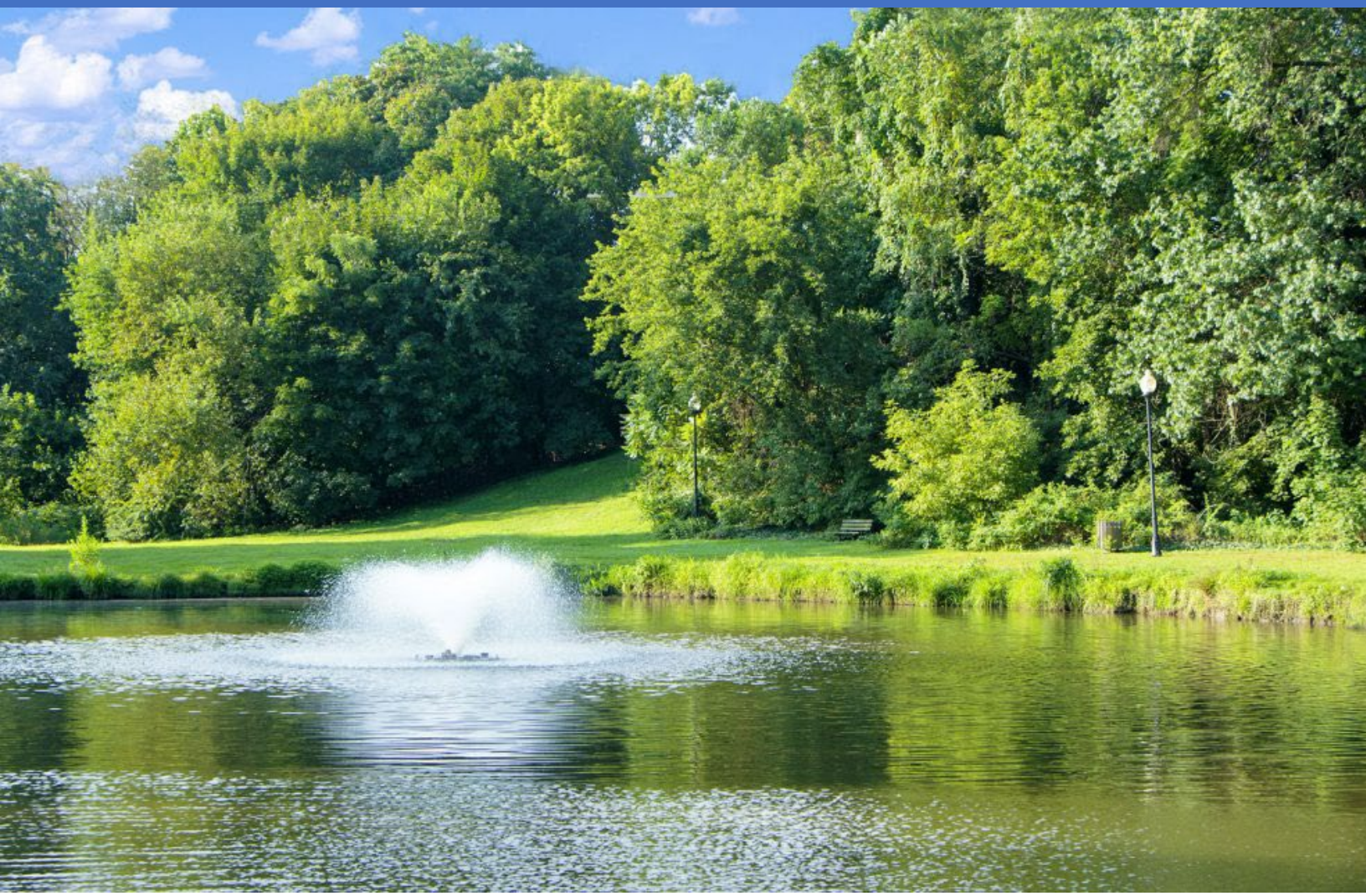
TOWNSHIP OF MAPLE SHADE
2026 MASTER PLAN RE-EXAMINATION REPORT

NOVEMBER 2026



HGA
Heyer, Gruel & Associates
Community Planning Consultants

Maple Shade 1922 New Jersey

Master Plan Reexamination Report

Township of Maple Shade
Burlington County, New Jersey

November 4, 2026

Prepared for:

Maple Shade Township Land Use Board

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TABLE OF CONTENTS

Introduction 4

Periodic Reexamination 6

A. Problems and Objectives Identified in Previous Reports 6

B. Review of Major Problem, Goals & Objectives 10

C. The Extent to Which There Have Been Significant Changes in the Assumptions, Policies and Objectives Forming the Basis for the Master Plan or Development Regulations 21

State Policy Changes 22

State Studies and Guidelines 26

County & Regional Studies 27

Changes at the Local Level 30

Mapping 35

D. Recommended Changes 38

E. Redevelopment Plans 42

F. Development of Public Electric Vehicle Infrastructure 43

INTRODUCTION

This Master Plan Reexamination Report serves to determine how the Township can utilize its planning tools to continue to thrive, address issues, and chart a course for the future.

The Township of Maple Shade is approximately four (4) square miles and in Burlington County, New Jersey. It is bordered to the northeast by Cinnaminson Township, to the east by Moorestown Township, to the southeast by Mount Laurel Township, to the northwest by Pennsauken Township and to the west and southwest by Cherry Hill Township, the latter two of which are both in neighboring Camden County. The Township is predominantly zoned residential, with commercial, open space, industrial, and other uses throughout the community.

The Township is largely suburban, with an active downtown Main Street and accessible nearby shopping centers which extend along major corridors. Maple Shade is well connected, located conveniently between Route 38 and Route 73, with access to nearby Philadelphia and the New Jersey Turnpike.

All municipalities in New Jersey are required to maintain an updated Master Plan and associated land use development regulations. The Township has undertaken this comprehensive review of its planning documents and related actions in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-89), which requires, at least every ten (10) years, a reexamination of the Master Plan and development regulations by the Planning Board. The last Master Plan Reexamination was completed in 2016; therefore, this report will summarize the changes that have taken place at the local, regional, and state levels over the past ten years and recommend actions to clarify these changes and address other priorities of the Township.

As a part of the Master Plan Re-examination process, on Wednesday, March 11, 2025, the Township held a public town hall meeting at the Municipal Building in which the re-exam update process was presented. Township residents were able to provide comment on Township's strengths, weaknesses, along with opportunities for improvement. Topics of discussion ranged from land use, housing, economic development, circulation, recreation, and more. Residents reflected positive views on the services provided by the Township, along with a strong sense of community among neighbors throughout the meeting, and a desire to see Maple Shade Township continue to thrive.

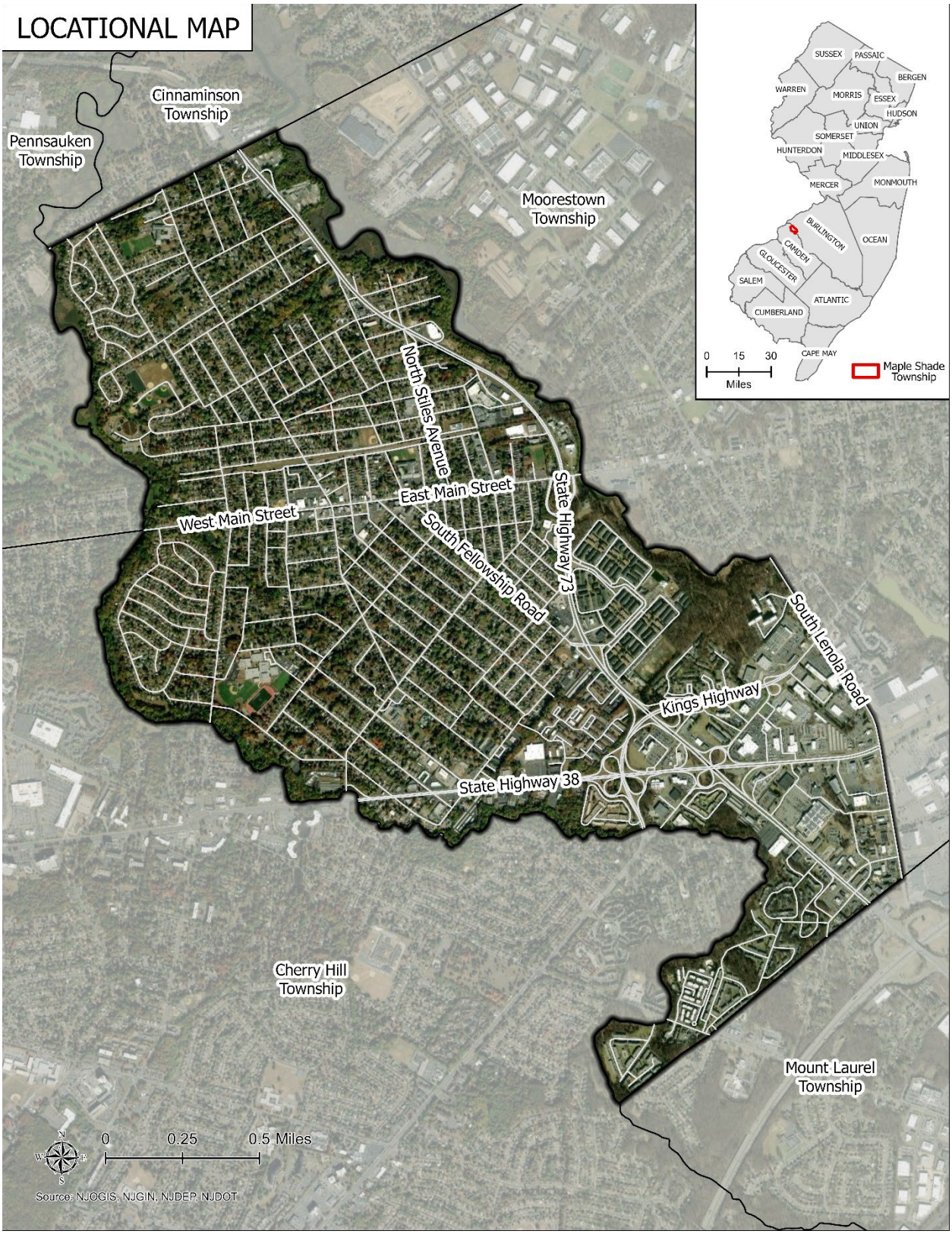


Figure 1: Location Map of the Township of Maple Shade in New Jersey

PERIODIC REEXAMINATION

New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89) requires the Reexamination Report to contain the following:

A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report,

B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date,

C. The extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, County and Municipal policies and objectives,

D. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared, and

E. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c. 79 (C.40A: 12A-1 et seq.) into the land use plan element of the Municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

F. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

A. PROBLEMS AND OBJECTIVES IDENTIFIED IN PREVIOUS REPORTS

This section outlines the Major Problems and Objectives relating to land development in Maple Shade as described in the 1982 Master Plan and subsequent revisions. The most recent Reexamination Report was completed in 2016, and the major problems and objectives contained within the 1982 Master Plan are restated as follows:

Comprehensive Master Plan General Objectives

1. To maintain the development character and quality of the township and the sectors within the township.
2. To guide land development and location of community facilities in order to meet the needs of township residents.
3. To preserve and promote a balanced variety of residential, recreational, public, commercial, industrial and conservation land uses.
4. To safeguard the tax base, preserve economic balance, and provide for a continuing source of employment and tax ratables.
5. To assimilate the future development within reasonable and manageable time periods in relation to utility and community facilities phasing.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
7. To encourage the location and design of transportation routes that promote the free flow of traffic while discouraging locations of such facilities and routes, which result in congestion.
8. To promote a desirable visual environment through creative development techniques and good civic design.
9. To increase the energy efficiency of existing structures and transportation system, and to ensure future energy efficient development.
10. To guide the appropriate use or development of all land in a manner that will promote the public health, safety, morals, and general welfare.

