

JLUB RESOLUTION #26-R-12

**RESOLUTION OF THE JOINT LAND USE BOARD OF THE TOWNSHIP OF MAPLE SHADE GRANTING USE
AND BULK VARIANCE RELIEF FOR A COMMERCIAL GARAGE TO BLOCK 141.06, LOT 6, A/K/A 630
ALEXANDER AVE. UNDER APPLICATION NO. ZB-25-12**

WHEREAS, an application was made to the Maple Shade Township Joint Land Use Board, hereinafter the "JLUB", by the property owner, John Booth (hereinafter "Applicant"), for the property located at 630 Alexander Avenue in Maple Shade, NJ, for use and bulk variance relief to permit the construction of a 3,150 s.f. commercial garage to be constructed on property located in the BD Business Development Zoning District known as Lot 6 in Block 141.06 on the Official Tax Map of Maple Shade Township, hereinafter the "property" with all documentation and materials filed with the application or submitted as exhibits, all of which are incorporated by reference herein; and

WHEREAS, the application was heretofore deemed to be complete by the JLUB; and

WHEREAS, the Applicant, John Booth, appeared pro se at the hearing and was sworn in by the Board Solicitor, as was Applicant's Engineer, Adam Denz, P.E. from Kluck Consultants; and

WHEREAS, the public hearing was held by the Board on February 18, 2026, at which time the Board heard sworn testimony from the Applicant concerning the property located at 630 Alexander Ave., a/k/a Block 141.06, Lot 6, which is located in the BD Business Development Zoning District; and

WHEREAS, the Board reviewed the report of the Board Planner, Ashton Jones, P.P., dated February 15, 2026, which report is incorporated by reference herein; and

WHEREAS, Applicant advised the JLUB that Applicant would like to construct a 3,150 s.f. commercial garage that is proposed to be utilized for minor indoor equipment repairs to existing machinery; vehicle storage; as well as a small office; and

WHEREAS, Applicant provided additional testimony to the JLUB to explain that the existing temporary "tent" in the front of the property would be removed and that Applicant has elected to "bifurcate" the application and only seeks use and bulk variance approval at the present time, reserving site plan approval to a later date; and

WHEREAS, Applicant testified that the new garage will dramatically improve aesthetics on site by having the equipment stored inside and that machinery repairs could also be done within the garage; and

WHEREAS, Applicant testified that he owns and operates "Booth Mechanical" at the site since 2008 and that he is a utility contractor specializing in water and sewer repairs for municipalities, including the Township of Maple Shade; and

WHEREAS, the Applicant has given legal notice as required by law and in accordance with N.J.S.A. 40:55D-12 and the applicable Maple Shade Township Code, by serving proper Notice to property owners within 200' ft. of the property, serving Notice on all required governmental agencies and public utilities and by publishing a proper Notice in the newspaper, all at least ten (10) days prior to the hearing; and

WHEREAS, the JLUB, sitting as a Zoning Board of Adjustment, made the following findings of fact and conclusions based thereon:

FINDINGS OF FACT:

1. In support of the Application, Applicant submitted the following: Planning Board & Zoning Board Application; Tax Payment Cert.; Affidavit of Service of Notices; plans (3 sheets) prepared by Kluk Consultants, LLC dated 12/1/2025;
2. Testimony and representations by Applicant and his engineer, Adam Denz, P.E., at the time of the hearing before the JLUB on February 18, 2026;
3. Letter from the JLUB Planner, Ashton Jones, P.P. dated February 15, 2026, which is incorporated herein and made a part of this Resolution by way of reference;
4. Comments made by the JLUB Planner JLUB members at the time of the hearing;
5. The property is 18,819 s.f. located at 630 Alexander Avenue known as Block 141.06, Lot 6 on the Township of Maple Shade Tax Maps;
6. The property and the surrounding properties are located in the BD Business Development Zoning District, however, the proposed garage required by Applicant requires both use and bulk variance approval from the JLUB;
7. No members of the public appeared during the public portion.

CONCLUSIONS:

1. The JLUB Board has jurisdiction to hear the application.
2. Based on the testimony of Applicant and Applicant's Engineer addressing both the positive and negative criteria, the use variance requested by Applicant to construct the commercial garage can be granted under N.J.S.A. 40:55D-70(d)(1), in addition to the following bulk variance relief: minimum lot area to permit 18,819 s.f. (pre-existing condition); minimum lot width to permit 104.55' (pre-existing condition); side yard setback to permit 11.8'; and rear yard setback to permit 20.5'.
3. The JLUB weighed the positive and negative criteria of the Application, including the ways in which the proposed project advanced the designated purposes of zoning and determined the benefits outweighed any potential detriment to the public good or zone plan.

WHEREAS, upon Motion duly made and seconded to grant the "Application" for use and bulk variance approval, the JLUB voted unanimously in favor of granting requested use and bulk variances recited herein.

NOW, THEREFORE, BE IT RESOLVED, by the Maple Shade Township JLUB that the Applicant's use and bulk variance (minimum lot area; minimum lot width; rear yard setback; and side yard setback) application for the property known as 630 Alexander Ave. identified as Lot 6 in Block 141.06 on the Official Tax Map of Maple Shade Township is hereby granted, to permit the construction of a 3,150 s.f. commercial garage by Applicant based on the findings of fact and conclusions set forth above, which is hereby granted for the reasons set forth herein to permit the construction of a 3,150 s.f. commercial garage by Applicant, subject, however, to the testimony, representations and stipulations of the Applicant at the time of the hearing and in their submissions, and further specifically, subject to the following terms and conditions:

1. Subject to Applicant complying with and obtaining any and all necessary approvals from any local, county, state and/or federal government or administrative body having jurisdiction over all or part of this land use development approval including, but not limited to, site plan approval from the Maple Shade JLUB;
2. Applicant agreed, as a condition of approval, that no hazardous waste would be stored on site nor in the new garage;
3. The height of the new garage shall comply with the height requirement in the BD Zoning District;
4. Applicant shall remove the existing "temporary" tent within 45 days after the CO has been issued for the new garage; and
5. The Applicant shall comply with each and every condition, revision, modification, or other request in the Planner's letter of February 16, 2026.

ADOPTED by the Maple Shade Township Joint Land Use Board at a meeting held on March 18, 2026 as a memorialization of the motion unanimously adopted by the JLUB at the February 18th hearing granting use and bulk variance relief for the proposed construction of a commercial garage at the subject property.

There were no abstentions or votes in the negative.

ATTEST: Karen A. McShane

**JOINT LAND USE BOARD OF THE
TOWNSHIP OF MAPLE SHADE**

Lu Valentino
Lu Valentino, Chairwoman

CERTIFICATION

I hereby certify that the foregoing resolution is a true copy of a resolution adopted at a meeting of the Maple Shade Township Joint Land Use Board, County of Burlington, State of New Jersey held on the 18th day of March, 2026, as a memorialization of the action taken by the JLUB at the Board's meeting and public hearing held on February 18, 2026 on the above cited Application.

Karen A. McShane
Karen McShane, Secretary