

**Maple Shade Township
Zoning Board of Adjustment
Meeting Minutes
September 10th, 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 | 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 |

John Gee	X	Laura Kozierachi	X
Karen Radie	X	Dan McDonald, Alt #1	Absent
Lu Valentino	Absent	Beth Reeves, Alt #2	X
Miriam Bebitch	X	Mike Stevens, Alt #3	X
Joanne Mortimer	Absent	Frank Lazar, Alt #4	Absent
William Zerega	Absent		

V. New Business:

Chairman Gee Announced an Agenda Adjustment / Carry, Fox Meadow Application – Continuance
 Applicant requested carry to October 8, 2025.
 Motion to carry: made and seconded.
 Roll Call: All voting members approved. Motion carried.

1. **593 Route 38** – Block 189, Lot 3; Solar Landscape, LLC
Application #: ZB-25-02
Zone: BD (Business Development)
Existing Use: Commercial Self-Storage Facility
Proposed Use: Installation of roof-mounted solar panels for use in the NJ Community Solar Program
Application: Request for Variance Relief - (hardship) [N.J.S.A. 40:55D-70c(1)], (substantial benefit) [N.J.S.A.40:55D-70c(2)], and(used) [N.J.S.A. 40:55D-70d]

Relief Requested:

- D(1) Use Variance (community solar not a permitted use in BD zone).
- Bulk (C) Variance for side-yard setback (equipment ±4 ft to line where 30 ft required).

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- Acknowledged pre-existing nonconformities to remain: rear yard setback (26.3' existing / 40' required) and maximum impervious coverage (85.2% existing / 75% permitted).

Testimony & Exhibits:

- **Applicant Counsel:** Donna Jennings.
- **Fact Witness: Courtney Breeze**, Solar Landscape (pre-construction manager).
 - Company background: commercial/community solar developer; projects on C&I rooftops.
 - Program: NJBPU Community Solar—51% of subscriptions reserved for LMI households; consolidated utility billing; estimated 31% guaranteed discount to subscribers; this array estimated to serve ~87 homes.
 - Lifecycle/O&M: ~25-year panel life; biannual inspections; remote monitoring; no panel washing/snow removal (natural elements).
 - Decommissioning: full removal and site restoration per lease/decommissioning plan; within 30 days of contract expiration.
 - Outside coordination: FAA anti-glare approval obtained; engagement with Fire Official—bollards to protect equipment; no loss of paved fire-lane area; fire permit to be submitted.
 - Construction timeline (if approved): target mobilization November; mechanical completion by March.
- **Engineer: Kevin Shelley, PE** (qualified and accepted).
 - Exhibits:
 - A-1 Colored aerial / roof layout (dated Sept 10, 2025).
 - A-2 Ground equipment zoom-in (dated Sept 8, 2025).
 - Scope: 1,045 rooftop panels; low-profile mounts (~6 inches above roof).
 - Ground equipment: transformer, inverters, disconnects, meters, monitoring panel; all underground interconnect to utility pole; bollards provided.
 - Site changes: remove ~285 sq ft of unused pavement to place equipment—net reduction of impervious cover; add two evergreen trees (visibility screened by existing fence; along Route 38).
 - Outside approvals: Burlington County Planning Board exemption letter dated April 3, 2025.
 - Utilities/trees: Coordination with PSE&G; remove one tree and prune another; new plantings proposed.
 - Drainage: Panels fully within roof edges; no change to drainage patterns.
- **Planner: Andrew Janu, PP/AICP** (qualified and accepted).
 - Positive criteria: Solar energy facilities are inherently beneficial (promote general welfare; MLUL purposes a, g, m, n).
 - Negative criteria / Sica balancing: No substantial detriment (no traffic/noise; low visual profile; screened equipment); benefits outweigh any potential impacts.
 - Bulk relief: Side-yard equipment setback appropriate and de minimis given screening, bollards, undergrounding, and context; Price v. Himeji cited regarding bulk variances in a use-variance grant.

