



**TOWNSHIP OF MAPLE SHADE
JOINT LAND USE BOARD
MEETING MINUTES**

January 21, 2026 – 6:30pm
200 Stiles Ave., Maple Shade, New Jersey 08052

AGENDA

I. Meeting Called to Order by Acting Land Use Board Administrator

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 January 5th, 2026
2. Mailing Notice to the Courier Post, the Central Record & Burlington County Times on January 6th, 2026
3. Posting Notice on the Official Municipal Bulletin Board on January 6th, 2026.
4. Board Agendas, Meeting Minutes, and all other Land Use Board Information and forms can be downloaded from the township website at www.mapleshade.com under the Land Use Board Page.

IV. Oath of Office:

- | | | |
|---------------------|-------------------------|-------------------|
| 1. Miriam Bebitch | Class IV | December 31, 2026 |
| 2. Renee Bruce | Class IV | December 31, 2029 |
| 3. Regina Capate | Class IV | December 31, 2029 |
| 4. Laura Kozierachi | Class IV | December 31, 2027 |
| 5. Lu Valentino | Class IV | December 31, 2029 |
| 6. Emily Wallace | Class IV | December 31, 2027 |
| 7. Daniel McDonald | Alternate #1 | December 31, 2027 |
| 8. William Zerega | Alternate #2 | December 31, 2028 |
| 9. Heather Talarico | Mayor, Class I | December 31, 2026 |
| 10. Susan Danson | Twp. Manager, Class II | December 31, 2026 |
| 11. John Zahradnick | Deputy Mayor, Class III | December 31, 2026 |

Roll Call:

Member	Present	Absent	Member	Present	Absent
Miriam Bebitch, Class IV	X		Mayor Talarico, Class I	X	
Gina Capate, Class IV	X		Renee Bruce, Class IV	X	
Laura Kozierachi, Class IV	X		Lu Valentino, Class IV	X	
Emily Wallace, Class IV	X		Daniel McDonald, Alternate #1	X	
Susan Danson, Class II	X		William Zerega, Alternate #2	X	
John Zahradnick, Class III		X			



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V. Organization of Joint Land Use Board:

Nomination and Election of Board Chairperson for 2026: Lu Valentino

Motion	Seconded	Member	Yes	No	Abstain	Absent
X		Miriam Bebitch, Class IV	X			
		Gina Capate, Class IV	X			
		Laura Kozierachi, Class IV	X			
		Emily Wallace, Class IV	X			
		Susan Danson, Class II	X			
		John Zahradnick, Class III				X
		Mayor Talarico, Class I	X			
	X	Renee Bruce, Class IV	X			
		Lu Valentino, Class IV	X			
		Daniel McDonald, Alternate #1				
		William Zerega, Alternate #2				

Nomination and Election of Board Vice - Chairperson for 2026: Renee Bruce

Motion	Seconded	Member	Yes	No	Abstain	Absent
		Miriam Bebitch, Class IV	X			
X		Gina Capate, Class IV	X			
		Laura Kozierachi, Class IV	X			
		Emily Wallace, Class IV	X			
		Susan Danson, Class II	X			
		John Zahradnick, Class III				X
		Mayor Talarico, Class I	X			
	X	Renee Bruce, Class IV	X			
		Lu Valentino, Class IV	X			
		Daniel McDonald, Alternate #1				
		William Zerega, Alternate #2				



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Nomination and Election of Board Attorney: Brian Lozuke Esq. of Turp, Coates, Driggers & White

Motion	Seconded	Member	Yes	No	Abstain	Absent
		Miriam Bebitch, Class IV	X			
X		Gina Capate, Class IV	X			
		Laura Kozierachi, Class IV	X			
		Emily Wallace, Class IV	X			
		Susan Danson, Class II	X			
		John Zahradnick, Class III				X
		Mayor Talarico, Class I	X			
	X	Renee Bruce, Class IV	X			
		Lu Valentino, Class IV	X			
		Daniel McDonald, Alternate #1				
		William Zerega, Alternate #2				

