JLUB RESOLUTION #26-R-16

RESOLUTION OF THE JOINT LAND USE BOARD OF THE TOWNSHIP OF MAPLE SHADE GRANTING USE VARIANCE; MINOR SITE PLAN AND BULK VARIANCE RELIEF TO AMERCO REAL ESTATE CO. (A/K/A UHAUL) CONCERNING BLOCK 172, LOT 4.05, A/K/A 119-121 EAST KINGS HIGHWAY UNDER APPLICATION NO. JLUB-26-08

WHEREAS, an application was made to the Maple Shade Township Joint Land Use Board, hereinafter the "JLUB", by the property owner, AMERCO Real Estate Company (hereinafter "Applicant/Owner" or "U-Haul"), for the property located at 119-121 Kings Highway in Maple Shade, NJ, for use variance; minor site plan and bulk variance relief to permit the building at 119 Kings Highway to be used as a U-Haul self-storage facility on property located in the BD-Business Development Zoning District known as Lot 4.05 in Block 172 on the Official Tax Map of Maple Shade Township, hereinafter the "property" with all documentation and materials filed with the application or submitted as exhibits, all of which are incorporated by reference herein; and

WHEREAS, the application was heretofore deemed to be complete by the JLUB; and

WHEREAS, the Applicant, U-Haul, was represented by counsel, Augusta M. O'Neill, Esq. at the hearing and the property manager, Daniel DiBuo, was sworn in by the Board Solicitor, as was Applicant's Engineer, James Biegen, PE from Sickels and Associates and Applicant's Planner, James Miller, PP; and

WHEREAS, the public hearing was held by the Board on August 19, 2026, at which time the Board heard sworn testimony from the Applicant and Applicant's professionals concerning the U-Haul truck rental and self-storage facility located at 119-121 Kings Highway, a/k/a Block 172, Lot 4.05, which property is located in the BD-Business Development Zoning District; and

WHEREAS, the Board reviewed the report of the Board Planner, Ashton Jones, P.P., dated August 11, 2026, which report is incorporated by reference herein; and

WHEREAS, Applicant's Counsel advised the JLUB that Applicant is currently the owner of the buildings located at 119-121 Kings Highway and that this application pertains solely to the building at 119 Kings Highway where Applicant seeks use variance; minor site plan; and bulk variance approval to operate a U-Haul self-storage facility; and

WHEREAS, Counsel further advised that the building located at 121 Kings Hwy. previously received site plan; use variance; and bulk variance approval from the Board to operate a U-Haul truck rental and self-storage facility that was memorialized by two separate Resolutions adopted by the former Maple Shade Zoning Board of Adjustment under Application #ZBA-310 on September 9, 2015 and by the adoption of Resolution No. 2016-ZB-01; and

WHEREAS, Counsel represented that Applicant is proposing to utilize the majority of the building at 119 Kings Hwy. for self-storage (29,713 s.f.), along with 11,656 s.f. being reserved and utilized by the current canine daycare business; and

WHEREAS, James Biegen, P.E., Applicant's Engineer, affirmed Counsel's project overview and provided extensive testimony detailing the scope of the project and advised that the site consists of one tax lot containing two buildings at 119 and 121 Kings Hwy., respectively; and

WHEREAS, Mr. Biegen marked Exhibit A-1 as the project site plan and Exhibit A-2 as the proposed sign plan. Mr. Biegen testified that the loading docks behind building 119 are no longer in use and that the site contains 185 existing parking spaces. Additional testimony revealed that after accounting for display spaces, and three landscaped islands and trailer spaces, 135 customer parking spaces would remain to service building 119; and

WHEREAS, testimony was also provided that five display spaces would be reserved in front of each building and that there would be specific parking areas for larger trucks behind the buildings; and

WHEREAS, Mr. Biegen testified that the drainage improvements are intended to replace an existing swale that has been difficult to maintain and capture runoff and that the following engineering work is also being proposed onsite: installation of curbing; new drainage inlets; piping along the rear of building 119 to direct the runoff to the existing detention basin; pavement restoration in select areas; landscape islands; enhanced buffering; maintenance and repair of lighting fixtures, as needed; and "No Idling" signage in the rear truck parking area; and; and

WHEREAS, use and bulk variance testimony was also provided by Applicant's Professional Planner, James Miller, PP, who opined that the Applicant satisfied both the positive and negative criteria for the Board to grant both use and bulk variance relief related to the proposed sign package; and

WHEREAS, testimony was also provided by Applicant's representative, Daniel DiBou, who advised that recent attempts to secure tenants for Building 119 have been unsuccessful and that the proposed hours of operation for the U-Haul facility would be Monday-Thursday 7am-7pm; Friday and Saturday 7am-8pm; and Sunday from 9am-5pm.

