

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
December 12, 2018  
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 23, 2017.
2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 23, 2017.
3. Posting Notice on the Official Municipal Bulletin Board on December 23, 2017.

IV. Roll Call:

J. Gee, Jr., Chairman \_\_\_\_ M.Bimmer, Vice Chair \_\_\_\_ K. Radie \_\_\_\_ A. Santori \_\_\_\_  
J. Zaradnick \_\_\_\_ S.Schmidt \_\_\_\_ Lu Valentino, Alt 1 \_\_\_\_ Richard Borden, Alt 2 \_\_\_\_

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

V. New Business:

1. **508 S. Lenola Rd.** – Block 189.02; Lot 1; Cellco dba Verizon; Z-18-20; ***Continued to 12/12/18 meeting***  
Zone: Business Development (BD)  
Existing Use: Telecommunications Facility Proposed Use: Expansion  
Application: D Variance with Site Plan – Emergency Generator Installation
2. **314E. Main St.** – Block 102; Lot 3; St. Johns Episcopal Church  
Zone: Downtown Business (DB)  
Existing Use: Vacant Store Proposed Use: Church  
Application: “D”Use Variance

VI. Old Business:

Discussion:

Garden Sheds – Storage Sheds: The 2016 annual report of the ZBA (N.J.S.A. 40:55D-70.1) was adopted by the ZBA at the meeting on 02/08/2017 (A copy of the report is attached). In 2017, the report was distributed to Council and the Planning Board. At the last Zoning Board Meeting the Chairman of the Board initiated a discussion on revisiting the 2016 recommendation that more than one (1) garden shed be permitted per residential lot; the direction to the Board was that consideration should be given to permitting additional

storage sheds.

205-71: Non-Conforming Structures – Enlargement/Expansion

N.J.S.A. 40:55D-3& D-68: "*Nonconforming structure*" means a structure the size, dimension or location of which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption, revision or amendment.

VII. Minutes

- a. October 10, 2018

VIII. Miscellaneous:

1. Reports:

a. Solicitor – Resolutions

2018-ZB-25: 116 West Main St. – Block 117.01; Lot 11; Orth Graphics

2018-ZB-26: 3090 Route 73 N. – Block 7.03; Lot 11.01; Sunbelt Rentals

b. Engineer

c. Community Development

VIII. Adjourn.

**2019 Meeting Dates:**

<u>Site Plan Adv.:</u>	1/8*	2/5	3/5	4/2	5/7	6/6*	7/2	8/6	9/3	10/1	11/6*	12/3
<u>Planning Board:</u>	1/23	2/27	3/27	4/24	5/22	6/26	7/24	8/28	9/25	10/23	11/26*	12/18*
<u>Zoning Board:</u>	1/9	2/13	3/13	4/10	5/8	6/12	7/10	8/14	9/11	10/9	11/20*	12/11

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

**Next Meeting  
January 9, 2019**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
October 10, 2018  
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 \_\_\_\_ Lu Valentino, Alt 1 \_\_\_\_ Richard Borden, Alt 2 \_\_\_\_

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

V. 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'  
Application: D Variance with Site Plan One side LED and One Side Static
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 Static Billboard Sign 14' x 48'  
Application: D Variance with Site Plan
3. **116 West Main St.** – Block 117.01; Lot 11; Orth Graphics; Z-18-18  
Zone: Downtown Business (DB)  
Existing Use: Retail Proposed Use: No Change  
Application: C Variance to permit detached accessory storage shed.

4. **3090 Route 73 N.** – Block 7.03; Lot 11.01; Sunbelt Rentals; Z-18-19  
Zone: Business Development (BD)  
Existing Use: Truck/Equipment Rental      Proposed Use: No Change  
Application: “D” Variance to expand use (replace VIP Auto section of the property) with minor site plan

VI. Old Business:

Discussion:

Garden Sheds – Storage Sheds: The 2016 annual report of the ZBA (N.J.S.A. 40:55D-70.1) was adopted by the ZBA at the meeting on 02/08/2017 (A copy of the report is attached). In 2017, the report was distributed to Council and the Planning Board. At the last Zoning Board Meeting the Chairman of the Board initiated a discussion on revisiting the 2016 recommendation that more than one (1) garden shed be permitted per residential lot; the direction to the Board was that consideration should be given to permitting additional storage sheds.