Nomination and Election of Board Engineer: Remington & Vernick

Motion	Seconded	Member	Yes	No	Abstain	Absent
		Miriam Bebitch, Class IV	X			
	X	Gina Capate, Class IV	X			
		Laura Kozierachi, Class IV	X			
		Emily Wallace, Class IV	X			
		Susan Danson, Class II	X			
		John Zahradnick, Class III				X
		Mayor Talarico, Class I	X			
X		Renee Bruce, Class IV	X			
		Lu Valentino, Class IV	X			
		Daniel McDonald, Alternate #1				
		William Zerega, Alternate #2				

VI. Resolutions:

- Resolution JLUB-R-26-01** Resolution Appointing a Chairperson to the Township of Maple Shade Joint Land Use Board
- Resolution JLUB-R-26-02** Resolution Appointing a Vice-Chairperson to the Township of Maple Shade Joint Land Use Board
- Resolution JLUB-R-26-03** Resolution Appointing a Joint Land Use Board Solicitor
- Resolution JLUB-R-26-04** Resolution Appointing a Joint Land Use Board Engineer



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Resolution JLUB-R-26-05 Resolution Confirming Appointment of a Joint Land Use Board Secretary

Resolution JLUB-R-26-06 Resolution Confirming the Meeting Dates for the 2026 Township of Maple Shade Joint Land Use Board

Resolution JLUB-R-26-07 Resolution Designating the Official Newspapers

Resolution JLUB-R-26-08 Resolution Adopting Rules of Procedure

Motion	Seconded	Member	Yes	No	Abstain	Absent
X		Miriam Bebitch, Class IV	X			
		Gina Capate, Class IV	X			
	X	Laura Kozierachi, Class IV	X			
		Emily Wallace, Class IV	X			
		Susan Danson, Class II	X			
		John Zahradnick, Class III				X
		Mayor Talarico, Class I	X			
		Renee Bruce, Class IV	X			
		Lu Valentino, Class IV	X			
		Daniel McDonald, Alternate #1				
		William Zerega, Alternate #2				

Resolution JLUB-R-26-09 Resolution Granting Bulk Variances, Use Variances and Preliminary and Final Site Plan Approval for an Expansion of an Existing Dual Use Car Wash and Lube Facility on Block 189.01 Lot 3.05, Tax Map, Township of Maple Shade

**Eligible Voters – Bebitch, Kozierachi, McDonald, Valentino, Zerega*

Motion	Seconded	Member	Yes	No	Abstain
	X	Miriam Bebitch, Class IV	X		
		Daniel McDonald, Alt. #1	X		
X		Laura Kozierachi, Class IV	X		
		William Zerega, Alt. #2	X		
		Lu Valentino, Class IV	X		



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VII. New Business

2026 Master Plan – Michael Davis, Heyer Gruel & Associates

Township Planner, Michael Davis, presented an overview of the Master Plan reexamination process, explaining that the Township is updating its 2016 Master Plan through a reexamination rather than a full rewrite.

Mr. Davis described the Master Plan as the Township’s guiding policy document for land use and related elements over the next 10 years and noted that the reexamination would evaluate prior goals and objectives, identify which recommendations had been implemented, and establish new recommendations for the future.

No formal action was taken on the Master Plan at this meeting.

VIII. Discussion

Board Member & Professionals Introductions

Board Chairman Valentino invited all present Board members, professionals, and staff to introduce themselves for the benefit of the newly constituted Joint Land Use Board.

In addition to introductions, board members and staff expressed appreciation for the opportunity to serve and optimism for the coming year.

Community Development Director, Kyle Wagner, provided an overview of Joint Land Use Board application procedures and office operations.

2026 Township of Maple Shade Joint Land Use Board Overview

Board Solicitor, Brian Lazuka, provided a brief written and verbal overview of the Board’s functions and voting classes, explaining differences between quorums for meetings and quorums for “D” variance applications.

He clarified that for “D” variance matters, the Mayor and the Council representative automatically recuse and are not replaced by alternates; the Board effectively acts as a zoning board with the appropriate class members and alternates seated as needed.

IX. Adjournment

A motion to adjourn was made and seconded. All were in favor, and the meeting was adjourned at approximately 6:57pm.

Next Meeting: Wednesday, February 18, 2026 – 6:30pm

Submitted by: Karen McShane, Joint Land Use Board Secretary