In addition to the above general objectives, the following policies and programs were developed for specific elements of the 1982 Master Plan:

Community Facilities and Recreation Plan

1. Continue to plan and budget for effective governmental, police, fire protection, educational, township maintenance, sewage and water needs.
2. Provide land use districts adequate in area and location to meet the community needs for goods and services, spiritual and intellectual enrichment as well as recreation.
3. Encourage Burlington County mental health services capable of providing needs assistance to Maple Shade Township and County residents.
4. Seek federal and state funding to expand present public parkland, both active and passive.
5. Monitor community recreational needs by locational demands based on population densities and age groups.

6. Encourage civic organizations and clubs in their endeavor to better the community through cooperation and sharing.

1982 Land Use Plan

A total of eighteen (18) modifications to the land use plan were specified in the 1982 Comprehensive Master Plan. Each of these modifications required relatively minor alterations to the Zone Plan, involving the moving or elimination of a zoning district boundary line. No new zoning districts or land use types were created. The Zoning Map was revised in 1986 to reflect revisions proposed in the 1982 Comprehensive Master Plan.

1982 Housing Plan

1. Maintain the quality of existing services to residential areas.
2. Continue programs of inspection and code enforcement.

1982 Education Plan

1. Closely monitor population shifts in the school age group.
2. Continue to maintain a modern education curriculum.

1982 Circulation Plan

1. Continue the coordinated Capital Improvement Program for circulation network maintenance.
2. Continue to regulate the quality of the roadside environment.
3. Discourage non-local traffic in residential neighborhoods.
4. Encourage the availability of modern bus service to residents and patrons of major commercial areas.
5. Develop a bikeway system.

1982 Utility Service Plan

1. Determine the long-term adequacy of the 1.25 million gallon water storage capacity to service the township at full capacity.
2. Provide adequate sanitary sewer service to all present and future township residents.
3. Control storm drainage effectively in a program to alleviate flooding problems.
4. Development in flood plain areas should continue to be regulated.

1982 Conservation Plan

Preserve the ecological, and scenic resources of the township by providing a continuous network of open space along creeks, restricting development in environmentally sensitive areas, and by limiting degradation due to noise and pollution.

1982 Energy Conservation Plan

1. **Land Use and Housing**
    a. Encourage development of parcels left vacant during previous development to permit further use of existing infrastructure.
    b. Prepare a proposed land use plan which permits more intensive use of downtown areas effected by commercial development pressures, to generate additional demand for public transportation in existing service areas.
    c. Maximize the energy conservation of the natural environment.
    d. Encourage energy audits of existing residential and non-residential buildings throughout the township.
    e. Educate township residents of energy saving methods employable in homes and buildings.
2. **Transportation**
    a. Increase auto efficiency by improving traffic flow.
    b. Encourage the use of more efficient transportation modes.
    c. Establish designated parking areas for resident car pool meeting locations, and encourage local industry to establish vanpools.
    d. Examine methods of pavement recycling as part of the Township Road Program.
    e. Educate the township residents of energy and cost saving methods related to personal travel.
    f. Encourage the use of transportation modes other than automobiles.
3. **Utility Service and Community Facilities**
    a. Proposed capital improvements should first be analyzed for energy efficiency.
    b. An energy audit should be obtained for all existing township facilities in order to evaluate alternatives for energy and cost savings.
    c. Operating energy required by non-building municipal improvements should be determined and methods to reduce consumption should be instituted.

B. REVIEW OF MAJOR PROBLEM, GOALS & OBJECTIVES

According to the 2016 Master Plan Reexamination Report, the goals and objectives of the Master Plan remain valid. The goals and objectives, and a discussion of the current status, are provided below.

1. **Commerce and Industry**

   Goal: To bring about a fiscally beneficial mix of retail, office and industrial uses to achieve economic strength and stability in the municipal tax base, while maintaining community character and promoting municipal health and safety.

   Objective: To encourage modernization of the Route 38 and 73 commercial corridors, upgrading their appearance, safety and function.
   This objective remains valid.

   Objective: To encourage development and redevelopment opportunities for manufacturing and industrial uses in appropriately zoned areas.
   This objective remains valid.

   Objective: To encourage development and redevelopment opportunities for high density business uses along the Route 38 and 73 corridors, in accordance with code requirements.
   This objective remains valid.

   Objective: To encourage retail development and redevelopment along transportation routes.
   This objective remains valid.

   Objective: To encourage increased utilization of existing office, industrial and commercial areas.
   This objective remains valid.

   Objective: To define and identify home based businesses.
   This objective remains valid.

   Objective: To encourage support and provide for increased opportunities for the development and the redevelopment of the Downtown Business District (DBD). Identify the nature and character of appropriate businesses as a means to improving the appearance and quality of the DBD area.
   This objective remains valid.

   Objective: To strengthen ordinances requiring business property maintenance, including landscaping, the on-site storage of materials and the general upkeep of buildings.

Chapter 152 "Property Maintenance" of the Maple Shade Township Code, originally adopted in 2017 with amendments through 2022, includes provisions for landscaping, and property upkeep and maintenance. This objective remains valid.

2. **Housing**

Goal: To achieve a variety of housing types to support a wide population demographic and to provide for such housing in neighborhoods that provides sufficient property space to accommodate the freedoms and enjoyments of traditional residential living.

Objective: To provide age-restricted housing in currently permitted areas and in quantities sufficient to meet the Township's needs.

The Township Planning Board adopted the Fourth Round Housing Element and Fair Share Plan on June 25, 2025 to address the Township's affordable housing requirements. This objective remains valid.

Objective: To continue to meet the Council on Affordable Housing fair share requirements and intent through various methods including rehabilitation, alternative living arrangements, disabled needs housing, age-restricted housing, and other means as necessary.

The Township Planning Board adopted the Fourth Round Housing Element and Fair Share Plan on June 25, 2025 to address the Township's affordable housing requirements. This objective remains valid.

Objective: To integrate new development with substantial open space areas using Smart Growth techniques that discourage suburban sprawl.

This objective remains valid.

Objective: To minimize the visual impact of new development and to require vegetative buffers and screening designs for safety and visual attractiveness.

This objective remains valid.

Objective: To encourage single-family construction and owner occupancy in appropriately zoned areas.

This objective remains valid.

Objective: To encourage infill development and redevelopment as a Smart Growth technique.

This objective remains valid.

Objective: To promote energy conservation in all redevelopment and new development construction.

This objective remains valid. Maple Shade was recognized to have met Sustainable Jersey Silver certification in November 2025. Sustainable Jersey provides tools, training, and financial incentives to support communities as they pursue sustainability initiatives.

3. **Redevelopment**

Goal: To redevelop areas which qualify under the New Jersey Local Redevelopment and Housing Law.

Objective: To promote redevelopment projects that provide economic benefits for the entire community, through the planning, design and redevelopment of designated areas that are vacant or underutilized.

This objective remains valid.

Objective: To strengthen the economic position of Maple Shade Township within its marketing region through the elimination of retail, office and commercial vacancies.

This objective remains valid.

Objective: To create a secure environment in redevelopment areas for residents, shoppers and workers, and by encouraging pedestrian usage during daytime, evenings and weekends.

This objective remains valid.

Objective: To encourage diversity and choice in redevelopment areas by promoting varying business opportunities.

This objective remains valid.

Objective: To create a flexible approach to redevelopment that will be responsive to changing market conditions.

This objective remains valid.

Objective: To improve traffic related and signage systems to ease orientation and access to and from redevelopment areas, while providing adequate parking and pedestrian improvements.

This objective remains valid.

Objective: To encourage thematic redevelopment designs with adequate flexibility to encourage diversity among varying uses consistent with Maple Shade's Community Design Plan.

This objective remains valid.

Objective: To encourage redevelopment through cooperation with building and property owners while achieving the design goal and objectives of redevelopment in Maple Shade Township.

This objective remains valid.

4. **Community Facilities and Services**

Goal: To provide for the general needs of all Maple Shade Township residents by making available those facilities and services necessary for the common good.

Objective: To promote facilities for local groups allowing them to meet and work together for the good of the community. Facilitate appropriate public and private partnerships.

This objective remains valid.

Objective: To encourage community assistance for those having special needs, and to expand compliance with the Americans with Disabilities Act (ADA) in places of public accommodation.

In 2019, Ordinance 2019-17 amended the Maple Shade Township code and added Chapter 7 "American with Disabilities Act". The Township should continue to prioritize this objective, and therefore, this objective remains valid.

Objective: To identify the most efficient and effective means of providing municipal services while controlling operating costs and capital expenditures.

This objective remains valid.

Objective: To provide for adequate cell tower and other communication services for area residents while maintaining community design standards.

Chapter 205-79 "Wireless Telecommunications Towers and Antennas" of the Township code, amended in 2017, includes aesthetic requirements. The Township should continue to provide for adequate communication services while maintaining community design standards. This objective remains valid.

5. **Recreation**

Goal: To provide ample recreation facilities that meet the active and passive recreational needs of all Maple Shade Township residents.

Objective: To provide ample age appropriate accessible recreational opportunities in Maple Shade Township consistent with the demographic needs of the community.

