

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
December 13, 2017  
7:30 P.M.**

200 Stiles Avenue (Municipal Building)  
Maple Shade, New Jersey 08052  
[www.mapleshade.com](http://www.mapleshade.com)

**AGENDA**

I. Meeting called to order

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 December 25, 2016.
2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 25, 2016.
3. Posting Notice on the Official Municipal Bulletin Board on December 25, 2016.

IV. Roll Call:

J. Gee, Jr., Chairman \_\_\_\_ M. Bimmer, Vice Chair \_\_\_\_ K. Radie \_\_\_\_ A. Santori \_\_\_\_  
J. McCauley \_\_\_\_ J. Zaradnick \_\_\_\_ S. Schmidt \_\_\_\_ P. Mullen, Alt # 1 \_\_\_\_ Vacant, Alt #2 \_\_\_\_

*Board Staff:* R. Kingsbury, Esq. \_\_\_\_ J. Cantwell, PE, PP, CME \_\_\_\_ D. Henderson, Recording \_\_\_\_  
K. Rijs, Planning & Zoning \_\_\_\_

IV. New Business:

1. **702 Stiles Ave.** – Block 72, Lot 1.01; Oliviera Builders: Z-17-14  
Zone: Business Development (BD)  
Existing Use: Residential Proposed Use: Residential (New Dwelling)  
Application: C Variances (Setback)
2. **3121 Rt.73 S.** – Block 6; Lot 5; Fast Signs; Z-17-15  
Zone: Business Development (BD)  
Existing Use: Sign Company (Fast Signs)  
Application: “C” Variance; Proposed Freestanding LED Sign
3. **919 E. Main St.** – Block 82 Lot 9.01; Eric Scheid, Z-17-16, *continuance requested*  
Zone: Downtown Business (DB)  
Existing Use: Residential & Landscaping Business (Prior Approval/s 2016ZB12 & 2016ZB14)  
Proposed Use: Residential & Landscaping Business (Expansion)  
Application: “D” Variance & Site Plan

4. **205 W. Mill St. & Buttonwood Ave.** – Block 139 Lot 6.03; Robert Shawn-Warner, Z-17-17  
Zone: Residential -1 (R-1)  
Existing Use: Vacant Residential Lot Proposed Use: Single Family Home  
Application: “C” Variance –Front Yard Setback Minimum 30’; Proposed 17’

V. Old Business:

VI. Minutes:

- a. November 8, 2017

VII. Reports:

- a. Solicitor – Resolutions
- b. Engineer
- c. Community Development

VIII. Adjournment

**If you are unable to attend, please call Kevin Rijs at (856) 779-9610 Ext.151. Thank You.**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
November 8, 2017  
7:30 P.M.**

200 Stiles Avenue (Municipal Building)  
Maple Shade, New Jersey 08052  
[www.mapleshade.com](http://www.mapleshade.com)

REMINDER: 2018 Business License Renewals are due prior to December 1, 2017.

**AGENDA**

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J. McCauley \_\_\_\_ J. Zaradnick \_\_\_\_ S. Schmidt \_\_\_\_ P. Mullen, Alt # 1 \_\_\_\_ Vacant, Alt #2 \_\_\_\_

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IV. New Business:

V. Old Business:

VI. Minutes:

- a. October 11, 2017

VII. Reports:

- a. Solicitor – Resolutions  
2017-ZB-14: 10 N. Chestnut Ave & Main St. – Block 55 Lot 23; Nelson Wiest, Z-17-13

- b. Engineer

- c. Community Development

VIII. Adjournment

2017 Meeting Dates:

Site Plan Adv.:	6/7	7/11	8/1	9/5	10/3	11/1	12/5
Planning Board:	6/28	7/26	8/23	9/27	10/25	11/16	12/27
Zoning Board:	6/14	7/12	8/9	9/13	10/11	11/8	12/13

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**Next Meeting  
December 13, 2017**

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**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
October 11, 2017  
7:30 P.M.**

200 Stiles Avenue (Municipal Building)  
Maple Shade, New Jersey 08052  
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J. McCauley \_\_\_\_ J. Zaradnick \_\_\_\_ S. Schmidt \_\_\_\_ P. Mullen, Alt # 1 \_\_\_\_ S. Steglik, Alt #2 \_\_\_\_

