

**TOWNSHIP OF MAPLE SHADE
ZONING BOARD OF ADJUSTMENT
RESOLUTION No. ZBA-2025-08
RESOLUTION GRANTING USE VARIANCE AND
SITE PLAN WAIVER FOR SECONDHAND
BOUTIQUE STORE IN AN EXISTING BUILDING
ON BLOCK 155 LOT 16, TAX MAP
TOWNSHIP OF MAPLE SHADE**

WHEREAS, Marissa Rapposelli has made application to the Zoning Board of Adjustment of the Township of Maple Shade for a secondhand boutique store in an existing vacant commercial building on Block 155, Lot 16, Tax Map, Township of Maple Shade; and

WHEREAS, the matter coming on to be heard at a public meeting on October 8, 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 211 S. Fellowship Road in the R-2 Residential District, located at the corner of Fellowship Road and Mill Road.
- B. The property has 50 feet of frontage on Fellowship Road and 100 feet of frontage along Mill Road. The property contains a two-story stucco building believed to have been originally constructed in the decade of the 1930's. There is also a detached frame garage behind the main building. There are 9 existing parking spaces along the Mill Road side of the property.
- C. Testimony was provided by Marissa Rapposelli as the applicant. She proposes to operate a vintage boutique from the first floor of the building. The store will feature primarily vintage clothing, but also some home décor and household items. Some higher end items will be sold online. The initial plans are to have the only employees as the applicant and a family member, opening mid-December 2025. The second

floor is a separate and unrelated apartment. No site changes are proposed other than establishing one of the parking spaces as ADA compliant.

- D. The building has an extensive history of commercial occupancy. The structure has the physical appearance of a business rather than a residential character. The building was the decades long site of Hunter Door engaged in garage door repair and replacement. More frequently the first floor was the site of a blade sharpening business, known as Frank's Sharpening Service.
- E. The application has been reviewed by the Zoning Board Engineer/Planner (Turek Consulting, LLC) by letter dated October 7, 2025. The review letter recites the proofs required of the applicant to support a use variance and site plan waiver. The review letter also contains recommendations regarding site lighting and parking requirements.
- F. The Zoning Board is satisfied that the property is appropriate for the vintage boutique as proposed by the applicant. The first floor of the building has a decades long history of commercial usage, and the building itself has the physical appearance of a business location rather than a residence. The long-term presence of the property and its commercial usage is a strong indicator that it does not cause a substantial detriment to the public good in the neighborhood and does not substantially impair 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 use variance to occupy the property for a retail vintage boutique store.

2. The property is granted a site plan waiver as there are no significant site changes proposed or required, subject to compliance with the terms and conditions as set forth below.
3. The applicant shall comply with the recommendations and requirements as recited in the review letter of the ZBA Engineer with respect to ADA compliance and site down lighting.
4. 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.
5. This approval shall expire in 6 months from the date of adoption of this Resolution unless the applicant has obtained an occupancy permit.
6. 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.

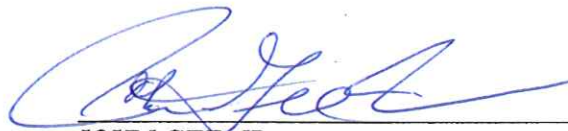
DATE: November 12th, 2025

MOTION TO GRANT USE VARIANCE WITH SITE PLAN WAIVER, SUBJECT TO
CONDITIONS

YES

NO

M. Bebitch
L. Kozierachi
J. Mortimer
L. Valentino
W. Zerega
K. Radie
J. Gee



JOHN GEE, JR.,
ZONING BOARD CHAIRMAN



SUSAN E. DANSON, MPA
BOARD SECRETARY PRO TEM



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Maple Shade, NJ



View as owner



Google

What's your equity? (It's easy to find out)

