



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

March 18, 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 5<sup>th</sup>, 2026
2. Mailing Notice to the Courier Post, the Central Record & Burlington County Times on January 6<sup>th</sup>, 2026
3. Posting Notice on the Official Municipal Bulletin Board on January 6<sup>th</sup>, 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](http://www.mapleshade.com) under the Land Use Board Page

**IV. Roll Call:**

- |                                   |                                   |
|-----------------------------------|-----------------------------------|
| 1. Miriam Bebitch, Member         | 7. Lu Valentino, Chairwoman       |
| 2. Renee Bruce, Vice Chairwoman   | 8. Emily Wallace, Member          |
| 3. Gina Capate, Member            | 9. John Zaharadnick, 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        |                                   |

Member	Present	Absent	Member	Present	Absent
Ms. Bebitch	X		Chairwoman Valentino	X	
Vice Chairwoman Bruce	X		Ms. Wallace	X	
Ms. Capate	X		Deputy Mayor Zahradnik	X	
Manager Danson	X		Mr. McDonald	X	
Ms. Kozierachi	X		Mr. Zerega	X	
Mayor Talarico	X		Mr. Jacoby	X	

**Also in Attendance:**

Brian Lozuke, Esq. – Joint Land Use Solicitor  
Ashton Jones, PP, AICP, CFM – Joint Land Use Engineer

Prior to the first application, Mr. Lozuke, Board Attorney, announced application JLUB-26-01, High Profile Cannabis, had been postponed to a later date at the applicant’s request, and that the applicant would provide additional notice if and when the hearing is rescheduled.



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**IV. New Business:**

1. **630 Alexander Avenue** Block 141.01, Lot 6  
Applicant: John Booth  
Application #: JLUB-26-07  
Zone: Business Development  
Existing Use: Commercial lot  
Proposed Use: Construct garage with office  
Application: Preliminary and final site plan approval

**Applicant Testimony:**

The applicant, John Booth, was represented by engineers, Peter Young and Adam Denz of Kluck Consultants, who presented testimony.

The applicant described the proposal as:

- A wood-frame building with siding, bay doors, and a six-inch concrete pad intended to support heavy equipment and loading activities.

The applicant testified that:

- The site is currently used as a vehicle staging and storage area.
- The lot slopes toward Alexander Avenue.
- The property does not abut the creek because another parcel wraps around the rear of the site.
- The business is a construction-oriented operation with no permanent on-site staffing and restroom facilities would continue to be provided across the street at the applicant's related facility.

The applicant requested waivers/relief from:

- landscape plan requirement
- parking spaces
- loading space
- buffer requirements

There were also discussions pertaining to lighting, signage, drainage, utilities, noise, solid waste, and floodplain requirements.

During the hearing, the applicant agreed to provide additional parking delineation, including bumpers and a marked loading area, and to work with Mr. Jones, Board Engineer, on lighting details, screening, and any remaining plan revisions. The applicant also confirmed that

**Engineer's Report & Board Findings:**

Board discussion focused on the proposed wall pack lighting, shielding, the need for additional small safety lighting near the rear and side of the building, the absence of sewer on the street, overhead electric service, and the site's floodplain-related requirements, including elevation certificates and flood vents.



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**Public Comment:**

Teri McVeigh, 539 S. Maple Avenue, spoke in support of the application and stated that the project would improve an area that had been an eyesore.

**Board Conditions:**

The Board summarized the approvals to be considered as preliminary and final site plan approval together with a waiver under Section 205-69 concerning the buffer and a variance under Section 205-34C concerning the landscaping plan.

**Board Action:**

A motion was made Ms. Capate and seconded by Vice Chairwoman Bruce.

The motion carried; the application was **approved**.

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

**2. 497 Route 38 West**

Applicant:

Application #:

Zone:

Existing Use:

Proposed Use:

Application:

Block 173, Block 3

Maplewood Three LLC / Park Crossing Apartments

JLUB-26-04

Planned Development

Apartment complex

Additional townhomes, nine units

Amendment to preliminary and final plan; use variance; parking variance

**Board Reconstitution:**

Because this matter involved use variance relief, the Board reconstituted itself as the Zoning Board. Mayor Talarico and Deputy Mayor Zahradnick were recused from the application.



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**Applicant Testimony:**

Testimony was provided by Mr. Frank Wisniewski, Esq. of Flaster Greenberg; Cormac Morrissey, Professional Planner/Engineer of Dixon Associates Engineers; Laurie Jankowski, Property Manager; and Alan Wood of Jager Management.

Mr. Wisniewski, attorney for the applicant, advised that the matter had been bifurcated so that the Board would first consider only the use variance for replacing the burned-out office building with nine townhouse units, with the site plan and parking issues to be addressed later.

Exhibits were pre-marked as:

- A1 – Aerial Site Plan
- A2 – Render Area of Townhouse
- A3 – Artist Rendering
- A4 – 1<sup>st</sup> & 2<sup>nd</sup> Floors of Each Townhouse Unit

The applicant testified that:

- The site is part of a larger 580-unit apartment complex
- The office building on the site burned in 2024.
- The existing office use has been difficult to maintain and lease.

The applicant described the proposal as:

- Removing the damaged office building and replacing it with nine townhomes consistent with the surrounding residential development.
- The new units would include front porches, patios, brick exterior, two bedrooms, two-and-one-half baths, and parking on the site, with a plan to provide at least 22 spaces.