This objective remains valid.

Objective: To create neighborhood and community level parks where none exist.
This objective remains valid.

Objective: To provide to the extent appropriate, accessory facilities at each major municipal recreation area in Maple Shade Township, including picnic areas, seating, parking, lighting, storage facilities, pathways and bike racks.
This objective remains valid. The recent renovation of ACES Park included a new basketball court with upgraded seating, new stormwater pipes and inlets, lighting, fencing, landscaping, and new waste receptacles, picnic tables, and benches. ACES Park's transformation reflects Maple Shade's commitment to creating welcoming and safe public spaces for the community.

Objective: To encourage the sharing of municipal and school recreational facilities within Maple Shade Township including the development of new facilities on municipal and school lands; and, when appropriate, the creation of separate recreational facilities for municipal or school use.
This objective remains valid.

Objective: To provide family oriented parks and green spaces throughout the Township.
This objective remains valid.

6. **Environment**

Goal: To preserve environmentally sensitive areas in their natural state, and to protect natural resources and areas of conservation.

Objective: To protect wetland and flood plain areas by generally mapping these locations and identifying State and Federal preservation requirements.
This objective remains valid. The Natural Resource Inventory, discussed further in Section C, includes mapping of environmental resources, including wetlands and flood plain areas.

Objective: To protect surface and subsurface water supplies by promoting control of nonpoint source pollution, and well head protection.
The 2024 Maple Shade Stormwater Pollution Protection Plan, discussed in Section C, outlines the methods of protection, strategies, and actions taken by the Township. The Township should continue to protect surface and subsurface water supplies. This objective remains valid.

Objective: To preserve and promote management of our wooded areas and other natural areas.

This objective remains valid.

Objective: To identify and provide strong support for our varied natural resources including wooded forested areas, streams and creek river frontage, by facilitating passive recreational opportunities; i.e., fishing, hiking and enjoyment of wildlife and the natural environment.
The 2020 Maple Shade Natural Resource Inventory (NRI), discussed further in Section C, is an in-depth accounting of natural resources within the Township. Further support is recommended, and as such, this objective remains valid.

Objective: To support initiatives that increase awareness and understanding of the environment, encouraging residents to better understand and value the Township's natural resources and to assume more responsibility for their preservation.
This objective remains valid.

Objective: To adapt and implement NJDEP's new stormwater management regulations within the expected time frames.
Chapter 174 "Stormwater Control" of the municipal code discusses stormwater management and was most recently amended on July 18, 2024, by Ord. No. 2024-12. The Township should continue to implement NJDEP regulations. This objective remains valid.

Objective: To identify locations where storm drainage and stormwater management issues need to be corrected. Improve the quality of stormwater runoff and increase groundwater recharge in compliance with the current NJDEP Stormwater Management Regulation.
This objective remains valid.

Objective: Preserve trees and other vegetation to the greatest extent possible by regulating site clearing.
Adopted by the Township Council of the Township of Maple Shade 5-23-2024 by Ord. No. 2024-10, Chapter 191 "Tree Removal and Replacement" of the municipal code establishes requirements for tree removal and replacement and penalties for noncompliance. This objective remains valid.

Objective: To promote stormwater management practices that positively affect aquifer recharge areas, flood plains, wetlands, waterways, and properties abutting waterways.
The Maple Shade Stormwater Pollution Protection Plan, most recently updated in 2024, addresses this objective. See Section C for further details. The implementation of stormwater

management practices remains a priority for the Township; therefore, this objective remains valid.

Objective: To provide significant natural space within and around existing development in order to lessen the impact of the built environment.
This objective remains valid.

Objective: To seek appropriate locations for the establishment of greenways, linking areas of environmental and recreational importance.
This objective remains valid.

Objective: To identify and promote wildlife preservation areas.
The 2020 Maple Shade Natural Resource Inventory (NRI), discussed further in Section C, identifies wildlife within the Township. Preservation remains a priority, and as such, this objective remains valid.

7. Open Space

Goal: To promote the preservation of open space areas.

Objective: To ensure that open space planning and landscape architecture play an important role in developing the character, location, magnitude and timing of growth and development/ redevelopment in the Township.
This objective remains valid.

Objective: To utilize a wide array of open space preservation methods and techniques.
This objective remains valid.

Objective: To identify and protect the habitats of threatened and endangered species of wildlife and vegetation, and control the character, location and magnitude of growth and development in and adjacent to such habitats.
The Maple Shade Natural Resource Inventory (NRI), discussed in Section C, identifies wildlife and vegetation within the Township. Preservation and protection remain priorities, and as such, this objective remains valid.

Objective: To promote and encourage the protection of privately owned tracts of open space, wetlands and forestlands.
This objective remains valid.

8. Transportation

Goal: To provide for the orderly, efficient and safe movement of people and goods throughout the Township.

Objective: To protect the existing transportation routes from development that exceeds the capacity of the road system.
This objective remains valid.

Objective: To apply roadway designs that optimizes the Township's existing roadway network.
This objective remains valid.

Objective: To encourage the further development and use of public transportation; i.e., buses and para-transit.
This objective remains valid.

Objective: To promote pedestrian walkway systems and bicycle pathways throughout the community, particularly that connects residential neighborhoods with places of business.
The Burlington County Downtown Access Bicycle and Pedestrian Plan, discussed in Section 3, includes recommendations regarding pedestrian and bicycle accessibility. This objective remains valid.

Objective: To evaluate sight distances at intersections to determine adequate line of sight.
This objective remains valid.

Objective: To encourage upgrading the existing transportation facilities, including: a. Extension of bicycle routes. b. Improving roadway and intersections. c. Providing in-town public transportation.
This objective remains valid. The Burlington County Downtown Access Bicycle and Pedestrian Plan, discussed in Section 3, includes recommendations regarding pedestrian and bicycle accessibility. The Plan should be used as a guidance document in realizing this objective.

Objective: To monitor and record traffic patterns and conditions.
This objective remains valid.

Objective: To monitor traffic volumes and determine the most effective solution for controlling congestion.
This objective remains valid.

Objective: To identify transportation facilities that will be affected by development on a case-by-case basis.
This objective remains valid.

Objective: To set in place procedures that provide for a reasonable assessment regarding the impact of development and redevelopment on identified transportation facilities.
This objective remains valid.

Objective: To identify opportunities to reduce noise resulting from vehicular traffic.
This objective remains valid.

Objective: To continue the program to repair and upgrade existing sidewalks, and, in doing so, continue the program to meet ADA standards at pedestrian crossings as part of a community-wide ADA Compliance Plan.
This objective remains valid.

Objective: To improve roadway safety by identifying road sections and intersections where improvements can be made to control speeds, further the smooth flow of traffic, and better accommodate shared spaces by pedestrian and vehicles.
This objective remains valid.

Objective: To set procedures in place that require developers to address upgrades to transportation facilities when such facilities are impacted by development and redevelopment projects.
This objective remains valid.

Objective: To promote actions that establish and maintain adequate sight triangles at intersections throughout the Township, supporting such actions with appropriate ordinances.
This objective remains valid.

9. Solid Waste

Goal: To maximize recycling and the reduction of solid waste generation throughout the Township.

Objective: To set community standards for source reduction of solid waste generation.
This objective remains valid.

Objective: To set community standards for maximizing recycling.
This objective remains valid.

Objective: To develop a compliance program to encourage recycling, supporting such effort with an ordinance that addresses enforcement and surveys.
This objective remains valid.

Objective: To educate our residents about the benefits of recycling and the use of the Township and County recycling and compost facilities.
This objective remains valid.

10. **Historic Preservation**

Goal: To preserve Maple Shade's historic landmarks and artifacts and bring about a general preservation of the Township's history.

Objective: To identify and encourage the preservation and maintenance of historical buildings, structures and landmarks.
This objective remains valid. The Maple Shade Natural Resource Inventory (NRI), discussed further in Section C, includes an inventory of historic sites within the Township.

Objective: To create informational signs to identify historical sites.
This objective remains valid.

Objective: To encourage and administer a program for the protection, rehabilitation and restoration of districts, buildings, structures, and artifacts significant in history, architecture, archeology and/or culture.
This objective remains valid.

Objective: To support the Maple Shade Historical Society and their efforts to educate the public on the importance of historical preservation and local heritage.
This objective remains valid.

Objective: To promote efforts to educate the general public and support efforts to provide financial incentives for preservation efforts.
This objective remains valid.

Objective: To seek grants to support and encourage historic preservation.
This objective remains valid.

11. **Commercial/Residential Neighborhood Design**

Goal: To promote new development and redevelopment that follows traditional neighborhood designs.

Objective: To achieve higher property values and more desirable places to live and shop.

This objective remains valid.

Objective: To consider Traditional Neighborhood Design through "TND" ordinances.
This objective remains valid.

Objective: To establish a subcommittee to recommend standards for traditional design and appearance.
This objective remains valid.

Objective: To establish community design standards for maintaining neighborhood appearances regarding the installation of cell towers, TV dishes, antennae and similar external improvements.
Chapter 205 "Telecommunications Towers and Antennas" of the Maple Shade Township Code, amended in 2017, includes general requirements and aesthetic requirements. This objective remains valid.

Objective: To assure that required commercial landscape improvements be maintained.
This objective remains valid. Chapter 152 "Property Maintenance" of the Maple Shade Township Code, originally adopted in 2017 with amendments through 2022, includes provisions for landscaping, and property upkeep and maintenance.

12. Permitted Uses

Goal: To allow only new permitted uses consistent with the goals and objective of the Maple Shade Master Plan.

Objective: To eliminate uses no longer appropriate and include uses appropriate for a zone, consistent with the Township Master Plan.
This objective remains valid.

13. Community Appearances

Goal: To promote the improvement and maintenance of community appearances.

Objective: To develop a Community Design Plan Element of the Master Plan.
This objective remains valid along with creating additional design standards within the Township land use ordinance.

Objective: To enforce compliance with sign ordinances.
This objective remains valid.

Objective: To expand the use of landscape architecture and streetscapes.
This objective remains valid.

Objective: To encourage the general community cleanup and enforce property maintenance codes.

This objective remains valid.

ADDITIONAL RECOMMENDATIONS

The 2016 Reexamination Report added the following recommendations:

1. Consider Redevelopment Opportunities. Promote efforts to redevelop, rebuild and restore areas that show signs of decline. As examples, areas along Route 73, Route 38 and Main Street appear to be areas of such opportunity. When identifying such targets of opportunity, seek to qualify identified sites under the New Jersey Local Redevelopment and Housing Law. Commercial, industrial and residential areas are to be considered.