Off Market

5,000 sqft lot

211 S Fellowship Rd, Maple Shade, NJ 08052

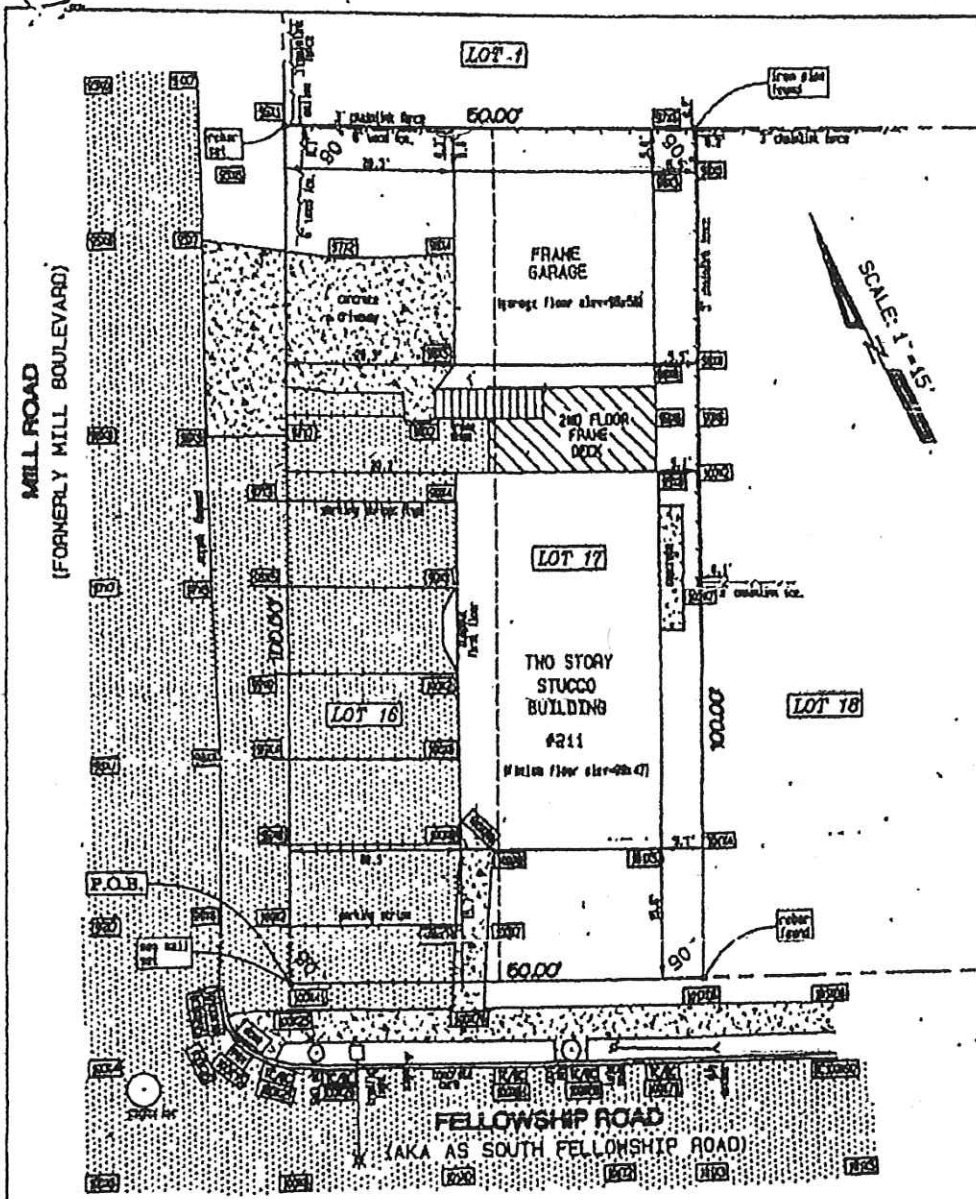
Other
Property type

1937
Year built

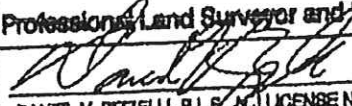


211 S Fellowship Rd, Maple Shade, NJ 08052

5,000 sqft lot



NOTES:
 1) BEING KNOWN AS LOTS 18 AND 17 IN BLOCK 133 AS SHOWN ON THE OFFICIAL TAX MAPS FOR THE TOWNSHIP OF MAPLE SHADE
 2) ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM

MAP OF PROPERTY AS SURVEYED FOR		
211 S. FELLOWSHIP ROAD TOWNSHIP OF MAPLE SHADE COUNTY OF BURLINGTON, NEW JERSEY		
DANIEL V. PIZZELLI, P.L.S.&P.P. Professional Land Surveyor and Planner		
 DANIEL V. PIZZELLI, P.L.S. N.J. LICENSE NO. 26808		
PIZZELLI SURVEYING, LLC 881 Washington Avenue Williamstown, New Jersey, 08094 Tel: 609-726-7873 Fax: 609-726-0221	DATE: 1/18/22	JOB: P22-2