The applicant and professionals testified that the proposal would advance the purposes of the Municipal Land Use Law by promoting appropriate redevelopment, reducing impervious coverage, increasing open space, and using the land more efficiently. The applicant also testified that the project would not adversely affect affordable housing obligations and that the office building's removal would be more compatible with the surrounding residential development.

**Engineer's Report & Board Findings:**

Mr. Jones, Board Engineer, noted that the office building previously required approximately 40 parking spaces, while the new residential use would require approximately 21 spaces, meaning the site would experience a net reduction in parking demand.

**Public Comment:**

Resident Joe Walter, 163 Frederick Avenue, requested that the applicant's professionals consider designating the proposed townhouse units as deed-restricted affordable housing in lieu of seeking a tax abatement. The applicant's professionals responded that this alternative would not be considered.



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**Board Conditions:**

The Board voted to approve the use variance, with the understanding that the applicant would return later for site plan approval and parking-related review.

**Board Action:**

A motion was made by Ms. Kozierachi and seconded by Vice Chairwoman Bruce.

The motion carried; the application was **approved**.

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

3. **105 W. Main Street**      Block 64, Lot 1  
Applicant:                      Barrons Urban Renewal Associates, LP  
Application #:                      JLUB-26-05  
Zone:                                  Downtown Business District  
Existing Use:                      Apartment and commercial complex  
Proposed Use:                      Apartment and commercial complex  
Application:                      Amendment to site plan to reconfigure the front of the building;  
    relief/waiver from site plan review

**Applicant Testimony:**

Testimony was provided by Richard Roy, Esq, Boudwin Ross Roy Leodori Law Firm; Alex Spatz, Assistant VP of Development, RMP Development Group; Anthony D’Agosta, Architect Inglese Architect & Engineers.

Mr. Roy explained that the project had been underway in various forms since 2011 and that the current application was intended to resolve issues that had arisen during construction of a mixed-use building consisting of 60 age-restricted apartments and four first-floor retail spaces. The applicant and architect testified that the



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front retail entrances were originally intended to be at grade, but that construction conditions caused the finished floor to sit higher than anticipated, requiring stairs and ramps.

The applicant stated that the project had received a temporary certificate of occupancy and that nearly 50 of the 60 apartments were leased. The applicant also confirmed 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.

**Engineer's Report & Board Findings:**

The Board discussed focusing on the proposed front ramps, railing design, landscaping, grading, stormwater, and ADA access.

Mr. Jones, Board Engineer, indicated that the overall height remained within the permitted average height calculation and that the engineering and stormwater issues were manageable. The applicant agreed to work with the Board Engineer on the material and architectural treatment of the front railing to reduce visual impact and improve the appearance of the access area.

**Public Comment:**

Andrew Simonsick, 17 Overbrook, stated that the building is already constructed and cannot be altered, rendering height concerns moot. He noted limited landscaping opportunities, criticized the project's planning, and urged that lessons be learned for future developments.

Teri McVeigh, 539 S. Maple Avenue, suggested enhancing the terrace with additional greenery, consistent with the original plans, and expressed concerns about the appearance of the proposed railings, recommending more decorative elements to improve the streetscape.

Joe Walters, 163 Frederick Avenue, raised concerns about potential obstruction of storefront visibility, public safety related to railing design, and ramp safety for elderly and disabled users, and suggested incorporating additional safety measures.

**Board Conditions:**

After discussion, the Board approved the amended final site plan, subject to conditions regarding the railing design and coordination with the Board Engineer.



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**Board Action:**

A motion was made by Ms. Wallace and seconded by Deputy Mayor Zahradnick.

The motion carried; the application was **approved**.

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

**V. Resolutions:**

- Resolution JLUB-R-26-06-A** Amending JLUB-26-R-06 to Revise the March 2026 Meeting Date

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



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**2. Resolution JLUB-R-26-10**

Resolution Granting Bulk Variance Approval

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

**3. Resolution JLUB-R-26-11**

Resolution Granting Site Plan & Bulk Variance Approval

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



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**4. Resolution JLUB-R-26-12  
Approval**

Resolution Granting Use Variance & Bulk Variance Relief

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

**VI. Minutes Approval:**

1. Minutes: February 18, 2026

A motion to approve the minutes from the Joint Land Use Board Meeting on February 18, 2026 was made by Ms. Capate and seconded by Ms. Wallace.

All members voted in favor; the minutes were **approved**.

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



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**VII. Board Discussion:**

During discussion, Board members requested that engineer letters be received earlier than the meeting date, with a request for at least 48 hours' advance delivery. Staff indicated that they would work toward moving the submission timeline.

Ms. McShane, Board Secretary, discussed the revised land use board application packet and checklist, including the addition of code references, detailed fee schedule, tax collector certification language, and an overall more detailed checklist for applicants.

**VIII. Public Comment:**

During general public comments, Andrew Simonsick of 17 Overbrook Avenue, raised concerns regarding board composition and municipal ethics. Mr. Simonsick approached the dais to distribute documents to select board members.

**IX. Adjournment:**

There being no further business, a motion to adjourn was made and seconded.

All members voted in favor; the meeting was **adjourned**.

The next scheduled Joint Land Use Board meeting is Wednesday, April 15, 2026, at 6:30PM.

Respectfully submitted,

Karen A. McShane  
Joint Land Use Board Secretary