

**Maple Shade Township  
Zoning Board of Adjustment  
Minutes  
November 12<sup>th</sup>, 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 27<sup>th</sup>, 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 27<sup>th</sup>, 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     |

**Also in Attendance:**

Robert Kingsbury, Esq. – Zoning Board Solicitor  
Fred Turek, P.E. C.M.E., P.P. – Land Use Board Engineer

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

**V. New Business:**

- 1. **307 S. Cedar Avenue** 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:** D2 Use Variance, Bulk **Variations** (as outlined in the Engineer’s letter),  
Minor Subdivision / Lot Line Adjustment

Matthew Zabel, Esq. of Zabel & Associates represented the applicant Susan Whalley

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Two individuals were sworn in for testimony:

**Susan Whalley** (applicant) – 307 S. Cedar, Maple Shade NJ 08052

**Christopher Sekula** – 808 Salmon Ave., Maple Shade NJ 08052

**Applicant Testimony & Board Discussion**

*The applicant and the adjoining property owner explained that the Salmon Avenue property currently has only a two-foot rear yard, leaving the homeowner with no functional backyard space. To address this, they propose conveying a 50' × 75' portion of Ms. Whalley's lot to the Salmon Avenue property to establish a usable backyard area. Ms. Whalley testified that maintaining her existing 200-foot-deep lot has become increasingly burdensome and that reducing the lot depth would make upkeep more manageable. Both properties are presently nonconforming, and the proposed adjustment would improve overall usability without creating any new detriments. It was also noted that a small shed remains on the Salmon Avenue property, which will require variance relief.*

**Engineer's Report and Board Findings**

*Board Engineer Fred Turek provided a detailed explanation of the application, noting that the Salmon Avenue property is a residential home situated within the BD zone, which necessitates a D2 use variance as it constitutes an expansion of a non-conforming residential use. It was further explained that several bulk variances are required due to BD zoning standards, including setbacks and lot width, though many of these conditions are pre-existing. It was also noted that a small shed remains on the Salmon Avenue property and will require a bulk variance, while a larger shed previously located on the property has already been removed. The Engineer recommended that the Township Council revisit the zoning map during the next Master Plan update, as the BD zoning designation does not reflect the long-established residential character of the neighborhood. The applicant agreed to address minor plan revisions as requested.*

*Board members expressed support for providing the Salmon Avenue property with a functional backyard, noting that the testimony presented did not indicate any conflicts with utilities or easements along the affected property lines. They also acknowledged the hardship created by the historic BD zoning line, which splits established residential lots and contributes to the nonconforming conditions present on both properties.*

**Public Comment**

***Paul Booth** of 42 N. Lippincott Avenue testified that he has more than 60 years of familiarity with the area and expressed strong support for the application, stating that it is a common-sense proposal that will improve the usability of the property. He discussed historic infrastructure, easements, and utilities located along the former paper street, Blvd. Avenue, while acknowledging that these utilities do not extend into the portion of the property being conveyed. Mr. Booth also noted past attempts to open Blvd. Avenue to Route 73.*

*In response, the Board Engineer clarified that no easements are shown on the survey and that any utilities referenced are likely situated within the paper road, not on the applicant's lots. He confirmed*

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*that nothing presented would prevent approval of the application or hinder future improvements on the adjusted property.*

*Public comment was then closed.*

	Open to Public	Close to Public	Motion	Second	Ayes	Nays	Abstain
Ms. Bebitch					X		
Ms. Kozierachi					X		
Mr. Lazar, Alt #4							
Mr. McDonald, Alt #1							
Ms. Mortimer					X		
Ms. Reeves, Alt #2							
Mr. Stevens, Alt. #3			X		X		
Ms. Valentino				X	X		
Mr. Zerega					X		
Ms. Radie					X		
Chairman Gee					X		

**VI. Miscellaneous:**

- Minutes:** October 8<sup>th</sup>, 2025

A motion to approve the minutes was made by Mr. Gee and seconded by Mr. Stevens.

All members voted in favor.

- 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

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

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3. **Discussion Items:**

1. *A planned discussion regarding PSE&G (Homeland Security matter) was postponed due to the absence of the Community Development Director.*
2. *A resident inquired about an application continued to December; Board advised they cannot take public comment on a matter not currently before them.*
3. *Mr. Booth returned with procedural questions regarding his upcoming application. The Board Attorney explained that his previous public notice did not include a request for site plan approval, which prevented the Board from hearing the application in November. He was advised that he may return in December with a corrected notice that properly advertises both the use variance and the site plan. The Board also recommended that he attend the Site Plan Review work session beforehand to help address any issues in advance and ensure a smoother review process.*
4. *During additional Board discussion, members requested clarification regarding the ability of alternate members to make motions. The Board Attorney confirmed that alternates who are seated in place of absent members may make and second motions and fully participate in the meeting. He also noted that alternates are permitted to move procedural motions, such as those for adjournment or approval of minutes, even when they are not voting on the substantive applications.*

VII. **Closed Session:**

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

*No Closed Session Needed*

VIII. **Adjourn:**      Next Meeting – December 10<sup>th</sup>, 2025

Respectfully Submitted,

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