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K. Rijs, Planning & Zoning \_\_\_\_

IV. New Business:

1. **10 N. Chestnut Ave & Main St.** – Block 55 Lot 23; Nelson Wiest, Z-17-13  
Zone: Downtown Business (DB)  
Existing Use: Residential Proposed Use: No change  
“C” Variance Application: Oversized Garage for personal use.  
Permitted: 32’ Width x 24’ Depth Proposed: 40’ Width x 30’ Depth
2. **702 Stiles Ave.** – Block 72, Lot 1.01; Oliviera Builders: Z-17-14  
Zone: Business Development (BD)  
Existing Use: Residential Proposed Use: Residential (New Dwelling)  
Application: C Variances (Setback)

V. Old Business:

VI. Minutes:

- a. September 13, 2017

VII. Reports:

a. Solicitor – Resolutions

2017-ZB-11: 552 S. Forklanding Rd. – Block 145; Lots 2 & 2.01; Steve Schaeffer; Z-17-5

2017-ZB-12: 489 Rt. 38 W. – Block 173; Lot 2.05; Lexvana Properties of N.J., LLC; Z-17-10

2017-ZB-13: 3090 Rt. 73 N. – Block 7.03; Lot 11.01; VIP Auto Outlet Inc.; Z-17-12

b. Engineer

c. Community Development

VIII. Adjournment

2017 Meeting Dates:

<u>Site Plan Adv.:</u>	<u>6/7</u>	<u>7/11</u>	<u>8/1</u>	<u>9/5</u>	<u>10/3</u>	<u>11/1</u>	<u>12/5</u>
<u>Planning Board:</u>	<u>6/28</u>	<u>7/26</u>	<u>8/23</u>	<u>9/27</u>	<u>10/25</u>	<u>11/16</u>	<u>12/27</u>
<u>Zoning Board:</u>	<u>6/14</u>	<u>7/12</u>	<u>8/9</u>	<u>9/13</u>	<u>10/11</u>	<u>11/8</u>	<u>12/13</u>

**If you are unable to attend, please call Kevin Rijs at (856) 779-9610 Ext.151. Thank You.**

**Next Meeting  
October 11, 2017**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
September 13, 2017  
7:30 P.M.**

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IV. Roll Call:

J. Gee, Jr., Chairman \_\_\_\_ M. Bimmer, Vice Chair \_\_\_\_ K. Radie \_\_\_\_ A. Santori \_\_\_\_  
J. McCauley \_\_\_\_ J. Zaradnick \_\_\_\_ S. Schmidt \_\_\_\_ P. Mullen, Alt # 1 \_\_\_\_ S. Steglik, Alt #2 \_\_\_\_

*Board Staff:* R. Kingsbury, Esq. \_\_\_\_ J. Cantwell, PE, PP, CME \_\_\_\_ D. Henderson, Recording \_\_\_\_  
K. Rijs, Planning & Zoning \_\_\_\_

IV. New Business:

1. **552 S. Forkland Rd.** – Block 145; Lots 2 & 2.01; Steve Schaeffer; Z-17-5  
Zone: Residence (RA)  
Existing Use: Residential  
Proposed Use: Residential & General contracting business  
Application: D Variance
2. **489 Rt. 38 W.** – Block 173; Lot 2.05; Lexvana Properties of N.J., LLC; Z-17-10  
Zone: Planned Development (PD)  
Existing Use: Vacant Building (formerly furniture store – Ethan Allen)  
Proposed Use: Auto Body/Collision Repair Center.  
Application: D Variance
3. **3090 Rt. 73 N.** – Block 7.03; Lot 11.01; VIP Auto Outlet Inc.; Z-17-12  
Zone: Business Development (BD)  
Former & Existing Use: Borkon Truckarama; Lease & Sales of tractor trailer cabs (former use) & Sunbelt equipment rentals (existing use to remain).  
Proposed Use: Used Pickup Truck Sales (new use) & Sunbelt equipment rentals (to remain onsite).  
Application: Interpretation or D Variance