   This objective remains valid.
2. Build on Main Street Successes. The following achievements are part of Maple Shade redevelopment efforts:
   - The provision of pedestrian walkways crossing Main Street.
   - Development of new and improved off-street parking.
   - The replacement of diseased trees throughout the Downtown Business District.
   - The construction of a park with a gazebo on Main Street.
   - The improvement of Steinhauer Park.
   - The adoption of a new, comprehensive sign ordinance.
   - The effort to remove inharmonious business uses.
   - The construction of the senior's project.
   - The development of a plan and the acquisition of funding to replace sidewalks and the provision of benches and street lamps throughout the downtown business district.
   - The establishment of a business association promoting Main Street improvement and related community activities.

   This objective remains valid.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

Since the Township adopted its 2016 Master Plan Reexamination Report, there have been demographic, policy, and regulatory changes in the Township, Burlington County, and at the state level. These changes impact the assumptions, policies, and objectives that underpin the Master Plan.

Several major policy changes since 2016 have affected demographic characteristics, housing, and other key aspects related to land use development in New Jersey. This section summarizes changes that impact the Township of Maple Shade and influence subsequent recommendations in this report.

STATE POLICY CHANGES

Municipal Land Use Law (MLUL) Updates:

Performance and Maintenance Guarantees (2017)

An amendment to the MLUL in 2017 modified the scope of improvements that could be covered by performance and maintenance guarantees. A performance and maintenance guarantee can only be required for improvements within a public right-of-way and those affecting adjacent properties, such as buffer areas.

Smart Growth (2017)

The 2017 MLUL amendment also requires the Land Use element of a municipality's Master Plan to address "smart growth which in part, shall consider potential locations for the installation of electric vehicle charging stations, storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and environmental sustainability issues."

Municipal Public Access Plan as Optional Master Plan Element (2019)

A 2019 amendment to the MLUL added the Municipal Public Access Plan as an optional Master Plan Element: "A public access plan element that provides for, encourages, and promotes permanently protected public access to all tidal waters and adjacent shorelines consistent with the public trust doctrine, and which shall include a map and inventory of public access points, public facilities that support access, parking, boat ramps, and marinas; an assessment of the need for additional public access; a statement of goals and administrative mechanisms to ensure that access will be permanently protected; and a strategy that describes the forms of access to satisfy the need for such access with an implementation schedule and tools for implementation."

Electric Vehicles (EVs) (2019)

In 2019, Senate Bill 606 amended the MLUL to require Master Plan Reexaminations, Land Use Elements, Circulation Elements, Green Building Elements of Master Plans, and Redevelopment Plans to include an evaluation of potential locations for public EVs. Senate Bill 3223, signed into law in 2021, requires all municipalities to consider EVSE or "Make-Ready" parking spaces as an as-of-right use across all zoning districts and establishes requirements for certain developments to provide Make-Ready parking spaces.

The Department of Community Affairs developed a model ordinance shortly after the legislation was enacted.

Climate Change-Related Hazard Vulnerability Assessments (CCRHVAs) (2021)

In 2021, New Jersey enacted Senate Bill No. 2607, which amended the MLUL to require municipalities to include a "climate change-related hazard vulnerability assessment (CCRHVA)" in the Land Use Element of their Master Plans. The CCRHVA examines "current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise" and must "rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection."

Other State Policy Changes:

Short Term Rental Regulations (2017-2019)

In June 2017, the New Jersey Legislature passed a bill to tax short-term rentals (AB 4587). The bill proposed to extend the state sales and use tax and hotel and motel occupancy fee to "transient accommodations." The bill defines "transient accommodations" as a "room, group of rooms, or other living or sleeping space for the lodging of occupants, including but not limited to residences or buildings used as residences." Renters would be responsible for paying the taxes and fees. The bill, however, was vetoed by Governor Christie.

In July of 2018, P.L. 2018, Chapter 49 was approved, which allows municipalities to impose the following taxes and fees on transient accommodations where applicable: the municipal occupancy tax, the sports and entertainment facility tax - Millville, the Atlantic City luxury tax, the Atlantic City promotion fee, the Cape May County tourism tax and assessment, and the hotel occupancy tax. This new law mandates that transient space marketplaces, like Airbnb, collect and pay the tax on behalf of the property owner.

In response to rising concerns about P.L. 2018, C. 49, Governor Murphy signed Assembly Bill 4814/4520, which applies to "rentals of professionally managed units and rentals obtained through a transient space marketplace or travel agency, as long as the transient space marketplace or travel agency does not exclusively offer transient accommodations owned by the marketplace or travel agency", effectively excluding transactions made directly between property owners and renters.

Ride Share Programs (2017)

In 2017, New Jersey adopted regulations establishing statewide standards for ridesharing companies like Uber and Lyft. The law includes procedures designed to protect the consumer, such as criminal background checks for drivers and standards for insurance coverage.

COVID Permit Extension Act (2020)

The year 2020 saw the emergence of the COVID-19 global pandemic, which led to a temporary shutdown of many government services. On July 1, 2020, Governor Murphy signed the Permit Extension Act of 2020, P.L. 2020, c.53 ("Chapter 53") into law as a response to the COVID-19 pandemic. The purpose of this law was to provide a relaxation of the requirements for municipal deadlines under the MLUL. Chapter 53 effectively extended the terms of all governmental permits, approvals, and deadlines, which were due to expire on March 9, 2020, until at least six (6) months after the end of the public health emergency (the "COVID-19 Extension Period"). The suspension applied to state and local permits and approvals, including New Jersey Department of Environmental Protection (NJ DEP), issued land use approvals, municipal land use approvals, flood hazard permits, water supply permits and certifications, water quality management plan approvals, and other environmental approvals. On June 4, 2021, Governor Murphy signed law A.5820 and Executive Order EO244, which terminated the COVID-19 Public Health Emergency, marking the end of the COVID-19 Permit Extension Act.

New Jersey Environmental Justice Law (2020)

The New Jersey Environmental Justice Law requires the NJDEP to evaluate the environmental and public health impacts of certain facilities on overburdened communities when reviewing permit applications. The law allows for permit denial for any proposed facility that has a disproportionately negative impact on an overburdened community. The law identifies an overburdened community as a census block group where at least 35% of households qualify as low-income households at or below twice the poverty threshold, at least 40% of residents identify as minority or as members of a state-recognized tribal community, or at least 40% of households have limited English proficiency. The law requires that certain facility permit applications in overburdened communities be reviewed for their impact.

Marijuana Decriminalization and Cannabis Legalization (2021)

In 2021, bills altering the legal status of marijuana in New Jersey were signed into law. This created both challenges and opportunities for municipalities to update their zoning regulations accordingly. Assembly/Senate Bill 21 was introduced on November 5, 2020, adopted by both houses on December 17, 2020, and was signed by the Governor on February 22, 2021. The bill legalized personal use of cannabis for certain adults, subject to state regulation, decriminalized small amounts of marijuana and hashish

possession, and removed marijuana as a Schedule I drug. The bill defines six (6) classes of license based on different operational aspects.

Section 31 provides an option to adopt Municipal Regulations or Ordinances that permit or prohibit one or more classes of license within the municipality, along with regulating time, manner, place, and quantity. Section 40 permits municipalities to levy an optional Cannabis "Transfer Tax and User Tax" that is capped at 1% of wholesale activities and 2% of cultivation, processing, and retail activities. Ordinances that prohibit or otherwise regulate cannabis that predate the Act are not valid; a new ordinance would need to be adopted within 180 days of the Act's passage. If an ordinance regulating one or more classes of license is not adopted within 180 days, then any class not prohibited will be deemed permitted in the following locations:

1. Classes 1, 2, 3, 4, and 6 will be permitted in all Industrial Zones;
2. Class 5 will be permitted in all Retail / Commercial Zones.

After 180 days, if a municipality does not prohibit one or more classes, it must wait five (5) years to adopt an ordinance that prohibits cannabis uses. At that time, the ordinance would be prospective and would not apply to any lawfully existing businesses that opened during the five-year period.

NJ Protecting Against Climate Threats (NJ PACT)

In 2020, Governor Murphy issued Executive Order No. 100, which directed the NJDEP to implement a series of regulatory changes called New Jersey Protecting Against Climate Threats (NJ PACT) to help the state adapt to climate change-related hazards.

Inland Flood Protection (IFP) Rule (2023)

The IFP Rule, effective July 2023, is the first phase of the NJ PACT regulatory updates. It requires the first floor of new buildings and roadways in the fluvial (non-tidal) flood zone to be raised three (3) feet above existing standards. Future projected rainfall must be used to determine flood levels and to design stormwater management infrastructure.

Pending Resilient Environments and Landscapes (REAL) (pending)

The NJDEP proposed phase 2 of NJ PACT in 2024, called the Resilient Environments and Landscapes (REAL) rule. The REAL rule further amends the flood hazard regulations by expanding the flood hazard area inland to address sea level rise. As currently proposed for 2025, new and rebuilt structures will need to be elevated four (4) feet higher than existing standards. The update also includes revisions to stormwater management rules and wetlands regulations. It is expected that the REAL rule will take effect by early 2026.

Affordable Housing (2025)

On March 18, 2024, the affordable housing legislation known jointly as Senate Bill S50 and Assembly Bill A4 passed both houses of the legislature. Governor Murphy signed the bill (P.L.2024, c.2) into law on March

20, 2024, establishing a new method for calculating municipalities' affordable housing obligations. Later that year, the Department of Community Affairs (DCA) released non-binding estimates for the number of affordable housing units municipalities needed to build or rehabilitate by 2035 (the Fourth Round). Maple Shade adopted their Fourth Round Housing Element and Fair Share Plan in June 2025. The Township has a Fourth Round rehabilitation obligation of 73 units, and a prospective need obligation of 78 units. The Fourth Round Plan addresses the mechanisms the Township will utilize to meet the obligation.

STATE STUDIES AND GUIDELINES

NJ Climate Change Resilience Strategy (2021)

Governor Phil Murphy signed Executive Order 89 in October 2019 to establish the Interagency Council on Climate Resilience. This council brings together seventeen agencies responsible for addressing climate-related hazards. The executive order also created the position of Chief Resilience Officer for New Jersey and tasked this role with delivering the state's first Climate Change Resilience Strategy and Coastal Resilience Plan. The state released the Climate Change Resilience Strategy in April 2021. The strategy outlines six priority areas with corresponding strategies for how state, regional, and local planning efforts can address climate change. These include building resilient and healthy communities, strengthening the resilience of the state's ecosystems, promoting coordinated governance, investing in information, promoting climate-informed investments, and developing a coastal resilience plan. The Coastal Resilience Plan is integrated into the Climate Change Resilience Strategy.

