

JLUB RESOLUTION #26-R-14

RESOLUTION OF THE JOINT LAND USE BOARD OF THE TOWNSHIP OF MAPLE SHADE GRANTING USE VARIANCE RELIEF FOR A NINE (9) UNIT TOWNHOUSE BUILDING AT BLOCK 173, LOT 3, A/K/A 2000 MAPLEWOOD DRIVE UNDER APPLICATION NO. #JLUB-26-04

WHEREAS, an application was made to the Maple Shade Township Joint Land Use Board, hereinafter the "JLUB", by the Applicant/Owner, Maplewood Three, LLC pertaining to the Park Crossing Apartments, formerly known as the "Maplewood Apartments, (hereinafter "Applicant"), for the property located at 2000 Maplewood Drive in Maple Shade, NJ, for bifurcated use variance relief to permit the construction of a nine (9) unit townhouse building to be constructed on property located in the PD- Planned Development Zoning District known as Block 173, Lot 3 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 was represented by Frank H. Wisniewski, Esq. from Flaster Greenberg at the hearing and the following individuals were sworn in by the Board Solicitor: Applicant's Planner/Engineer, Cormac Morrissey, P.P. of Dixon Associates Engineers ; Laurie Jankowski, Property Manager; and Alan Wood of Jager Management; and

WHEREAS, the public hearing was held by the Board on March 18, 2026, at which time the Board reconfigured as a Zoning Board with the Mayor and Deputy Mayor recusing themselves from participating in the hearing; and

WHEREAS, the Board reviewed the report of the Board Planner, Ashton Jones, P.P., dated March 17, 2026, which report is incorporated by reference herein; and

WHEREAS, Counsel advised the JLUB that Applicant proposes to replace a 14,000 s.f. office building that was destroyed by fire with a new two-story nine (9) unit townhouse building (13,212 s.f.) with a modified parking area that will provide an additional 37 parking spaces, which is greater than the 21 parking spaces required under the Zoning Ordinance; and

WHEREAS, Counsel amended their Application to only seek use variance approval at the present time and to specifically "bifurcate" the application deferring site plan approval to a later date with Counsel introducing the following Exhibits: A-1- Site plan aerial; A-2: Color rendering of new building; A-3: Color rendering of the 9 townhouses; and A-4: Architectural drawing of the 1st and 2nd floor townhouse rendering; and

WHEREAS, Applicant's Planner, Cormac Morrissey, P.P. provided extensive testimony in support of the use variance sought by Applicant addressing both the positive and negative criteria, as well as the special reasons and particular suitability of the townhouse building being proposed to this pre-existing 580 unit apartment complex that sustained a devastating fire to the main office building in 2024; and

WHEREAS, ; Mr. Morrissey further advised that there is an existing townhouse building directly across the street from the proposed townhouse building, which will face the existing townhouse building if approved

by the JLUB and opined that the new townhouse units will generate less traffic and activity than the former office building; and

WHEREAS, Mr. Morrissey concluded his testimony by stating that the proposed townhouses are more complimentary to the site than the former office building and that this will be an infill development with virtually no disturbance to the existing complex in that the majority of the office parking spaces will be replaced with green space; 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; Site Plans (2 sheets) prepared by CES-Consulting Engineer Services dated 8/29/25;
2. Testimony and representations by Counsel and Applicant's professional team recited hereinabove at the time of the hearing before the JLUB on March 18, 2026;
3. Letter from the JLUB Planner, Ashton Jones, P.P. dated March 17, 2026, which is incorporated herein and made a part of this Resolution by way of reference;
4. Comments made by the JLUB Planner and JLUB members at the time of the hearing;
5. The property is located at 2000 Maplewood Drive and known as Block 173, Lot 3 on the Township of Maple Shade Tax Maps;
6. The property and the surrounding properties are located in the PD-Planned Development Zoning District and Applicant requires use variance approval from the JLUB for this bifurcated application, reserving the right to seek site plan approval from the JLUB at a later date;
7. The original 14,000 s.f. office building constructed was destroyed by fire in 2024 and Applicant seeks to construct a two-story nine (9) unit townhouse building (13,212 s.f.) in place of the original office and that each townhouse unit will be 2 bedrooms/2.5 baths; and
8. Joe Walters appeared during the public portion.

CONCLUSIONS:

1. The JLUB Board has jurisdiction to hear the application;
2. Based on the testimony of Counsel and Applicant's Planner addressing both the positive and negative criteria, the use variance requested by Applicant to construct the nine (9) unit two-story townhouse building can be granted under N.J.S.A. 40:55D-70(d)(1) and the JLUB finds that the purposes of zoning have been found to grant the use variance under N.J.S.A. 40:55D-2(a)(c)(e)(m); and

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 variance approval, the JLUB voted unanimously in favor of granting requested use variance recited herein.

NOW, THEREFORE, BE IT RESOLVED, by the Maple Shade Township JLUB that the Applicant's use variance application for the property known as 2000 Maplewood Drive identified as Lot 3 in Block 173 on the Official Tax Map of Maple Shade Township is hereby granted, to permit the construction of a 13,212 s.f. nine (9) unit two-story townhouse building 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 the proposed townhouse building 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 the mandatory affordable housing fee (ranging from 1.5% up to 6%) shall be determined and established during site plan review by the JLUB; and
3. The Applicant shall comply with each and every condition, revision, modification, or other request in the Planner's letter of March 17, 2026.

ADOPTED by the Maple Shade Township Joint Land Use Board at a meeting held on April 15, 2026 as a memorialization of the motion unanimously adopted by the JLUB at the March 18th hearing granting use variance relief for the proposed construction of a nine (9) unit townhouse building at the subject property.

There were no abstentions or votes in the negative.

ATTEST: _____



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



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 15th day of April, 2026, as a memorialization of the action taken by the JLUB at the Board's meeting and public hearing held on March 18, 2026 on the above cited Application.


 Karen McShane, Secretary

| Motion | Seconded | Member | Yes | No | Abstain | Absent |
|--------|----------|----------------------------|-----|----|---------|--------|
| X | | Ms. Bebitch | X | | | |
| | | Ms. Capate | X | | | |
| | | Manager Danson | X | | | |
| | | Ms. Kozierachi | X | | | |
| | | Mayor Talarico | | | X | |
| | | Ms. Wallace | | | | X |
| | | Deputy Mayor Zahradnick | | | X | |
| | X | Madame Vice Chair Bruce | X | | | |
| | | Madame Chair Valentino | X | | | |
| | | Mr. McDonald, Alternate #1 | X | | | |
| | | Mr. Zerega, Alternate #2 | | | | |
| | | Mr. Jacoby, Alternate #3 | | | | |