V. Old Business:

VI. Minutes:

- a. August 9, 2017

VII. Reports:

- a. Solicitor – Resolutions  
2017-ZB-10: 491 Rt. 38 W. – Block 173; Lot 2.07 CSG Property Investors, LLC “Sammy’s Express Car Wash” Z-17-11
- b. Engineer
- c. Community Development

VIII. Adjournment

2017 Meeting Dates:

<u>Site Plan Adv.:</u>	<u>6/7</u>	<u>7/11</u>	<u>8/1</u>	<u>9/5</u>	<u>10/3</u>	<u>11/1</u>	<u>12/5</u>
<u>Planning Board:</u>	<u>6/28</u>	<u>7/26</u>	<u>8/23</u>	<u>9/27</u>	<u>10/25</u>	<u>11/16</u>	<u>12/27</u>
<u>Zoning Board:</u>	<u>6/14</u>	<u>7/12</u>	<u>8/9</u>	<u>9/13</u>	<u>10/11</u>	<u>11/8</u>	<u>12/13</u>

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**Next Meeting  
October 11, 2017**



**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
August 9, 2017  
7:30 P.M.**

200 Stiles Avenue (Municipal Building)  
Maple Shade, New Jersey 08052  
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IV. Roll Call:

J. Gee, Jr., Chairman \_\_\_\_ M. Bimmer, Vice Chair \_\_\_\_ K. Radie \_\_\_\_ A. Santori \_\_\_\_  
J. McCauley \_\_\_\_ J. Zaradnick \_\_\_\_ S. Schmidt \_\_\_\_ P. Mullen, Alt # 1 \_\_\_\_ S. Steglik, Alt #2 \_\_\_\_

*Board Staff:* R. Kingsbury, Esq. \_\_\_\_ P. Cray, PE, PP, CME \_\_\_\_ D. Henderson, Recording \_\_\_\_  
K. Rijs, Planning & Zoning \_\_\_\_

IV. New Business:

1. **2836 Rt.73 N.** – Block 189.01; Lot 2.01, 2.06, 2.07, & 2.11; Jersey Premier Outdoor Advertising Billboards; Z-17-8  
Zone: Business Development (BD)  
Existing Use: Clover Motel  
Proposed Use: New Doubled Sided Billboard Sign 14' x 48'; One side LED and the other side static.  
Application: D Variance with Site Plan
2. **2860 Rt.73 N.** – Block 174; Lot 2.03; Jersey Premier Outdoor Advertising Billboards; Z-17-9  
Zone: Business Development (BD)  
Existing Use: Retail Building  
Proposed Use: New Doubled Sided Billboard Sign 14' x 48'  
Application: D Variance with Site Plan; One side LED and the other side static.
3. **491 Rt. 38 W.** – Block 173; Lot 2.07 CSG Property Investors, LLC “Sammy’s Express Car Wash” Z-17-11  
Zone: Planned Development (PD)  
Existing Use: Vacant Building (formerly lawn mower repair)  
Proposed Use: Automatic Car Wash  
Application: D Variance

V. Old Business:

VI. Minutes:

- a. July 12, 2017

VII. Reports:

- a. Solicitor – Resolutions
- b. Engineer
- c. Community Development

VIII. Adjournment

2017 Meeting Dates:

<u>Site Plan Adv.:</u>	<u>6/7</u>	<u>7/11</u>	<u>8/1</u>	<u>9/5</u>	<u>10/3</u>	<u>11/1</u>	<u>12/5</u>
<u>Planning Board:</u>	<u>6/28</u>	<u>7/26</u>	<u>8/23</u>	<u>9/27</u>	<u>10/25</u>	<u>11/16</u>	<u>12/27</u>
<u>Zoning Board:</u>	<u>6/14</u>	<u>7/12</u>	<u>8/9</u>	<u>9/13</u>	<u>10/11</u>	<u>11/8</u>	<u>12/13</u>

**If you are unable to attend, please call Kevin Rijs at (856) 779-9610 Ext.151. Thank You.**

**Next Meeting  
September 13, 2017**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
July 12, 2017  
7:30 P.M.**

200 Stiles Avenue (Municipal Building)  
Maple Shade, New Jersey 08052  
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IV. Roll Call:

