



TOWNSHIP OF MAPLE SHADE JOINT LAND USE BOARD MINUTES

August 19, 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
Kyle Wagner –	Director of Community Development

Prior to the first application, Mr. Lozuke, Board Attorney, announced application #JLUB-26-09, Maple Shade Petroleum, 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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V. New Business:

1. **119-121 E. Kings Hwy** Block 172, Lot 4.05
Applicant: AMERCO Real Estate Company (U-Haul)
Application #: JLUB-26-08
Zone: BD – Business Development District 1
Existing Use: Self-Storage
Proposed Use: Building 119 for Self-Storage
Application: D-1 Use Variance Relief; Minor Site Plan with Bulk Variances;
Stormwater Management

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.

Applicant Testimony:

The applicant and the applicant's professionals were sworn in by the Board Attorney, Mr. Lozuke.

Applicant: Daniel DiBuo
Attorney: Augusta O'Neill, Esq of Klehr Harrison Harvey Branzburg, LLP
Engineer: James Biegen P.E., C.M.E. of Sickels & Associates, Inc.
Professional Planner: James Miller, AICP

The applicant sought a D(1) use variance to permit self-storage in Building 119, variance relief related to the sign package, and minor site plan approval for related site improvements. U-Haul owns the property at 119-121 Kings Highway and acquired it in 2015. The existing U-Haul operation at Building 121 was previously approved in 2015/2016. The property is located in the BD-1 Business Development Zone.

The applicant's attorney, Mr. O'Neill, explained that Building 119 had formerly contained retail tenants. As the spaces became vacant and no retail or office users expressed interest in leasing the space, U-Haul sought building permits to construct self-storage lockers in Building 119. The permits were issued and the work was inspected; however, it was later determined that the self-storage use had not received the necessary zoning approval. The present application sought to formalize that use and to address operational and site improvements.

Mr. DiBuo, U-Haul's owner representative, testified that he has worked for U-Haul since 2010 and handles construction and real-estate matters. He described the facility as providing truck rentals, moving-supply retail sales, and self-storage. He stated that Building 119 contains approximately 345 self-storage units and reported that the facility maintains a high occupancy level. The overall facility generally has two employees on site, with up to three employees present during a shift change.

Mr. DiBuo also stated that the retail office is open Monday through Thursday from 7:00 a.m. to 7:00 p.m.; Friday from 7:00 a.m. to 8:00 p.m.; Saturday from 7:00 a.m. to 7:00 p.m.; and Sunday from 9:00 a.m. to 5:00 p.m. U-Haul also offers a 24-hour, reservation-based pickup process. Customers receive an online code to access a lockbox containing the vehicle key. Vehicles available for after-hours pickup are staged in the front of



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the site, and customers are not required to access the rear truck-parking areas. Security cameras are present at the facility.

Mr. DiBuo requested five additional display-truck spaces in front of Building 119, in addition to the five display spaces associated with Building 121. He stated that the trucks serve as a means of identifying available rental inventory. The location does not sell trucks or perform mechanical, oil-change, or body work. Larger rental trucks would be parked in designated rear areas. He testified that, during a typical weekday, the location rents approximately five to ten trucks, with increased activity at the beginning and end of each month.

The applicant's engineer, Mr. Biegen, testified that the site consists of one tax lot containing two buildings. Building 121 contains approximately 29,032 square feet of self-storage and 3,000 square feet of retail/management space. Building 119 contains approximately 11,656 square feet occupied by the Villa La Paws Dog Daycare and approximately 29,713 square feet proposed for self-storage.

The applicant marked Exhibit A-1, a rendered site plan, and Exhibit A-2, the proposed sign plan. Mr. Biegen testified that the new Building 119 sign would identify the U-Haul/self-storage use and would be approximately 109 square feet. The applicant also sought variance relief for the number of wall signs and for markings on the U-Haul display vehicles that are treated as signage under the Township ordinance. Directional signs would assist customers with after-hours access, loading, unloading, and drop-off locations.

