



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

October 21, 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. 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 Planner
Kalina Hogan, PE –	Joint Land Use Engineer
Kyle Wagner –	Director of Community Development

V. New Business:

- | | |
|-------------------------|---|
| 1. 400 E Main St | Block 101.01, Lot 1 |
| <u>Applicant:</u> | Bekas Holdings, LLC |
| <u>Application #:</u> | JLUB-26-11 |
| <u>Zone:</u> | DB – Downtown Business |
| <u>Existing Use:</u> | Vacant Commercial |
| <u>Proposed Use:</u> | Restaurant |
| <u>Application:</u> | Request for Waiver from Site Plan Review & Approval;
Substantial Benefit Variance (C2) |

Public Comment

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



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VI. Resolutions:

1. **Resolution JLUB-26-R-16:** AMERCO Real Estate Company (U-Haul) – Resolution

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

VII. Approval of Meeting Minutes:

1. Joint Land Use Board Meeting Minutes – August 19, 2026

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

VIII. JLUB Business and Correspondence:

IX. JLUB Discussion/Comments:

X. Public Portion:

XI. Adjournment:

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

Next Meeting: Wednesday, November 18, 2026 at 6:30pm