J. Gee, Jr., Chairman \_\_\_\_ M. Bimmer, Vice Chair \_\_\_\_ K. Radie \_\_\_\_ A. Santori \_\_\_\_  
J. McCauley \_\_\_\_ J. Zaradnick \_\_\_\_ S. Schmidt \_\_\_\_ P. Mullen, Alt # 1 \_\_\_\_ S. Steglik, Alt #2 \_\_\_\_

*Board Staff:* R. Kingsbury, Esq. \_\_\_\_ P. Cray, PE, PP, CME \_\_\_\_ D. Henderson, Recording \_\_\_\_  
K. Rijs, Planning & Zoning \_\_\_\_

IV. New Business:

1. **552 S. Forklanding Rd.** – Block 145; Lots 2 & 2.01; Steve Schaeffer; Z-17-5  
Zone: Residence (RA)  
Existing Use: Residential      Proposed Use: Residential & General contracting business  
Use Variance (205-10)

V. Old Business:

VI. Minutes:

- a. June 14, 2017

VII. Reports:

- a. Solicitor – Resolutions  
2017-ZB-09: 464 Rt.38 E. – Block 144.01; Lots 19 & 20: MSN Holdings LLC; Z-17-7
- b. Engineer
- c. Community Development

VIII. Adjournment

2017 Meeting Dates:

<u>Site Plan Adv.:</u>	<u>6/7</u>	<u>7/11</u>	<u>8/1</u>	<u>9/5</u>	<u>10/3</u>	<u>11/1</u>	<u>12/5</u>
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<u>Zoning Board:</u>	<u>6/14</u>	<u>7/12</u>	<u>8/9</u>	<u>9/13</u>	<u>10/11</u>	<u>11/8</u>	<u>12/13</u>

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**Next Meeting  
August 9, 2017**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
June 14, 2017  
7:30 P.M.**

200 Stiles Avenue (Municipal Building)  
Maple Shade, New Jersey 08052  
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IV. Roll Call:

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K. Rijs, Planning & Zoning \_\_\_\_

IV. New Business:

1. **464 Rt.38 E.** – Block 144.01; Lots 19 & 20: MSN Holdings LLC; Z-17-7  
Zone: Business Development (BD) Existing Use: Used Auto Sales  
Ordinance Interpretation regarding trailer office replacement and nonconforming use.

V. Old Business:

VI. Minutes:

- a. May 10, 2017

VII. Reports:

- a. Solicitor – Resolutions  
2017-ZB-06: 300 S. Lenola Rd. – Block 189; Lot 4.04; Varga Brothers Signs; Z-17-2  
2017-ZB-07: 300 N. Forklanding Rd. – Block 15; Lot 12; Paramanik; Z-17-4  
2017-ZB-08: 570 Rt.38 E. – Block 189.05; Lot 1; Group 1 Realty Inc.; Z-17-6
- b. Engineer
- c. Community Development

VIII. Adjournment

2017 Meeting Dates:

<u>Site Plan Adv.:</u>	<u>6/7</u>	<u>7/11</u>	<u>8/1</u>	<u>9/5</u>	<u>10/3</u>	<u>11/1</u>	<u>12/5</u>
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<u>Zoning Board:</u>	<u>6/14</u>	<u>7/12</u>	<u>8/9</u>	<u>9/13</u>	<u>10/11</u>	<u>11/8</u>	<u>12/13</u>

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**Next Meeting  
July 12, 2017**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
May 10, 2017  
7:30 P.M.**

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K. Rijs, Planning & Zoning \_\_\_\_

IV. New Business:

1. **300 S. Lenola Rd.** – Block 189; Lot 4.04; Varga Brothers Z-17-2  
Zone: Business Development (BD); Existing Use: Kingsway Plaza; Sign Variance Application
2. **300 N. Forklanding Rd.** – Block 15; Lot 12; Paramanik; “d” Variance Z-17-4  
Zone: Commercial (C)  
Existing Use: Harry’s Dry Cleaner (Vacant) with apartment in rear.  
Proposed Use: Catering Kitchen. No dine in or takeout service. Majority of food will be delivered; occasionally small catering orders may be picked up by customers. Applicant to reside in residential section of the property.
3. **570 Rt.38 E.** – Block 189.05; Lot 1; Group 1 Realty Inc., “d” Variance & Site Plan Z-17-6  
Zone: Business Development (BD) with Redevelopment Overlay.  
Existing Use: Golden Dawn Diner (Vacant)  
Proposed Use: Auxiliary vehicle inventory storage parking (86 spaces) to Elite Acura property. Diner to be demolished. Conditionally Approved by the Zoning Board on 1/11/2017.

