



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

Special Meeting - March 11, 2026 – 12:30pm
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 March 4, 2026
2. Posting notice on the Township’s public notice webpage on March 4, 2026.
3. Posting Notice on the Official Municipal Bulletin Board on March 4, 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:

- | | |
|-----------------------------------|-----------------------------------|
| 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
Kyle Wagner –	Director of Community Development
Michael Davis -	Township Planner
William Olson, Esq. –	Fair Share Housing Counsel

V. Board Discussion:

The Board discussed two ordinances relating to the Township’s affordable housing obligations and master plan consistency review. Michael Davis, Township Planner, explained that Ordinance 2026-04 updated affordable housing regulations and development fee requirements to conform with changes in State law and the Fair Housing Act, while Ordinance 2026-05 effectuated the Township’s fourth round housing plan by rezoning properties along Route 73 and Route 38 to create a new zoning district to accommodate affordable housing obligations.



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Board members and professionals discussed the purpose of the referral, the March 15, 2026 deadline, the risk of builders’ remedy litigation, and the fact that the Board’s role was limited to determining whether the ordinances were consistent with the master plan. Discussion also addressed the location selected for the rezoning, the Township’s efforts to identify alternative affordable housing mechanisms, and whether the ordinances would permit future development only if proposed applicants complied with all zoning, infrastructure, and site plan requirements.

VI. Public Comment:

The meeting was opened to the public. Several residents raised concerns about the proposed location, traffic, school busing, infrastructure capacity, and the loss of commercial ratables on Route 73. In addition, the residents questioned the timing of the meeting, the emergency nature of the ordinance process, whether other sites could be considered, the type of housing that might result, and the effect on the Township’s school system and utilities. Township professionals responded that the Board’s role was limited to master plan consistency and that the Township was acting under deadlines imposed by the Fair Housing Act and related court orders.

VII. Board Action:

Following discussion, a motion was made by Deputy Mayor Zahradnick and seconded by Mr. Zerega to approve the referral of Ordinances 2026-04 and 2026-05 as consistent with the Township Master Plan.

The motion carried. The ordinances were recommended to Township Council for further action.

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			
		Vice Chairwoman Bruce	X			
		Chairwoman Valentino	X			
		Mr. McDonald, Alternate #1				X
	X	Mr. Zerega, Alternate #2	X			
		Mr. Jacoby, Alternate #3				X

VIII. 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, March 18, 2026, at 6:30PM.



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Respectfully submitted,

Karen A. McShane
Joint Land Use Board Secretary