

JLUB RESOLUTION #26-R-15

**RESOLUTION OF THE JOINT LAND USE BOARD OF THE TOWNSHIP OF MAPLE SHADE GRANTING
AMENDED FINAL SITE PLAN APPROVAL TO BARRONS URBAN RENEWAL ASSOCIATES,
L.P. CONCERNING BLOCK 64, LOTS 1 UNDER APPLICATION NO. JLUB-26-05**

WHEREAS, an application was made to the Maple Shade Township Joint Land Use Board, hereinafter the "JLUB", by Applicant, Barrons Urban Renewal Associates, L.P. (hereinafter "Applicant"), for the property located at 105 West Main Street in Maple Shade, NJ, for amended final site plan approval to approve changes to the building grading, height, and impervious coverage concerning the entrances to the first floor of the new building adjacent to West Main Street for the property located in the DB-Downtown Business Zoning District known as Lots 1 in Block 64 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 counsel, Richard Roy, Esq., at the hearing and Applicant's Architect, Anthony D'Agosta (Inglese Architect & Engineers) and Alex Spatz (RPM Development Group) were sworn in by the Board Solicitor; and

WHEREAS, the public hearing was held by the Board on March 18, 2026, at which time the Board heard sworn testimony from the Applicant's Counsel and professionals concerning the mixed-use building previously approved by the Maple Shade Planning Board for the project located at 105 West Main Street, a/k/a Block 64, Lots 1, which property is located in the DB- Downtown Business Zoning District; 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, Applicant's Counsel advised the JLUB that the project has been ongoing since 2011 and that the mixed-use building approved by the Planning Board consists of 60 age-restricted apartments and four (4) first-floor retail spaces that was originally approved to be constructed at grade, however, relief is required from the JLUB because the poured concrete base floor was constructed above grade requiring a reconfiguration of the front entrances, which must be redesigned with ramps and stairs to address the grading discrepancy as constructed; and

WHEREAS, Counsel further advised that nearly 50 of the 60 apartments in the building have been leased and that the building remained consistent with the original development concept, including accessible access from the rear for residents and compliance with floodplain and remediation requirements; and

WHEREAS, Counsel indicated that due to the elevated grading discrepancy, the front entrances of the building must be reconfigured for the approved retail units as the original approval from the Planning Board required the front entrances to be at grade level; and

WHEREAS, Counsel confirmed that no other modifications or revisions are proposed and that with the exception of the building grade issue, all other terms and conditions of approval have been satisfied ; and

WHEREAS, Ashton Jones, P.P. referenced his report dated March 17, 2026 and confirmed that the overall height of the building, as constructed, remained within the permitted height calculation and that the engineering and stormwater issues necessitated by the elevated grading issue were manageable; and

WHEREAS, Applicant agreed to work with the JLUB and JLUB Professionals on the final design of the revised entranceways, including with respect to the materials and architectural treatments of the front entranceways and railings to reduce and minimize the visual impact and improve the appearance of the access area adjacent to W. Main Street; 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 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 and Architectural Plans(24 sheets) prepared by Inglese Architecture and Engineering;
2. Testimony and representations by Counsel and Applicant's professional staff 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 105 W. Main Street known as Block 64, Lot 1, 1.01 on the Township of Maple Shade Tax Maps;
6. The property and the surrounding properties are located in the DB-Downtown Business Zoning District; and
7. Three members of the public appeared during the public portion, as follows: Andrew Simonsick, Sr.; Teri McVeigh; and Joe Walters.

CONCLUSIONS:

1. The JLUB Board has jurisdiction to hear the application.
2. Based on the testimony from Counsel; Applicant and Applicant's professionals, the JLUB approved the amended final site plan pertaining to the elevated grading issue, subject, however, to Applicant working with the JLUB Professionals regarding the final entranceway railing and materials design for the reconfigured entrances adjacent to W. Main Street.

WHEREAS, upon Motion duly made and seconded to grant the "Amended Final Site Plan Application," the JLUB voted unanimously in favor of granting the Amended Final Site Plan approval recited herein.

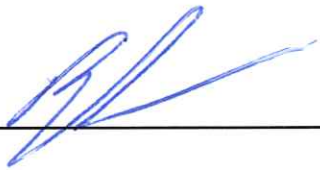
NOW, THEREFORE, BE IT RESOLVED, by the Maple Shade Township JLUB that the Applicant's Final Amended Site Plan application for the property known as 105 W. Main Street identified as Lots 1 in Block 64 on the Official Tax Map of Maple Shade Township is hereby granted based on the findings of fact and conclusions set forth above, which is hereby granted for the reasons set forth herein, 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, any prior site plan approval from the Maple Shade JLUB and the former Maple Shade Planning Board;
2. Applicant shall provide Ashton Jones, P.P. with a set of the "original" approved Site Plans and survey;
3. Applicant shall work with the JLUB and JLUB Professionals with respect to the final design of the newly configured entrances along W. Main Street, which shall specifically include the railing design, materials and configuration of the proposed stairs and ramps discussed by the JLUB;
4. Applicant shall work with the Township Professionals with respect to any and all landscaping replacement and compensatory plantings, including, but not limited to terrace plantings;
5. Applicant shall secure written approval from the Fire Official to ensure proper access throughout the site; and
6. The Applicant shall comply with each and every condition, revision, modification, or other request in the Planner's letter of March 17, 2026.

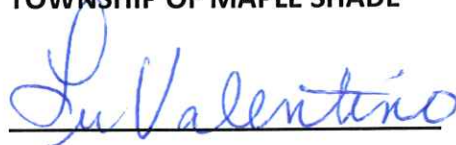
ADOPTED by the Maple Shade Township Joint Land Use Board at a meeting held on April 15, 2026 as a memorialization of the motion unanimously adopted by the JLUB at the March 18th hearing granting Amended Final Site Plan approval for the project located at 105 West Main Street.

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 A. McShane
 Karen McShane, Secretary

Motion	Seconded	Member	Yes	No	Abstain	Absent
		Ms. Bebitch	X			
		Ms. Capate	X			
		Manager Danson	X			
		Ms. Kozierachi	X			
		Mayor Talarico	X			
		Ms. Wallace				X
	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				