Distribution Warehousing and Goods Movement Guidelines (2022)

The New Jersey State Planning Commission adopted warehouse siting guidelines for municipalities in September 2022 to address the increased demand for warehouse/industrial space in the state. The guide aims to:

- Facilitate a proactive, rather than a reactive, approach; and
- Provide municipal factors to consider and balance when developing or updating a Master Plan and reviewing applications, land use, and development requirements; and
- Encourage a regional approach to planning, siting, and facilitating the logistics facilities.

State Plan

The New Jersey State Planning Commission adopted the 2025 State Development and Redevelopment Plan on December 17, 2025. The revised State Plan addresses issues such as affordable housing, climate change, natural resource and open space preservation, redevelopment, and economic growth. Maple Shade is entirely within Planning Area 1 (PA1) – Metropolitan Planning Area. The intent for PA-1is as follows:

- provide for much of the state's future growth in compact development and redevelopment;
- revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods;

- address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems;
- prevent displacement and gentrification;
- promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms;
- rebalance urbanization with natural systems;
- promote increased biodiversity and habitat restoration;
- stabilize and enhance older inner ring suburbs;
- redesign and revitalize auto oriented areas; and
- protect and enhance the character of existing stable communities.

COUNTY & REGIONAL STUDIES

The following plans were completed at the County or Regional level and include the Township of Maple Shade in their study areas.

Burlington County Southern Regional Trails Feasibility Report (2026)

The Delaware Valley Regional Planning Commission (DVRPC) along with the Burlington County Board of Commissioners funded the preparation of the Southern Regional Trails Feasibility Report which was completed in February of 2026. The report provides as a foundation document that will guide future planning, design, and implementation of trails throughout the southern portion of Burlington County, notably including Maple Shade Township. As shown in the excerpt of the plan below, the report provides several alternative routes based on various factors including the potential desire for a looped trail, rail to trail options, or shared paths with on road bike lanes.

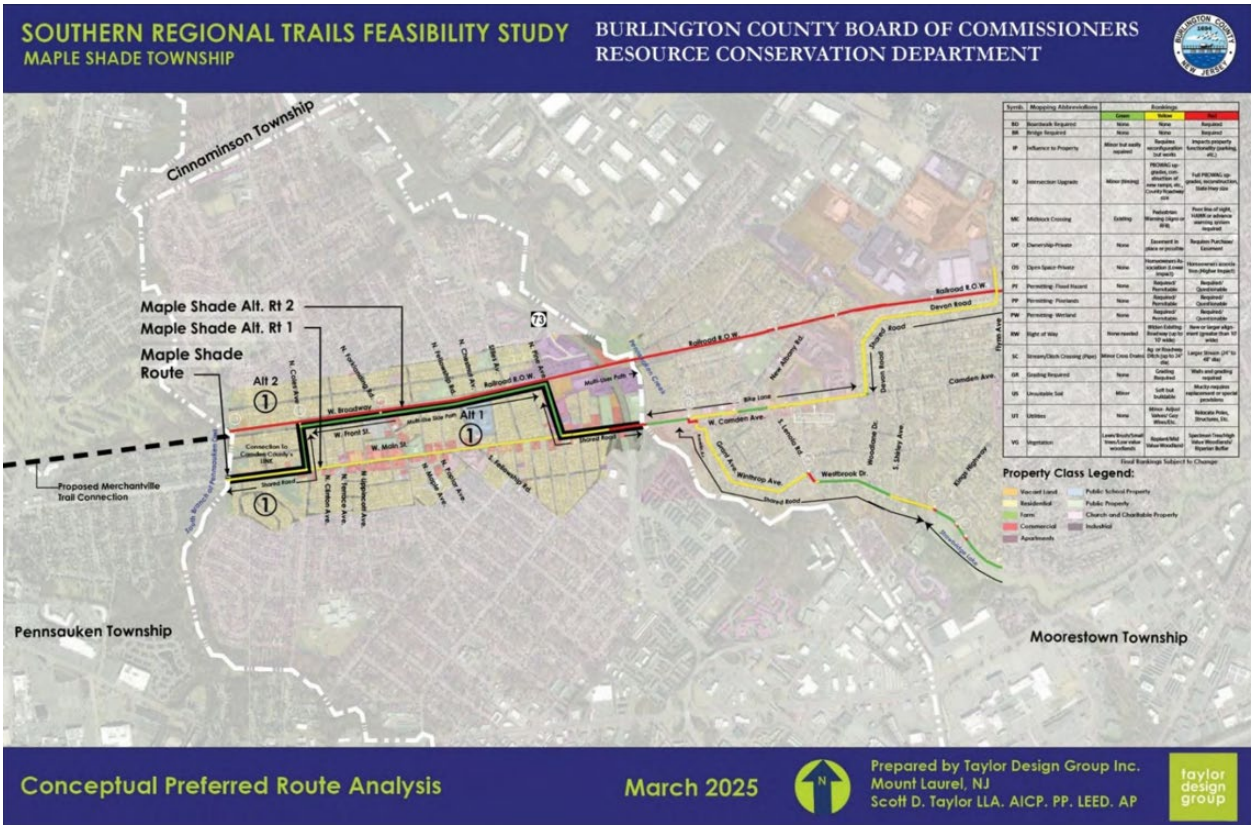


Figure 1. Alternative Route Analysis for Maple Shade Township, Burlington County Southern Regional Trails Feasibility Report, 2026, prepared by Taylor Design Group.

Burlington County Downtown Access Bicycle and Pedestrian Plan (2024)

The Delaware Valley Regional Planning Commission (DVRPC) adopted the Burlington County Downtown Access Bicycle and Pedestrian Plan in January 2024. The Plan outlines the existing conditions of the transportation networks in Evesham Township, Mansfield Township, and Maple Shade Township. The plan emphasizes connecting people to the downtown areas of each municipality by means of a safe and cohesive bicycle and pedestrian network. Maple Shade specific recommendations include improving pedestrian connections to the downtown area and important destinations and developing a bicycle network.

Safe, Clean, & Green (2016)

The Delaware Valley Regional Planning Commission (DVRPC) published the Safe, Clean, & Green Municipal Implementation Tool in March 2016. The brochure is designed to aid municipalities in finding innovative solutions to prevent crime in downtown areas. Safe, Clean, and Green is based on the strategies of Crime Prevention through Environmental Design (CPTED). The original CPTED theory is based on four primary elements, Natural Surveillance, Access Control, Territorial Reinforcement, and Maintenance. Safe, Green,

and Clean expands on these elements, adding Graffiti, Wayfinding, Parks and Open Space, and Retail Store Layout, as key elements.

Planning for Electric Vehicles in Burlington and Camden Counties (2022)

The Delaware Valley Regional Planning Commission (DVRPC) adopted the Planning for Electric Vehicles in Burlington and Camden Counties Plan in June 2022. The report reviews the availability of electric vehicle service equipment (EVSE) in relation to existing plug-in electric vehicle (PEV) owners, and projected workplace charging events to gauge the need and utility of EVSE hosted at these sites. Existing conditions, including charging infrastructure, existing and projected EV locations, County facilities, and NJ DEP Direct Current Fast Charging (DCFC) Corridors were examined. County owned facilities were then further evaluated to determine suitability of those locations for hosting EVSE. Thirteen sites were selected within Burlington County, one of which was the Maple Shade Public Library.

The report includes a pricing evaluation, which includes usage fees, and pricing strategies. Recommendations are broken down by County, and further by specific priority and location. The report recommends the Maple Shade Public Library as a priority location for new EVSE as the highest scoring location of all recommending charging locations in Burlington County. Funding sources and Municipal best management practices for preparing for EV are also provided.

County Hazard Mitigation Plan (2019)

The Burlington County Hazard Mitigation Plan was adopted in 2019. The profile for the Township of Maple Shade is included as Section 9.20. The Plan highlights hazards of high risk, including severe storm and severe winter weather. The Township is at medium risk for drought, earthquake, and flooding. The Township experiences the most frequent flooding along the North and South branches of the Pennsauken Creek, and it has numerous National Flood Insurance Program (NFIP) and Repetitive Loss (RL) properties. During recent events the Township had no structural damage. Currently no properties are interested in involvement with mitigation projects.

The Township has many planning and regulatory tools in place to address potential threats. Ongoing mitigation strategies include further studies and analysis to identify flood prone areas and obtaining and installing backup power for critical facilities. New strategies, both of high priority, are the following:

> During future updates of the Master Plan, Floodplain Management Plan, or the Emergency Operation Plan, work to integrate hazard mitigation principles and recommendations into the plans. Additionally, use these hazard mitigation principles and plan recommendations to update local building and zoning codes to create a more resilient community

The Township will promote and support non-structural flood hazard mitigation alternatives for at risk properties within the floodplain, specifically those that have been identified as Repetitive Loss (RL) and Severe Repetitive Loss (SRL). At risk areas include:

- Regent Ave
- Route 73

Alternatives would include acquisition/relocation or elevation depending on feasibility, and the completion of initiative is dependent on funding, benefits versus cost, and willing participation of property owners.

CHANGES AT THE LOCAL LEVEL

Demographic Characteristics

Maple Shade Township has experienced population growth over the past decade. According to the U.S. Census Bureau Decennial Census and ACS 5-Year Estimates, the population increased by 4.3% from 2010 to 2023. Table 1 compares population changes for Maple Shade, Burling County, and New Jersey from 1930 to 2023. From 2020 to 2023, Maple Shade saw a slight decrease in population, whereas the County and State both experienced continued growth. The median age in Maple Shade is 37.9, slightly above the 37.8 median age in 2010. This is notably lower that the Burlington County median age of 41.6 in 2020. While the population aged 55 and older increased from 2010 to 2020, residents aged 15 to 24, which saw a significant decrease. As shown in Table 3, Maple Shade's average household size of 2.24 was slightly lower than the average household size in Burlington County, which is 2.58.

