TOWNSHIP OF MAPLE SHADE
JOINT LAND USE BOARD
AGENDA

November 18, 2026 – 6:30pm
200 Stiles Avenue, Maple Shade, New Jersey 08052

I. Meeting Called to Order by Land Use Board Chairwoman

II. Pledge of Allegiance

III. Open Public Meeting Act:

Public notice of this meeting, pursuant to the Open Public Meetings Act, has been given by the Township Council in the following manner:

1. Notifying the Township Clerk January 5th, 2026
2. Mailing Notice to the Courier Post, the Central Record & Burlington County Times on January 6th, 2026
3. Posting Notice on the Official Municipal Bulletin Board on January 6th, 2026

Board Agendas, Meeting Minutes, and all other Land Use Board Information and forms can be downloaded from the township website at www.mapleshade.com under the Land Use Boad Page

IV. Roll Call:

1. Miriam Bebitch, Member
2. Renee Bruce, Vice Chairwoman
3. Regina Capate, Member
4. Susan Danson, Township Manager
5. Laura Kozierachi, Member
6. Heather Talarico, Mayor
7. Lu Valentino, Chairwoman
8. Emily Wallace, Member
9. John Zahradnick, Deputy Mayor
10. Daniel McDonald, Alternate #1
11. William Zerega, Alternate #2
12. Kevin Jacoby, Alternate #3

Also in Attendance:

Brian Lozuke, Esq. –	Joint Land Use Solicitor
Ashton Jones, PP, AICP, CFM –	Joint Land Use Planner
Kyle Wagner –	Director of Community Development

V. Public Hearing – 2026 Master Plan Reexamination

Michael Davis, P.P., AICP –	Heyer, Gruel, & Associates

VI. New Business:

1. 340 S Maple Avenue — Block 169, Lot 3.01

Applicant:	Michael Tippin, M.T. Construction Company, LLC
Application #:	JLUB-26-12
Zone:	R-2 – Residential
Existing Use:	(1) Residential Lot
Proposed Use:	Create (2) Conforming Lots
Application:	Minor Subdivision

Public Comment

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

2. 3071 Route 73 South Block 10, Lot 3
Applicant: Maple Shade Petroleum
Application #: JLUB-26-09
Zone: BD – Business Development & RA – Residence Zone
Existing Use: Gas Station with Convenience Store
Proposed Use: Installation of diesel pumps with a canopy
Application: D(1) Use Variance; D(3) Conditional Use; Preliminary & Final Major Site Plan

Public Comment

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

VII. Resolutions:

1. **Resolution JLUB-26-R-17**: Bekas Holdings, LLC – Resolution

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

VIII. Approval of Meeting Minutes:

1. Joint Land Use Board Meeting Minutes – October 21, 2026

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

IX. JLUB Business and Correspondence:

X. JLUB Discussion/Comments:

XI. Public Portion:

XII. Adjournment:

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

Next Meeting: Wednesday, December 16, 2026 at 6:30pm