V. Old Business:

VI. Minutes:

- a. April 12, 2017

VII. Reports:

- a. Solicitor – Resolutions
- b. Engineer
- c. Community Development  
Planned Development (PD) – Motor vehicle service station (205-43.D); Highway Commercial (205-39.J-L.) and Business Development 205-33.B.(4).(a) Automobile Service Station.

VIII. Adjournment

2017 Meeting Dates:

Site Plan Adv.:	3/7	4/4	5/2	6/7	7/11	8/1	9/5	10/3	11/1	12/5
Planning Board:	3/22	4/26	5/24	6/28	7/26	8/23	9/27	10/25	11/16	12/27
Zoning Board:	3/8	4/12	5/10	6/14	7/12	8/9	9/13	10/11	11/8	12/13

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**Next Meeting  
June 14, 2017**



**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
April 12, 2017  
7:30 P.M.**

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*Board Staff:* R. Kingsbury, Esq. \_\_\_\_ P. Cray, PE, PP, CME \_\_\_\_ D. Henderson, Recording \_\_\_\_  
K. Rijs, Planning & Zoning \_\_\_\_

IV. New Business:

V. Old Business:

VI. Minutes:

- a. March 8, 2017

VII. Reports:

- a. Solicitor – Resolutions  
2017ZB04: 570 Rt.38 E (B189.05, L1) Group 1 Realty Inc., ZBA411  
2017ZB05: 603 Laurelton Ave (B72.01; L6.01); Fred Bentley Z-17-1
- b. Engineer
- c. Community Development

VIII. Adjournment

2017 Meeting Dates:

<u>Site Plan Adv.:</u>	3/7	4/4	5/2	6/7	7/11	8/1	9/5	10/3	11/1	12/5
<u>Planning Board:</u>	3/22	4/26	5/25	6/28	7/26	8/23	9/27	10/25	11/16	12/27
<u>Zoning Board:</u>	3/8	4/12	5/10	6/14	7/12	8/9	9/13	10/11	11/8	12/13

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**Next Meeting  
May 10, 2017**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
March 8, 2017  
7:30 P.M.**

200 Stiles Avenue (Municipal Building)  
Maple Shade, New Jersey 08052  
[www.mapleshade.com](http://www.mapleshade.com)

**AGENDA**

I. Meeting called to order

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 December 25, 2016.
2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 25, 2016.
3. Posting Notice on the Official Municipal Bulletin Board on December 25, 2016.

IV. Roll Call:

J. Gee, Jr., Chairman \_\_\_\_ M. Bimmer, Vice Chair \_\_\_\_ K. Radie \_\_\_\_ A. Santori \_\_\_\_  
J. McCauley \_\_\_\_ J. Zaradnick \_\_\_\_ S. Schmidt \_\_\_\_ P. Mullen, Alt # 1 \_\_\_\_ S. Steglik, Alt #2 \_\_\_\_

*Board Staff:* R. Kingsbury, Esq. \_\_\_\_ P. Cray, PE, PP, CME \_\_\_\_ D. Henderson, Recording \_\_\_\_  
K. Rijs, Planning & Zoning \_\_\_\_

IV. New Business:

1. **603 Laurelton Ave.** - Block 72.01; Lot 6.01; Fred Bentley – Freedom Truck Properties Annex LLC, Use Variance; Z-17-1  
Zone: RA & BD (Split Zone)  
Existing Use: Single Family Home with Office  
Proposed Use: Business Office for adjacent lot truck leasing business – Bentley Trucking (Lots 5 & 6)  
Application: “d” Variance.