Table 1: Population Trends, 1930-2023
Maple Shade Township, Burlington County, and New Jersey

	Maple Shade Township			Burlington County			New Jersey		
Year	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	5,117	-	-	93,541	-	-	4,041,334	-	-
1940	5,535	418	8.2%	97,013	3,472	3.7%	4,160,165	118,831	2.9%
1950	6,560	1,025	18.5%	135,910	38,897	40.1%	4,835,329	675,164	16.2%
1960	12,947	6,387	97.4%	224,499	88,589	65.2%	6,066,782	1,231,453	25.5%
1970	16,464	3,517	27.2%	323,132	98,633	43.9%	7,171,112	1,104,330	18.2%
1980	20,525	4,061	24.7%	362,542	39,410	12.2%	7,365,011	193,899	2.7%
1990	19,211	-1,314	-6.4%	395,066	32,524	9.0%	7,730,188	365,177	5.0%
2000	19,079	-132	-0.7%	423,391	28,325	7.2%	8,414,350	684,162	8.9%
2010	19,131	52	0.3%	448,734	25,343	6.0%	8,791,894	377,544	4.5%
2020	19,980	849	4.4%	461,860	13,126	2.9%	9,288,994	497,100	5.7%
2023	19,970	-10	-0.1%	464,226	2,366	0.5%	9,379,642	90,648	1.0%
Total Change	**-**	**14,853**	**290.3%**	**-**	**370,685**	**396.3%**	**-**	**5,220,365**	**129.2%**

Source: U.S. Census Bureau, Decennial Census and 2023: ACS 5-Year Estimates Table S0101

Table 2: Population by Age, 2010 to 2020 Maple Shade Township						
Population	**2010**		**2020**		**Change (2010 to 2020)**	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Under 5 years	1,143	6.0%	1173	5.9%	30	2.6%
5 to 14	1,814	9.5%	2124	10.6%	310	17.1%
15 to 24	2,450	12.8%	1,999	10.0%	-451	-18.4%
25 to 34	3,501	18.3%	3764	18.8%	263	7.5%
35 to 44	2,597	13.6%	2645	13.2%	48	1.8%
45 to 54	2,856	14.9%	2291	11.5%	-565	-19.8%
55 to 64	2,240	11.7%	2,799	14.0%	559	25.0%
65 and over	2,530	13.2%	3,185	15.9%	655	25.9%
Total population	**19,131**	**100.00%**	**19,980**	**100.00%**	**849**	**4.4%**
Median Age	**37.6**	-	**37.9**	-	**0.3**	**0.8%**

Source: U.S. Census Bureau, Decennial Census, Tables DP1, P12 and P13

Table 3: Household Size of Occupied Housing Units, 2020 Maple Shade and Burlington County				
	Maple Shade Township		**Burlington County**	
	Number	**Percent**	**Number**	**Percent**
1-person household	3,291	37.0%	44,560	25.5%
2-person household	2,757	31.0%	55,737	31.9%
3-person household	1,325	14.9%	30,235	17.3%
4-person household	929	10.5%	26,390	15.1%
5-person household	350	3.9%	11,454	6.6%
6-person household	153	1.7%	4,027	2.3%
7-or-more-person household	78	0.9%	2157	1.2%
Total Households	8,883	100.0%	174,560	100.0%
Average Household Size*	**2.24**		**2.58**	

Source: US Census Bureau 2020, Tables H9 and B25010

Housing Characteristics

Housing construction has substantially slowed in recent years, with over 80% of units built prior to 1980. The largest surges were in the 1950s and the 1970s. As a primarily built out Township, it is unsurprising that construction has slowed significantly. The median year of construction for housing units is 1970. According to the 2023 ACS 5-Year Estimates, Maple Shade has a total of 9,401 housing units. Of these, 44.5% are owner occupied, and 49% are renter occupied. Vacant units account for 6.5%.

Table 4: Housing Units in Maple Shade			
	Number	**% of Total Housing Units**	**% of Occupied Housing Units**
Total Housing Units	**9,401**	**100.00%**	-
Occupied Housing Units	8,791	93.5%	100.00%
Owner Occupied	4,182	44.5%	47.6%
Renter Occupied	4,609	49.0%	52.4%

Vacant Housing Units	610	6.5%	-

Source: 2023 American Community Survey 5-Year Estimates, Table DP04

Table 5: Year Structure Built, 2023 Maple Shade Township		
	Number	**Percent**
Total Housing Units	**9,401**	**100.00%**
Built 1939 or earlier	938	10.0%
Built 1940 to 1949	575	6.1%
Built 1950 to 1959	2023	21.5%
Built 1960 to 1969	1221	13.0%
Built 1970 to 1979	3025	32.2%
Built 1980 to 1989	497	5.3%
Built 1990 to 1999	517	5.5%
Built 2000 to 2009	396	4.2%
Built 2010 to 2019	209	2.2%
Built 2020 or later	0	0.0%
Median Year Structure Built	**1970**	

Source: 2023 American Community Survey 5-Year Estimates, Tables B25034 and B25035

Employment Data

The 2023 ACS 5-Year Estimates show that, among residents aged 16 and older, 67.3% are part of the labor force, while 32.7% are not. The Township has a slightly lower percentage of residents not in the labor force compared to the County (32.7% versus 33.4%). The top industries for employment include educational services, health care, and social assistance, followed by retail trade, and professional, scientific, and administrative services. For residents who commute, the average travel time to work is 24.5 minutes. Most workers commute alone in their vehicles.

Table 6: Labor Force in Maple Shade and Burlington County						
	Maple Shade Township			**Burlington County**		
	Number	**% of 16+ Population**	**% of Labor Force**	**Number**	**% of 16+ Population**	**% of Labor Force**
Population 16 years and over	16,120	100.0%	-	380,584	100.0%	-
In labor force	10,848	67.3%	100.0%	253,351	66.6%	100.0%
Civilian Labor Force	10,820	67.1%	99.7%	247,803	65.1%	97.8%
Employed	10,256	63.6%	94.5%	235,108	61.8%	92.8%
Unemployed	564	3.5%	5.2%	12,695	3.3%	5.0%
Armed Forces	28	0.2%	0.3%	5548	1.5%	2.2%
Not in labor force	5,272	32.7%	-	127,233	33.4%	-

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

Table 7: Employment Industries in Maple Shade

Industry	Number	Percent
Employed Civilian Population 16 Years and Over	10,256	100.00%
Agriculture, forestry, fishing and hunting, mining	21	0.2%
Construction	848	8.3%
Manufacturing	601	5.9%
Wholesale Trade	184	1.8%
Retail Trade	1,633	15.9%
Transportation and Warehousing, and Utilities	644	6.3%
Information	132	1.3%
Finance and insurance, and real estate and rental and leasing	942	9.2%
Professional, scientific, and management, and administrative and waste management services	1,379	13.4%
Educational services, and health care and social assistance	2,239	21.8%
Arts, entertainment, and recreation, and accommodation and food services	781	7.6%
Other Services, except public administration	322	3.1%
Public administration	530	5.2%

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

Table 8: Means of Travel to Work for Maple Shade Residents

	Number	Percent
Workers 16 years and over	10,081	100.0%
Car, truck, van - Drove Alone	7,213	71.6%
Car, truck, van - Carpooled	1,112	11.0%
Public Transportation	156	1.5%
Walked	83	0.8%
Taxicab, Motorcycle, Bike, or Other	74	0.7%
Worked at home	1,443	14.3%

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

Local Studies, Ordinance Changes, and Redevelopment Plans

Since the 2016 Reexamination, the Township has addressed many of the Master Plan goals and objectives through the adoption of local studies, ordinance changes, and redevelopment plans.

The **Natural Resource Inventory** (NRI), completed in October 2020, is intended to act as a guidance document in the evaluation of environmental issues and making informed decisions in land use planning. An NRI serves as an index of natural resources and serves as the first step to protecting and preserving the natural resources within a municipality. The NRI evaluates existing conditions of the Township, including population, climate, and land use. Sanitary sewer service areas and historic sites, of which there are four, are identified. The geology of the Township is described, followed by the identification of aquifers within the Township. Major hydrological features, freshwater and coastal wetlands, and tidelands are identified, as are flood-prone areas. The study also includes identification of air quality, soil types and conditions, prime farmland, forests, and rare species and natural communities.

The **Maple Shade Stormwater Pollution Protection Plan**, most recently updated in 2024, addresses post-construction stormwater management in new development and redevelopment, outlines relevant ordinances, and discusses street sweeping, infrastructure, community-wide measures, municipal operations, training, mapping, and the watershed improvement plan.

The **Maple Shade Community Forestry Management Plan** was completed in 2026 by the DelAtlantic Conservation District for the Maple Shade Green Team. The purpose of the plan is to guide the sustainable management of the Township's existing community tree resources. The plan provides a detailed inventory of the 841 public trees within the Township along with specific recommendations to support the planting and maintenance of the Township's public trees. With specific budget items listed and an activity schedule provided, the Community Forestry Management Plan is a valuable guide to the implementation of a healthy community forest for Township residents.

Ordinance Changes

The Township has approved updates to its Zoning and related Ordinances since 2016. This section highlights several important changes made to land use regulations.

The Township's Land Use Ordinances are located in Chapter 22 for Land Use Procedures, 178 for Site Plan Review and Subdivision of Land, and 205 for Zoning. Several changes are highlighted below.

- In 2019, the Subdivision and Site Plan regulations for simultaneous review and approval were amended to address exceptions from the requirements (Ord. 2019-03).
- In 2020, the Highway Commercial District was amended to incorporate the goals, objectives and policies of the 2016 Master Plan Reexamination Report by permitting warehouse and self-storage facilities within the zone (Ord. 2020-08). The Business Development District was also amended to permit additional uses (Ord. 2020-10).
- In 2021, Stormwater Control code was amended to address new requirements from the New Jersey Department of Environmental Protection. The previous Stormwater Control standards were deleted and replaced with Ordinance 2021-02. The code was further amended in 2024 to address new NJDEP requirements (Ord. 2024-12).
- In 2021, the Township prohibited the operation of any class of cannabis business within its geographical boundaries (Ord. 2021-06). The ordinance was repealed in 2024, when the Township permitted cannabis businesses within the General Commercial Districts, the Business Development Districts, and the Highway Commercial Districts as a conditional use (Ord. 2024-07).
- In 2024, Chapter 22, Land Use Procedures, was amended, changing the publication of decision requirement.

- In 2026, the Township amended zoning provisions via Ordinance 2026-05 to establish the R-AH Residential Affordable Housing district in accordance with the adopted Fourth Round Housing Element and Fair Share Plan.
- In 2026, Article XXI, entitled Affordable Housing, and Article XXII, entitled Development Fees were repealed and replaced with updated requirements that conform with the recently adopted affordable housing regulations.

