



TOWNSHIP OF MAPLE SHADE JOINT LAND USE BOARD MINUTES

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:

- | | |
|-----------------------------------|-----------------------------------|
| 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

V. New Business:

No new business items were discussed.



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VI. Approval of Minutes:

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

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

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

VII. JLUB Business and Correspondence:

No JLUB business and correspondence items were discussed.

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*

The Board considered Ordinance No. 2026-11, an ordinance amending Chapter 205 of the Township Code to establish updated outdoor-lighting standards.

Mr. Jones, Board Planner, explained that the purpose of the Board's review was to determine whether the proposed ordinance is consistent with the Township Master Plan. The proposed standards would establish measurable lighting requirements, including provisions addressing glare, light trespass onto neighboring properties, illumination levels for parking areas and pedestrian walkways, and photometric-grid information on site and landscape plans.

The ordinance also encourages Dark Sky-compliant fixtures to reduce upward light pollution and promotes downward-directed lighting. The proposed standards are intended to protect adjacent residential properties, improve the visual environment, and promote public safety and welfare.



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The Board discussed that the ordinance would apply prospectively to new applications and would not require existing nonconforming lighting to be upgraded unless otherwise required under applicable code-enforcement provisions. Existing lighting that creates a nuisance or was installed without compliance with applicable requirements may be addressed separately.

The Board further discussed that the ordinance provides a reasonable first step toward stronger lighting regulations while allowing the Township to revisit and amend the standards in the future as necessary. The standards will be particularly useful as redevelopment and new development occur in the Township.

A motion was made by Ms. Wallace and seconded by Mayor Talarico to adopt the Planner's findings that Ordinance No. 2026-11 is consistent with the Township Master Plan and to transmit the findings to the Mayor and Township Council.

All members voted in favor.

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*

The Board discussed Resolution No. 2026-R-123, authorizing the Joint Land Use Board to undertake a preliminary investigation and directing the Township Planner to prepare an Area in Need of Redevelopment Study Area Report pursuant to the Local Redevelopment and Housing Law.

The proposed study area generally includes the Route 73 corridor from the area between Motel 6 and the Bel Air Motor Lodge, extending toward Fox Meadow and including properties along the corridor. The Board was advised that the Township Planner will identify and analyze the specific blocks and lots authorized by the Township Council and evaluate each parcel under the statutory criteria for designation as an area in need of redevelopment.

Mr. Jones explained that the Board will receive the completed study and hold a public hearing following the required notice to affected property owners and publication of notice. The Board will then make a recommendation to the Township Council. The Township Council is responsible for any final designation of an area in need of redevelopment.

The Board discussed that a redevelopment-area designation is distinct from a redevelopment plan. A later redevelopment plan could establish zoning and development standards, as appropriate. The Board also discussed that a designation does not automatically result in condemnation; the final report and subsequent governmental actions would address whether condemnation authority is applicable.



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The Board agreed that the Township should proceed with the preliminary investigation and redevelopment study. Township staff will notify the Township Planner to begin the study process.

No formal Board vote was required at this time.

IX. Public Portion:

Joanne Mortimer, 39 Lanci Road, expressed concern regarding the proposed redevelopment study area near Fox Meadow and the adjacent Watergate condominium complex. Ms. Mortimer stated that she had learned of structural concerns involving buildings within the condominium complex and requested that any future development study includes appropriate engineering consideration of soil, groundwater, drainage, pervious and impervious surfaces, and other site conditions.

Mr. Jones stated that possible causes of building settlement may include groundwater movement, differing soil conditions, or structural issues, but noted that he could not identify the cause of the conditions referenced without further investigation.

Ms. Mortimer also asked about accessibility improvements at the RPM building. The Board was advised that a resolution had been reached regarding the installation of accessible ramps, railing selections, and landscaping replacement. She also commented on temporary parking signs near the Municipal Complex. The Board advised that the signs are temporary due to ongoing construction and will not remain permanent.

X. Adjournment:

There being no further business, a motion to adjourn was made by Ms. Capate and seconded by Deputy Mayor Zahradnick.

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

The next scheduled Joint Land Use Board meeting is Wednesday, August 19, 2026 at 6:30PM.

Respectfully submitted,

Karen A. McShane
Joint Land Use Board Secretary