



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

July 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: _____ All in Favor: _____

VI. Approval of Meeting Minutes:

1. Joint Land Use Board Meeting Minutes – April 15, 2026

Motion to Approve: _____ Second: _____ All in Favor: _____



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VII. JLUB Business and Correspondence:

VIII. JLUB Discussion/Comments:

1. Ordinance No. 2026-11:
 - a. Ordinance Amending Chapter 205 of the Municipal Code of the Township of Maple Shade, County of Burlington, State of New Jersey Adding the Establishment of Updated Outdoor Lighting Standards to Chapter 205, Article XXIV
2. Resolution No. 2026-R-123:
 - a. Resolution of the Township Council of the Township of Maple Shade Authorizing the Maple Shade Land Use Board to Undertake a Preliminary Investigation and Directing the Township Planner to Prepare a Study Area Report Pursuant to the Local Redevelopment and Housing Law

IX. Public Portion:

X. Adjournment:

Motion to Approve: _____ Second: _____ All in Favor: _____

Next Meeting: Wednesday, August 19, 2026 at 6:30pm