Other Trends

Through reviewing approved projects in the Township and policy changes locally and across New Jersey, other trends were identified.

- Commercial use trends are constantly evolving. For example, while commercial tenants are identified after application approval, there's a rising trend to further divide commercial spaces into additional tenant areas, increasing property utilization.
- Food delivery services have expanded nationally and are creating new uses to accommodate their growth. For example, “Ghost kitchens,” where online restaurants prepare food for delivery through third-party apps, are becoming more widespread. Other businesses, such as food trucks, caterers, and others that require commercial kitchens, are also becoming more common.
- Pet services are expanding to include “day cares” and long-term boarding.
- Commercial recreation, such as group sports and related activities, is growing across New Jersey.
- Electric scooters, electric bicycles, and other forms of “e-mobility” are increasingly used as transportation options.

MAPPING

The following maps were prepared as part of the Master Plan Reexamination Process:

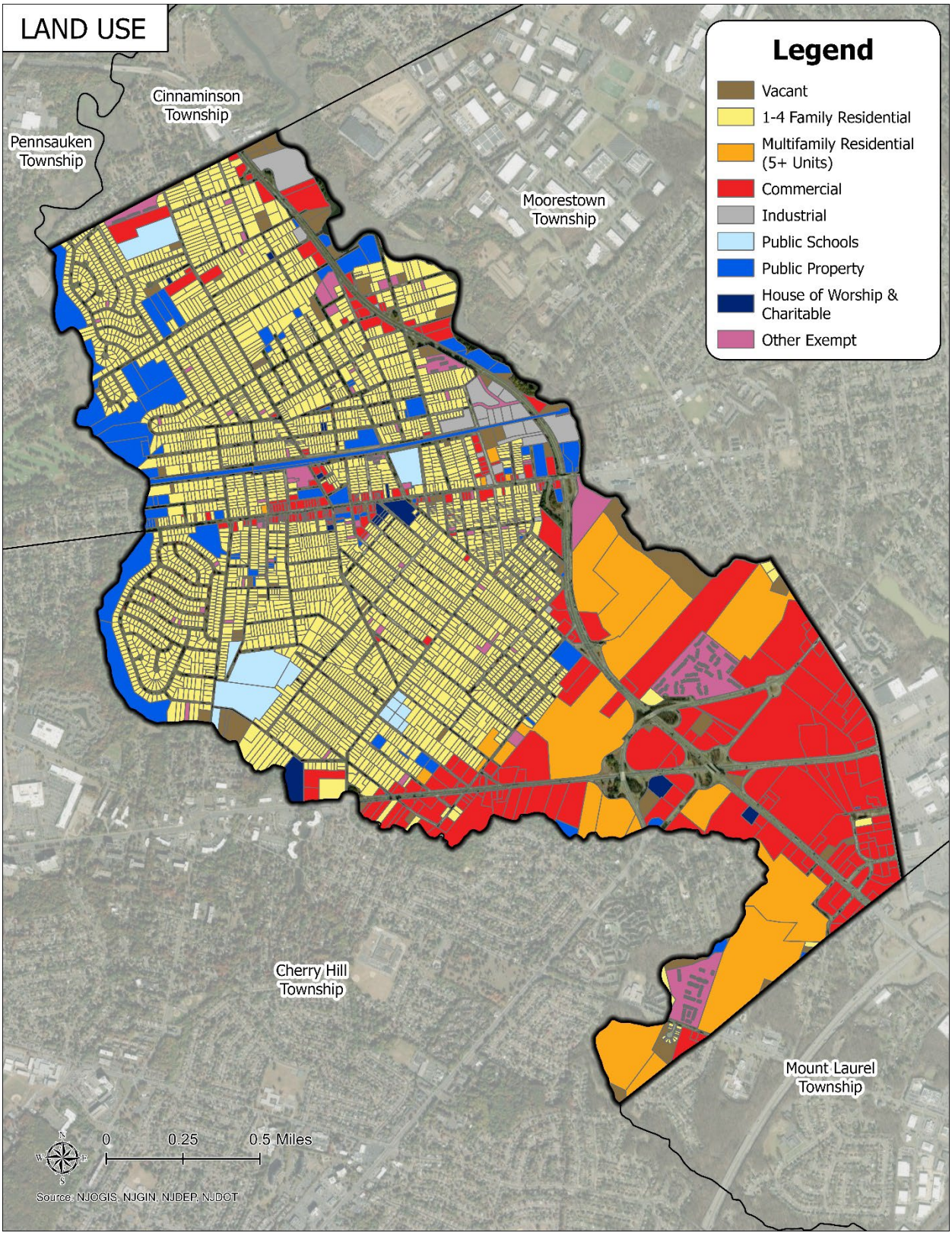


Figure 2: Land Use in the Township of Maple Shade

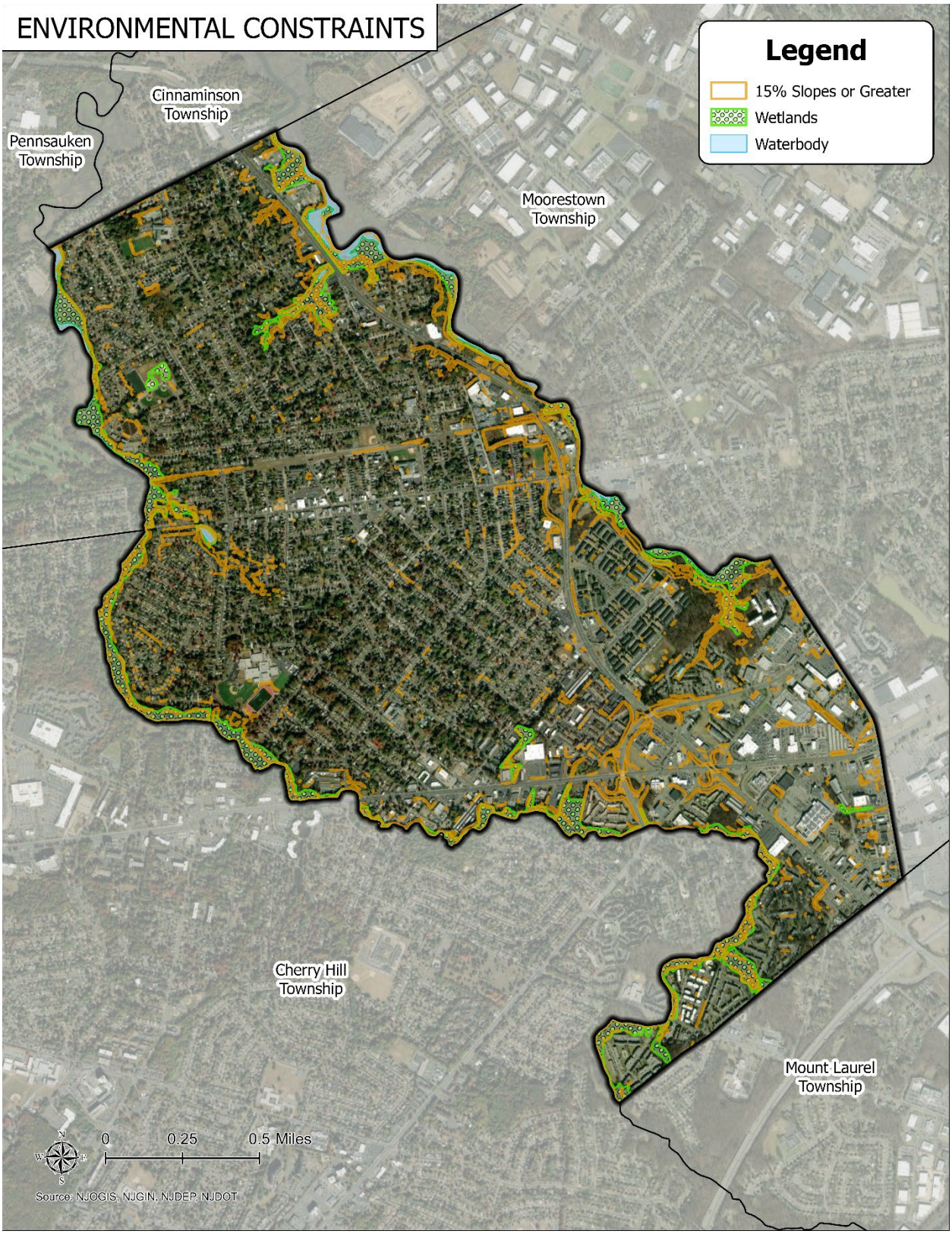


Figure 3: Environmental Constraints in the Township of Maple Shade

D. RECOMMENDED CHANGES

The specific changes recommended for the Master Plan or development regulations, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared, are based on the objectives, policies, standards, and shifting trends discussed above. The following are specific recommendations for updates to Maple Shade's zoning regulations and Master Plan.

Goals and Objectives

As indicated in Section B of this Report, the Township should carry forward existing goals and objectives, all of which were identified as remaining valid. No additional goals or objectives are recommended by this Report.

Recommended Updates to Land Use and Development Regulations

1. **Prepare a Comprehensive Revision to the Township's Subdivisions and Site Plans Regulations and Zoning Regulations**

   The Township adopted its current Subdivisions and Site Plans Regulations (§178) and Zoning ordinance (§205) in 1975 and 2000 respectively, with amendments adopted since on an as-needed basis. It is recommended that the Township prepare a comprehensive revision to both the Development Regulations and Zoning Regulations.

   - All uses listed within the Zoning Ordinance, specifically within non-residential zoning districts should be reviewed and amended or supplemented as needed. Since the inception of the current ordinance, new land uses have become popular as market forces have evolved. Additionally, other uses have become less popular or obsolete. The Township should consider what additional uses would benefit the community and include provisions for these uses within the zoning regulations.
   - Consideration should be given to the potential for mixed-use development where appropriate in downtown areas along Main Street.
   - The definitions should be reviewed and amended or supplemented as needed to include new land uses not previously included in the ordinance.
   - Provide specific design standards for site features including but not limited to: landscaping, trash enclosures, lighting, fencing, signage, and stormwater management facilities.

2. **Work-from-home uses and supplementary standards**

   As working from home becomes more popular, home occupations and related accessory uses should be revisited.

- To promote better integration of work and home life and to boost Township activity during working hours, live/work units should be considered as a permitted, accessory, or conditional use in residential and mixed-use districts. Additional standards for home occupations, home professional offices, and live/work units should be reviewed and amended or supplemented as needed.

3. **Update Parking and Loading regulations**

   Parking requirements are listed under Chapter 205. The off-street parking and loading regulations should be revised based on the following recommendations.