WHEREAS, the Applicant has given legal notice as required by law and in accordance with N.J.S.A. 40:55D-12 and the applicable Maple Shade Township Code, by serving proper Notice to property owners within 200' ft. of the property, serving Notice on all required governmental agencies and public utilities and by publishing a proper Notice in the newspaper, all at least ten (10) days prior to the hearing; and

WHEREAS, the JLUB made the following findings of fact and conclusions based thereon:

FINDINGS OF FACT:

1. In support of the Application, Applicant submitted the following: Planning Board & Zoning Board Application; Application Addendum; Site Rendering; Tax Payment Cert.; Affidavit of Service of Notices; Minor Site Plans (7 sheets) prepared by Sickels and Associates last revised 10/3/26; Sign Location Plan prepared by Sickels dated 11/24/25; three colored sign detail plans prepared by Aerial Signs and Awnings dated 10/17/25; Stormwater Management Report dated 12/30/25 prepared by Sickels;
2. Testimony and representations by Applicant, Counsel, Applicant's Planner, James Miller, PP; and the Applicant's Engineer, James Biegen, P.E., at the time of the hearing before the JLUB on August 19, 2026;

3. Letter from the JLUB Planner, Ashton Jones, P.P. dated August 11, 2026, which is incorporated herein and made a part of this Resolution by way of reference;
4. Comments made by the JLUB Planner and JLUB members at the time of the hearing;
5. The property is located at 119-121 Kings Highway known as Block 172, Lot 4.05 on the Township of Maple Shade Tax Maps;
6. The property and the surrounding properties are located in the BD Business Development Zoning District; and
7. The following members of the public appeared and asked questions during the hearing: Brian Boulger; Mike Sinko; Frank D'Alio; Heather Talarico; and Sandra Renzi.

CONCLUSIONS:

1. The JLUB Board has jurisdiction to hear the application.
2. Based on the testimony from Counsel; Applicant; as well as Applicant's Engineer and Planner addressing both the positive and negative criteria concerning the use variance to permit self-storage units to be utilized within the building at 119 Kings Hwy; as well as the variance criteria related to the proposed signage the Board accepted and approved the use and bulk variance relief requested by Applicant, which specifically includes approval for the following relief: use variance to permit self-storage units within the building at 119 Kings Hwy; bulk variance from Section 205-66 of the Zoning Ordinance to permit signage on parked vehicles in the front of the property, as well as relief from Section 205-66.2(D)(1)(a)[1] permitting up to four façade signs on the wall, provided that the signs shall not exceed 10% of the wall surface area upon which the signs are to be located.
3. The JLUB weighed the positive and negative criteria for both the use and bulk variance relief, requested by Applicant, including the ways in which the proposed project advanced the designated purposes of zoning and determined the benefits outweighed any potential detriment to the public good or zone plan.

WHEREAS, upon Motion duly made and seconded to grant the "Use and Bulk Variance Application with Minor Site Plan Approval," the JLUB voted unanimously in favor of granting the relief recited herein.

NOW, THEREFORE, BE IT RESOLVED, by the Maple Shade Township JLUB that the Applicant's Use and Bulk Variance Application with Minor Site Plan Approval for the property known as 119-121 Kings Hwy. identified as Lot 4.05 in Block 172 on the Official Tax Map of Maple Shade Township is hereby granted, to permit the self-storage facility project proposed for the building at 119 Kings Hwy. based on the findings of fact and conclusions set forth above, which is hereby granted for the reasons set forth herein, subject, however, to the testimony, representations and stipulations of the Applicant at the time of the hearing and in their submissions, and further specifically, subject to the following terms and conditions:

1. Subject to Applicant complying with and obtaining any and all necessary approvals from any local, county, state and/or federal government or administrative body having jurisdiction over all or part of this land use development approval including, but not limited to, site plan approval from the Maple Shade JLUB;

2. Applicant shall work with the Township Professionals with respect to the enhanced landscaping and engineering details; provide the required stormwater and basin maintenance documentation; provide a dumpster/trash-enclosure arrangement with existing tenants; and maintain formal and open communication with the contiguous "Watergate" community regarding on-site work and improvements; and;
3. Applicant shall secure written approval from the Fire Official to ensure proper access throughout the site; and
4. The Applicant shall comply with each and every condition, revision, modification, or other request in the Planner's letter of August 11, 2026.

ADOPTED by the Maple Shade Township Joint Land Use Board at a meeting held on October 21, 2026 as a memorialization of the motion unanimously adopted by the JLUB at the August 19th hearing granting Use Variance; Minor Site Plan and bulk variance relief for the U-Haul Self-Storage facility project proposed at the subject property.

There were no abstentions or votes in the negative.

ATTEST: _____

JOINT LAND USE BOARD OF THE

TOWNSHIP OF MAPLE SHADE

Lu Valentino

Lu Valentino, Chairwoman

CERTIFICATION

I hereby certify that the foregoing resolution is a true copy of a resolution adopted at a meeting of the Maple Shade Township Joint Land Use Board, County of Burlington, State of New Jersey held on the 21st day of October, 2026, as a memorialization of the action taken by the JLUB at the Board's meeting and public hearing held on August 19, 2026 on the above cited Application.

Karen McShane

Karen McShane, Secretary

Motion	Seconded	Member	Yes	No	Abstain	Absent
		Ms. Bebitch	X			
	X	Ms. Capate	X			
		Manager Danson				X
		Ms. Kozierachi	X			
		Mayor Talarico			X	
		Ms. Wallace	X			
		Deputy Mayor Zahradnick			X	
		Madame Vice Chair Bruce				X
		Madame Chair Valentino	X			
X		Mr. McDonald, Alternate #1	X			
		Mr. Zerega, Alternate #2	X			
		Mr. Jacoby, Alternate #3				