V. Old Business:

VI. Minutes:

- a. February 8, 2017

VII. Reports:

- a. Solicitor – Resolutions  
2017ZB02: 2990 Rt. 73N (B77.02, L1) Home Evolution NJ LLC, ZBA412  
2017ZB03: Immanuel Baptist Church, Main St. & 6 S. Poplar (B96, L1.05, 4, 5, 6 ZBA2017-1  
2017ZB04: 570 Rt.38 E (B189.05, L1) Group 1 Realty Inc., ZBA411

2017ZB05: 2016 Annual ZBA report

b. Engineer

c. Community Development

VIII. Adjournment

2017 Meeting Dates:

<u>Site Plan Adv.:</u>	3/7	4/4	5/2	6/7	7/11	8/1	9/5	10/3	11/1	12/5
<u>Planning Board:</u>	3/22	4/26	5/25	6/28	7/26	8/23	9/27	10/25	11/16	12/27
<u>Zoning Board:</u>	3/8	4/12	5/10	6/14	7/12	8/9	9/13	10/11	11/8	12/13

**If you are unable to attend, please call Kevin Rijs at (856) 779-9610 Ext.151. Thank You.**

**Next Meeting  
April 12, 2017**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
February 8, 2017  
7:30 P.M.**

**200 Stiles Avenue (Municipal Building)  
Maple Shade, New Jersey 08052  
[www.mapleshade.com](http://www.mapleshade.com)**

**AGENDA**

- A. Meeting called to order
- B. Pledge of Allegiance
- C. Open Public Meeting Act
- D. Roll Call:

- i. John Gee, Jr., Chairman
- ii. Michael Bimmer, Vice Chair
- iii. Karen Radie
- iv. Angie Santori
- v. Joe McCauley
- vi. John Zaradnick
- vii. Steve Schmidt
- viii. Paula Mullen, Alt # 1
- ix. Steven Steglik, Alt #2

Board Staff: Robert E. Kingsbury, Esq. Paul D. Cray, PE, PP, CME  
Debbie Henderson, Recording Secretary

**E. New Business:**

1. 570 Rt.38 E (B189.05, L1) Group 1 Realty Inc., “d” Variance & Site Plan ZBA411  
Zone: Business Development (BD) with Redevelopment Overlay.  
Existing Use: New Golden Dawn Diner (Vacant)  
Proposed Use: Auxiliary vehicle inventory storage parking (86 spaces) to Elite Acura property. Diner to be demolished.
2. 2990 Rt. 73N (B77.02, L1) Home Evolution NJ LLC, “d” Variance & Site Plan Waiver Susie Wong, ZBA412  
Zone: Business Development (BD).  
Proposed Use: Contractor showroom for kitchen & bath furnishings, warehouse, office space, cutting and polishing of granite. Outside storage of granite slabs.
3. Immanuel Baptist Church, Main St. & 6 S. Poplar (B96, L1.05, 4, 5, 6) “d” Variance & Site Plan ZBA2017-1  
Zone: Downtown Business (DB) & Residence 2 (R-2) Zone  
Existing Use: House or Worship and Single Family Home.  
Proposed Use: House of Worship Expansion. 10,250sf building addition and increase onsite parking from 46 to 67 spaces.

F. Old Business:

G. Minutes

1. January 11, 2017

H. Miscellaneous:

1. Reports:

- a. Solicitor – Resolutions

- 2017ZB01: 702 Stiles Ave. Oliveira Builders (B72 L1.01) “d” Variance Z2017-2

- b. Engineer

- c. Community Development

- i. 2016 Annual ZBA report

2. Adjourn.

2017 Meeting Dates:

<u>Site Plan Adv.:</u>	<u>1/10</u>	<u>2/7</u>	<u>3/7</u>	<u>4/4</u>	<u>5/2</u>	<u>6/7</u>	<u>7/11</u>	<u>8/1</u>	<u>9/5</u>	<u>10/3</u>	<u>11/1</u>	<u>12/5</u>
<u>Planning Board:</u>	<u>1/25</u>	<u>2/22</u>	<u>3/22</u>	<u>4/26</u>	<u>5/25</u>	<u>6/28</u>	<u>7/26</u>	<u>8/23</u>	<u>9/27</u>	<u>10/25</u>	<u>11/16</u>	<u>12/27</u>
<u>Zoning Board:</u>	<u>1/11</u>	<u>2/8</u>	<u>3/8</u>	<u>4/12</u>	<u>5/10</u>	<u>6/14</u>	<u>7/12</u>	<u>8/9</u>	<u>9/13</u>	<u>10/11</u>	<u>11/8</u>	<u>12/13</u>