   - Parking and loading standards for all uses should be reviewed, and the ordinances amended or supplemented as needed.
   - Improving vehicle maneuvering safety is a priority, and the Township should consider implementing additional design features, such as wheel stops, as a standard element in parking lots.
   - The Municipal Land Use Law was revised in 2021 to include regulations for electric vehicle charging, and a model ordinance was issued by the Department of Community Affairs (DCA). It is recommended for the Township to integrate these state requirements into the Zoning Ordinance. With the growing popularity of e-mobility, standards should also be developed for the appropriate storage of e-bikes and scooters in new developments.

4. **Signage**

   It is recommended that the signage section of the Zoning Ordinance be reviewed and amended or supplemented as needed. While the entirety of the signage regulations should be evaluated, specific amendments should be made to the awning requirements, signage height, window signage coverage requirements, permitted illumination, permitted materials, digital displays, and regulation of building-mounted signs for vehicular circulation information. When amending the signage requirements, the Township should also try to streamline and clarify the language of the requirements, ensuring that there are no inconsistencies or contradictions within the standards.

5. **Landscaping and Buffer Regulations**

   Landscaping requirements should be reviewed to include standards for flood-resistant plant species, green infrastructure, and related language. Other landscaping standards, including varying landscape buffer size and material, along with specific requirements for parking area plantings should be considered.

6. **Prepare an updated zoning map incorporating affordable housing overlay districts.**

   While the Township may update zoning over time, additional districts such as affordable housing overlays and redevelopment areas should be included in the zoning map.

Recommended Updates to the Master Plan

1. **Prepare an Amended Land Use Element**

   The Township's most recent update to its Land Use Element was adopted in 1982. In the time since, the MLUL has been revised to require that the Land Use Element of a municipality's Master Plan address "smart growth" as well as include a Climate Change-Related Hazard Vulnerability Assessment ("CCRHVA"). It is recommended that the Land Use Element be reviewed and amended as needed, including addressing the provision of these requirements. The amended Land Use Element should serve as a foundation for the preparation of a comprehensive revision to the Township's Land Development and Zoning Regulations.

2. **Prepare a Circulation Element**

   Circulation Elements are an optional component of the Master Plan that are designed to facilitate the movement of goods and people within and around a municipality. A comprehensive Circulation Element should provide a holistic analysis of a municipality's circulation network, addressing components such as roads, sidewalks, pedestrian amenities, truck routes, bicycle facilities, and public transportation where appropriate. It is recommended that a circulation element be prepared to assess the conditions of the Township's network and whether any infrastructure improvements can be recommended to positively impact the quality of life, safety, and public health of Township residents.

3. **Prepare a Community Facilities Element**

   Community Facilities Elements are another optional component of the Master Plan that are designed to inventory a municipality's community facilities including schools, emergency services, libraries, and other public amenities and services. A Community Facility Element additionally documents recently completed and planned upgrades as well as any challenges associated with the facilities and provides recommendations regarding improvements or additional community facilities to meet a municipality's future needs. Given the Township's growing population, it is recommended that a Community Facilities Element be prepared.

4. **Prepare a Sustainable Economic Development Element**

   The Township is continuing to evolve in terms of its tax base and commercial activity. The Township should consider preparing a Sustainable Economic Development Plan, which is another optional Element if the Master Plan designed to guide the future economic development of municipalities. Specifically, the Township should prepare such a Plan with consideration for a node-based approach to focus future development in the most appropriate areas of the Township while limiting new commercial activity elsewhere.

5. **Prepare a Strategic Downtown Plan for Main Street**

   As reflected in public feedback at the Town Hall meeting, there is a strong desire for the Township to support the development of Main Street into a vibrant, walkable, mixed-use downtown area. The development of a specified downtown visioning plan can provide the Township with a framework and an implementable guide to supporting the true downtown, Main Street identity. Balancing the need for safe pedestrian connections and off-street parking will be an important component of developing the downtown area. Additional items to consider include:

   - Recruit an anchor retail or restaurant tenant
   - Expand opportunities for outdoor dining and seating along Main Street
   - Work to eliminate overhead wire infrastructure
   - Promote pedestrian scale design elements such as planters, lights, bollards and benches
   - Coordinate additional activities and community events
   - Promote arts and cultural events and experiences

6. **Prepare an Open Space and Recreation Plan**

   To accurately evaluate the need for updating the Township's parks, recreation, and open space inventory, an Open Space and Recreation Plan (OSRP) should be prepared. This document provides an inventory and needs assessment of existing Township facilities and can provide an opportunity to support future land preservation efforts through NJDEP's Green Acres program.

E. REDEVELOPMENT PLANS

This section offers recommendations regarding the integration of redevelopment plans adopted under the "Local Redevelopment and Housing Law," P.L.1992, c. 79 (C.40A: 12A-1 et seq.) into the land use plan component of the Municipal Master Plan. It also suggests necessary changes in the local development regulations to implement the Township of Maple Shade's redevelopment plans.

The Township of Maple Shade has established Redevelopment Areas as follows:

- Routes 38/73/Lenola Road Redevelopment Area Preliminary Investigation, dated January 3, 2007
    - Redevelopment Plan adopted July 25, 2007, amended October 2012
- Downtown Business District Redevelopment Area Preliminary Investigation, dated September 12, 2008

The Township of Maple Shade should consider the following properties as areas in need of redevelopment or rehabilitation:

- Fox Meadow - Block 172, Lots 2.02, and 2.03
- Main Street Corridor
- Vacant, underutilized, and dilapidated commercial properties along the Route 73 corridor

Area in Need of Rehabilitation

Under the LRHL, "rehabilitation" means carrying out extensive repair, reconstruction, or renovation of existing structures, with or without adding new construction or enlarging existing ones, in areas identified as needing rehabilitation or redevelopment. The aim is to eliminate substandard structural or housing conditions and prevent the area's deterioration. An "area in need of rehabilitation" refers to any area deemed to require rehabilitation under section 14 of the LRHL. When evaluating and designating an area in need of rehabilitation, condemnation is not an option. Factors used to determine a rehabilitation designation include, but are not limited to, more than half of the housing stock in the designated area being at least 50 years old, or a majority of the water and sewer infrastructure in the area being at least 50 years old and requiring repairs or significant maintenance. A need for rehabilitation can be determined for the entire municipality.

The Township has not established any areas in need of rehabilitation to date but should consider this a useful tool to implement the rehabilitation of sites qualifying under the statute.

F. DEVELOPMENT OF PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE

This section provides recommendations for locations suitable for developing public electric vehicle infrastructure, including but not limited to: commercial districts, areas near public transportation and transit facilities, transportation corridors, and public rest stops. It also outlines recommended changes, if any, to local development regulations that are necessary or appropriate for establishing such infrastructure.

According to the NJDEP Public Electric Vehicle Charging Locator, the Township presently has two publicly available EV charging spaces, one located at Pep Boys Auto Service & Tires off of State Route 38, and the other located at Wawa located at 2801 Route 73. It is recommended that the Township encourage the installation of public electric vehicle infrastructure on commercial and municipal properties.

The DVRPC Planning for Electric Vehicles in Burlington and Camden Counties, discussed in Section C, includes recommendations for specific EV charging locations within Maple Shade. The map below highlights the existing and recommended EV charging locations within Burlington County.

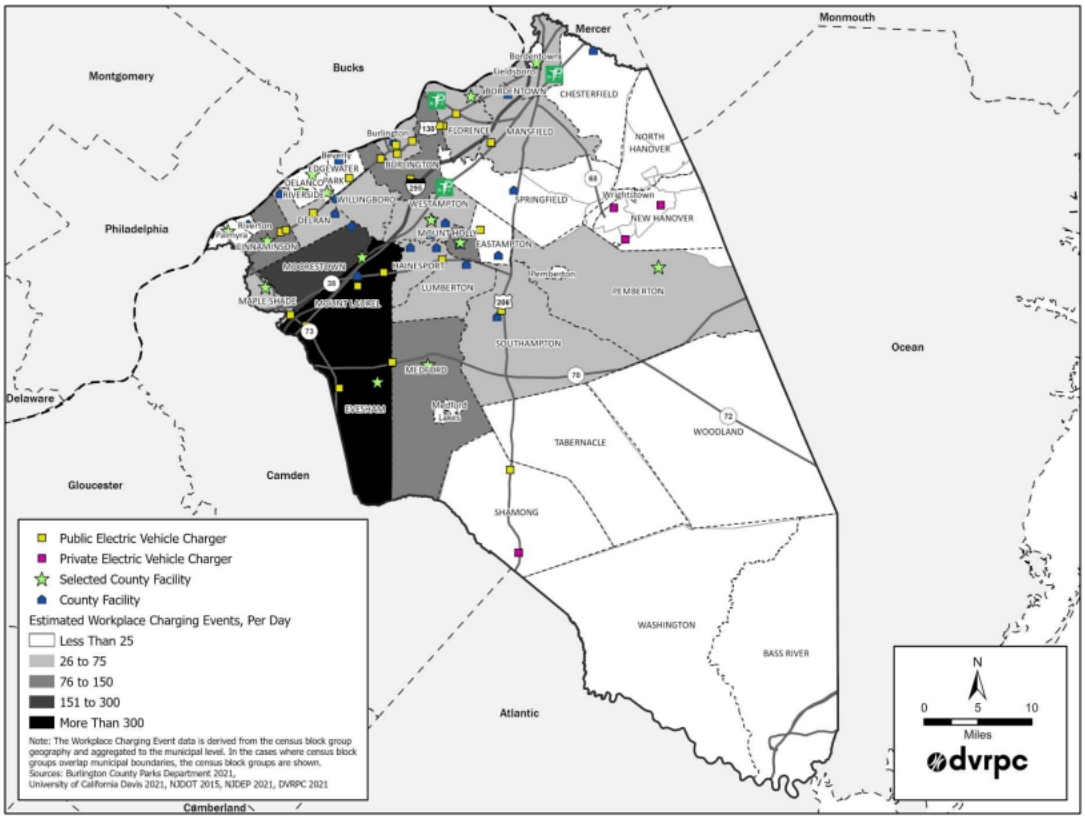


Figure 4: Burlington County Current Projected Workplace Charging Events and Selected Facilities map from DVRPC EV Study

It is recommended that Maple Shade Township adopt an ordinance establishing electric vehicle charging stations and make-ready parking spaces as permitted accessory uses within all zoning district in the Township, and adopt the language included in the DCA Model Statewide Municipal EV Ordinance.