Mr. Biegen described the proposed improvements:

- Proposed five display spaces in front of each building
- Specified parking areas for larger rental trucks behind the buildings
- Designated trailer-display parking

He stated the existing loading docks behind Building 119 are no longer in use. The site contains 185 existing parking spaces. After accounting for display spaces, three proposed landscape islands, and trailer spaces, 135 customer spaces would remain. The applicant calculated that 83 spaces are required for the uses on the property. Mr. Biegen testified that the proposed self-storage use would generate substantially less traffic than equivalent retail use.

The proposed engineering work includes:

- Installation of curbing
- Drainage inlets
- Piping along the rear and side of Building 119 to direct runoff to the existing detention basin
- Pavement restoration in selected areas
- Landscape islands
- Enhanced buffering
- Maintenance & repair of lighting fixtures as needed
- No-idling signs in the rear truck-parking area

Mr. Biegen stated that the drainage improvements are intended to replace an existing swale that has been difficult to maintain, capture runoff, and direct it to the detention basin.



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The proposed site plan also initially showed a six-foot wooden stockade fence near the Watergate side of the property. Board members discussed the location, usefulness, maintenance implications, and potential impact of the proposed fence.

The applicant's Professional Planner, James Miller, P.P., testified that the BD-1 Zone is intended to provide for a broad range of nonresidential uses along major highway frontage. He stated that the proposed use represents an adaptive reuse of existing commercial space, would provide a lower-intensity use than conventional retail, and is appropriate for the property based on available parking, site access, existing building capacity, and surrounding land-use patterns. He testified that the requested use and signage relief satisfied the applicable positive and negative variance criteria.

Engineer's Report & Board Findings:

The Board Planner, Ashton Jones, reviewed his letter dated August 11, 2026. He stated that the applicant agreed to comply with the letter's terms and conditions and to work with Board professionals on landscaping.

Engineering comments would be addressed in accordance with State requirements, including documentation that the detention basin can accommodate the proposed drainage improvements. Mr. Jones also discussed final review of the sign package, frontage landscaping, lighting, pavement repairs, and trailer parking.

Following discussion, the Board determined that the fence would be removed from the approved site plan. Any future fence may be pursued separately through the applicable zoning-permit process.

Public Comment:

Brian Boulger, a Watergate resident in Unit #385, and President of the Watergate Board, spoke regarding truck parking, maintenance of the wooded buffer, drainage, the detention basin, and the proposed fence. Mr. Boulger explained Watergate's concerns over a prior basin failure and resulting drainage impacts. He requested formal communication with U-Haul concerning detention-basin maintenance and stated that Watergate did not favor the proposed fence.

Mike Sinko, operator of Villa La Paws and tenant in Building 119, asked whether the requested approvals would affect his lease. The applicant confirmed that the approval would have no adverse impact on his lease. Mr. Sinko supported the application and discussed the dumpster/trash-enclosure arrangement.

Frank D'Alio, a Watergate resident, stated that he had recently moved into the community and had not experienced noise or lighting impacts from the site.

Heather Talarico, 553 Cutler Avenue, suggested consideration of a walking path rather than a fence.

Sandra Renzi, a Watergate resident in Unit #273, raised concerns regarding the detention basin, heavy rain events, potential overflow, truck exhaust, and noise. Mr. Biegen testified that the existing outlet structure would be repaired, that a maintenance plan would be prepared, and that the basin has an overflow path directed away from Watergate.



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Board Conditions:

The applicant agreed to comply with the August 11, 2026 review letter; coordinate with Board professionals regarding landscaping and engineering details; provide the required stormwater and basin-maintenance documentation; provide a dumpster/trash-enclosure arrangement; and maintain formal communication with Watergate regarding detention-basin maintenance and associated work. The public portion of the application was closed.

Board Action:

A motion was made by Mr. McDonald and seconded by Mr. Zerega to approve, subject to the agreed terms and conditions.

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



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VI. Approval of Minutes:

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

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	X			
		Mr. Zerega, Alternate #2	X			
		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:

No JLUB discussions or comments were discussed.

IX. Public Portion:

No further public comments were made.

X. Adjournment:

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

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

The next scheduled Joint Land Use Board meeting is Wednesday, September 16, 2026 at 6:30PM.

Respectfully submitted,

Karen A. McShane
Joint Land Use Board Secretary

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