**If you are unable to attend, please call Kevin Rijs at (856) -779-9610 Ext.151. Thank You.**

**Next Meeting  
March 8, 2017**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
January 11, 2017  
7:30 P.M.**

**200 Stiles Avenue (Municipal Building)  
Maple Shade, New Jersey 08052  
[www.mapleshade.com](http://www.mapleshade.com)**

**AGENDA**

- A. Meeting called to order by Mr. Kingsbury, acting Attorney
- B. Pledge of Allegiance
- C. Open Public Meeting Act
- D. Oath of Office:
  - i. Michael Bimmer, Member, Term Expires 12/31/2020
  - ii. Karen Radie, Member, Term Expires 12/31/2020
  - iii. Stephen Steglik, Alternate #2, Term expires 12/31/2018
  
- E. Roll Call:
  - i. John Gee, Jr.
  - ii. Michael Bimmer
  - iii. Karen Radie
  - iv. Angie Santori
  - v. Joe McCauley
  - vi. John Zaradnick
  - vii. Steve Schmidt
  - viii. Paula Mullen, Alt #1
  - ix. Stephen Steglik, Alt #2
  
- F. Organization of the Board:
  - a. Nomination of Chairman.
  - b. Nomination of Vice Chairman.
  - c. Nomination of Attorney.
  - d. Nomination of Engineer.
  - e. Nomination of Secretary.
  - f. Nomination of Environmental Engineer.
  - g. Consent Approval of Meeting dates for the year as set by Council.
  - h. Consent Approval of Official Newspaper authorized by Council. Courier Post, the Central Record and Burlington County Times.
  
- G. New Business:
  - 1. 570 Rt.38 E (B189.05, L1) Group 1 Realty Inc., "d" Variance & Site Plan ZBA411  
Zone: Business Development (BD) with Redevelopment Overlay.  
Existing Use: Golden Dawn Diner (Vacant)  
Proposed Use: Auxiliary vehicle inventory storage parking (86 spaces) to Elite Acura property. Diner to be demolished.

*Rescheduled for meeting February 8, 2017*

2. 2990 Rt. 73N (B77.02, L1) Home Evolution NJ LLC, “d” Variance & Site Plan Waiver Susie Wong, ZBA412

Zone: Business Development (BD). D Variance, with Site Plan Waiver Request.  
Proposed Use: Contractor showroom for kitchen & bath furnishings, warehouse, office space, cutting and polishing of granite. Outside storage of granite slabs.

*Rescheduled for meeting February 8, 2017*

3. 702 Stiles Ave. Oliveira Builders (B72 L1.01) “d” Variance ZBA2017-2

Zone: Business Development (BD)  
Application to demolish existing substantially damaged single family home (non-conforming use) and construct new single family home. D Variance application.

4. Old Business:

5. Minutes

1. December 14, 2016

6. Miscellaneous:

1. Reports:

a. Solicitor – Resolutions

i. 2016ZB25 290 S. Lenola (B172, L4.08) Zhang Mei Xue ZBA410

b. Engineer

c. Community Development

i. 2016 Annual ZBA report

2. Adjourn.

2017 Meeting Dates:

Site Plan Adv.:	1/10	2/7	3/7	4/4	5/2	6/7	7/11	8/1	9/5	10/3	11/1	12/5
Planning Board:	1/25	2/22	3/22	4/26	5/25	6/28	7/26	8/23	9/27	10/25	11/16	12/27
Zoning Board:	1/11	2/8	3/8	4/12	5/10	6/14	7/12	8/9	9/13	10/11	11/8	12/13

**If you are unable to attend, please call Kevin Rijs at (856) -779-9610 Ext.151. Thank You.**

**Next Meeting  
February 8, 2017**