



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

April 15, 2026 – 6:30pm
200 Stiles Avenue, Maple Shade, New Jersey 08052

I. Meeting Called to Order by Land Use Board Chairwoman

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

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. Roll Call:

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|-----------------------------------|-----------------------------------|
| 1. Miriam Bebitch, Member | 7. Lu Valentino, Chairwoman |
| 2. Renee Bruce, Vice Chairwoman | 8. Emily Wallace, Member |
| 3. Regina Capate, Member | 9. John Zahradnick, Deputy Mayor |
| 4. Susan Danson, Township Manager | 10. Daniel McDonald, Alternate #1 |
| 5. Laura Kozierachi, Member | 11. William Zerega, Alternate #2 |
| 6. Heather Talarico, Mayor | 12. Kevin Jacoby, Alternate #3 |

Also in Attendance:

Brian Lozuke, Esq. –	Joint Land Use Solicitor
Ashton Jones, PP, AICP, CFM –	Joint Land Use Engineer
Kyle Wagner –	Director of Community Development

V. New Business:

Public Comment

Motion to Approve: _____ Second: _____ Comments: _____ Roll Call: _____

VI. Resolutions:

1. **Resolution JLUB-26-R-13**: Booth- Resolution Memorializing Preliminary and Final Site Plan Approval
2. **Resolution JLUB-26-R-14**: Park Crossing Apartments- Resolution Memorializing Amended Preliminary and Final site Plan Approval
3. **Resolution JLUB-26-R-15**: Barrons Urban Renewal Associates, LP- Resolution Memorializing Amended Final Site Plan Approval

Motion to Approve: _____ Second: _____ Comments: _____ Roll Call: _____



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VII. Approval of Meeting Minutes:

1. Joint Land Use Board Special Meeting Minutes – March 11, 2026
2. Joint Land Use Board Meeting Minutes - March 18, 2026

Motion to Approve: _____ Second: _____ Comments: _____ Roll Call: _____

VIII. JLUB Business and Correspondence:

IX. JLUB Discussion/Comments:

1. Ordinance – Establishing Outdoor Light Pollution Ordinance
2. RPM Development / Barron’s Urban Renewal Associates, 105 W Main Street – Front of Building Reconfiguration

Public Comment

Motion to Approve: _____ Second: _____ Comments: _____ Roll Call: _____

X. Public Portion:

Motion to Close: _____ Second: _____ Comments: _____ Roll Call: _____

XI. Adjournment:

Motion to Approve: _____ Second: _____ Comments: _____ Roll Call: _____

Next Meeting: Wednesday, May 20, 2026 at 6:30pm