Board/Professional Discussion & Conditions:

- Decommissioning (full removal & restoration) to be memorialized in the resolution.
- Fire Official correspondence to be submitted (email/letter); compliance with NJAC impact protection (bollards).
- Landscaping: Applicant to coordinate with Board Engineer on additional screening up to six (6) trees/shrubs, subject to property owner consent.
- Plantings to be indigenous where feasible; equipment area remains secured and not in travel lanes.
- Public outreach materials (Community Solar enrollment info) to be shared with the Township for web posting when available.
- Confirmation: no overhead cross-building wires; underground routing from utility pole.

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Motion by Ms. Kozierachi: Approve minor site plan with D(1) use variance and side-yard C variance, with conditions noted above.

Second by Ms. Reeves: Made and seconded.

Roll Call: Approved by all voting members.

	Open to Public	Close to Public	Motion	Second	Ayes	Nays	Abstain
Ms. Bebitch					X		
Ms. Kozierachi			X		X		
Mr. Lazar, Alt #4							
Mr. McDonald, Alt #1							
Ms. Mortimer							
Ms. Reeves, Alt #3				X	X		
Mr. Stevens					X		
Ms. Valentino							
Mr. Zerega							
Ms. Radie					X		
Chairman Gee					X		

VI. Miscellaneous:

1. **Minutes:** August 13th, 2025

Motion by Mr. Gee to approve prior minutes: Mr. Stevens seconded.

Voice Vote: All in favor, none opposed. Minutes approved.

2. **Resolutions:**

Resolution No. ZBA-2025-04 – Resolution Granting Variance for Oversized Detached Garage on Block 112, Lot 16.01 Tax Map of the Township of Maple Shade

	Open to Public	Close to Public	Motion	Second	Ayes	Nays	Abstain
Ms. Bebitch				X	X		
Ms. Kozierachi							
Mr. Lazar, Alt #4							
Mr. McDonald, Alt #1							
Ms. Mortimer							
Ms. Reeves, Alt #3					X		
Mr. Stevens							
Ms. Valentino							
Mr. Zerega							
Ms. Radie			X		X		
Chairman Gee					X		

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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 of the Township of Maple Shade

	Open to Public	Close to Public	Motion	Second	Ayes	Nays	Abstain
Ms. Bebitch			X		X		
Ms. Koziarachi							
Mr. Lazar, Alt #4							
Mr. McDonald, Alt #1							
Ms. Mortimer							
Ms. Reeves, Alt #3				X	X		
Mr. Stevens							
Ms. Valentino							
Mr. Zerega							
Ms. Radie							
Chairman Gee					X		

Resolution No. ZBA-2025-06 – Resolution Granting Certification of Pre-Existing, Non-Conforming Residential Duplex Use on Block 35, Lot 3.03, Tax Map of the Township of Maple Shade

	Open to Public	Close to Public	Motion	Second	Ayes	Nays	Abstain
Ms. Bebitch			X		X		
Ms. Koziarachi							
Mr. Lazar, Alt #4							
Mr. McDonald, Alt #1							
Ms. Mortimer							
Ms. Reeves, Alt #3				X	X		
Mr. Stevens							
Ms. Valentino							
Mr. Zerega							
Ms. Radie							
Chairman Gee					X		

3. Discussion Items:

Chairman Gee requested we aim for a light December agenda; Board is willing to have heavier agenda in November

Mr Gee also expressed appreciation and thanked Beth for advance review on 105 Mecray testimony aiding quorum eligibility.

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Discussion and clarification were provided as to why a separate business solar project requires Board approval (distinct from on-site load).

Ms. Danson reported the Township will be sending an employee for training as the new Land Use Secretary (position requires license/certificate); Ms. Danson will continue coverage in the position through year-end.

VII. **Adjourn:** Next Meeting – October 8th, 2025

Respectfully Submitted,

*Susan Danson, MPA, QPA, ICMA-CM
Board Secretary Pro Tem*