27th, 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:

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|----------------------------|-----------------------------|
| 1. John Gee, Jr., Chairman | 6. William Zerega, Member |
| 2. Karen Radie, Member | 7. Laura Kozierachi, Member |
| 3. Lu Valentino, Member | 8. Dan McDonald, Alt #1 |
| 4. Miriam Bebitch, Member | 9. Beth Reeves, Alt #2 |
| 5. Joanne Mortimer, Member | 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:

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| 1. <u>307 S. Cedar Avenue</u> | Block 159, Lot 3 and Block 159 Lot 1; Susan Whalley |
| Application #: | ZBA-25-14 |
| Zone: | R-2 (Residential District) and BD (Business Development) |
| Existing Use: | Residential |
| Proposed Use: | Residential – moving of lot lines |
| Application: | Variance Relief |

VI. Miscellaneous:

1. **Minutes:** October 8th, 2025
2. **Resolutions:**
Resolution No. ZBA-2025-08 – Resolution Granting Use Variance, Site Plan Waiver for Secondhand Boutique Store in an Existing Building on Block 155, Lot 16, Tax Map of the Township of Maple Shade
3. **Discussion Items:**

VII. Closed Session:

Resolution No. ZBA-2025-09 – Resolution to go into Executive Session for Matters Relating to Public Safety and Property

- VIII. **Adjourn:** Next Meeting – December 10th, 2025