205-71: Non-Conforming Structures – Enlargement/Expansion

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VII. Minutes

- a. September 12, 2018

VIII. Miscellaneous:

1. Reports:

a. Solicitor – Resolutions

2018-ZB-22: 448 Sunset Ave. – Block 113; Lot 5.04; Daniel Schafer; Z-18-15

2018-ZB-23: 454 Alexander Ave. – Block 138, Lot 4.01; Joseph Hoffman; Z-18-16

2018-ZB-24:3060 Route 73 North – Block 71, Lot 8; Moo Do Karate Academy; Z-18-17

b. Engineer

c. Community Development

VIII. Adjourn.

2018 Meeting Dates:

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

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

**Next Meeting  
November 7, 2018**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
September 12, 2018  
7:30 P.M.**

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

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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 \_\_\_\_ Lu Valentino, Alt 1 \_\_\_\_ Richard Borden, Alt 2 \_\_\_\_

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

V. New Business:

1. **448 Sunset Ave.** – Block 113; Lot 5.04; Daniel Schafer; Z-18-15  
Zone: Residential 1  
Existing Use: Single family home Proposed Use: No Change  
Application: Second floor addition. No change to existing building footprint. Variance: Side Yard Setback: Required 8', Existing and Proposed 7.66'; and possible front yard setback.
2. **454 Alexander Ave.** – Block 138, Lot 4.01; Joseph Hoffman; Z-18-16  
Zone: Residential 1  
Existing Use: Single family home Proposed Use: No Change  
Application: C Variance, add 2<sup>nd</sup> shed to property.
3. **3060 Route 73 North** – Block 71, Lot 8; Moo Do Karate Academy; Z-18-17  
Zone: Business Development (BD)  
Existing Use: Vacant Building, formerly Menu Express  
Application: Use Variance; proposed martial arts studio with site plan waiver request.

VI. Old Business:

Discussion:

Garden Sheds – Storage Sheds: The 2016 annual report of the ZBA (N.J.S.A. 40:55D-70.1) was adopted by the ZBA at the meeting on 02/08/2017 (A copy of the report is attached). In 2017, the report was distributed to Council and the Planning Board. At the last Zoning Board Meeting the Chairman of the Board initiated a discussion on revisiting the 2016 recommendation that more than one (1) garden shed be permitted per residential lot; the direction to the Board was that consideration should be given to permitting additional storage sheds.

205-71: Non-Conforming Structures – Enlargement/Expansion

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VII. Minutes

- a. July 11, 2018

VIII. Miscellaneous:

1. Reports:

a. Solicitor – Resolutions

2018-ZB-15: 2890 Route 73 North – Block 82.01; Lot 9, CVC Specialty Chemicals; Z-18-8

2018-ZB-21: 447 Elm Ave. - Block 169; Lot 9; Stacey Martella-Ferris; Z-18-14

b. Engineer

c. Community Development

VIII. Adjourn.

2018 Meeting Dates:

Site Plan Adv.: 1/9\* 2/6 3/6 4/3 5/1 6/5 7/10\* 8/7 9/4 10/2 11/6 12/4

Planning Board: 1/24 2/28 3/28 4/25 5/23 6/27 7/25 8/22 9/26 10/24 11/28 12/26

Zoning Board: 1/10 2/14 3/14 4/11 5/9 6/13 7/11 8/8 9/12 10/10 11/7\* 12/12

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

**Next Meeting  
October 10, 2018**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
August 8, 2018  
7:30 P.M.**

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

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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 \_\_\_\_ Lu Valentino, Alt 1 \_\_\_\_ Richard Borden, Alt 2 \_\_\_\_

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

V. New Business:

1. **447 Elm Ave.** - Block 169; Lot 9; Stacey Martella-Ferris; Z-18-14  
Zone: R1 Existing Use: Residential  
Application: "D" Variance to convert "garden house" into a home based nail salon business.

VI. Old Business:

VII. Minutes

- a. July 11, 2018

VIII. Miscellaneous:

1. Reports:

a. Solicitor – Resolutions

- 2018-ZB-15: 2890 Route 73 North – Block 82.01; Lot 9, CVC Specialty Chemicals; Z-18-8  
2018-ZB-17: 644 Sunset Ave. – Block 165; Lot 4; Mr. Neely; Z-18-10  
2018-ZB-18: 200 N. Pine Ave. – Block 78; Lot 10.01; MacAdams; Z-18-11  
2018-ZB-19: 210 N. Pine Ave. – Block 78; Lot 10.02; MacAdams; Z-18-12  
2018-ZB-20: 42 N. Fellowship Rd. – Block 56; Lot 32; Mc Donald; Z-18-13

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
July 11, 2018  
7:30 P.M.**

**200 Stiles Avenue (Municipal Building)  
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IV. Roll Call:

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J. McCauley \_\_\_\_ J. Zaradnick \_\_\_\_ S. Schmidt \_\_\_\_ Lu Valentino, Alt 1 \_\_\_\_ Richard Borden, Alt 2 \_\_\_\_

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M. Selover, LSRP K. Rijs, Planning & Zoning \_\_\_\_

V. New Business:

1. **644 Sunset Ave.** – Block 165; Lot 4; Mr. Neely; Z-18-10  
Zone: R1 Existing Use: Residential Proposed Use: No Change  
Application: “C” Variance to allow 2<sup>nd</sup> garden shed on lot where ordinance permits one (1).
2. **200 N. Pine Ave.** – Block 78; Lot 10.01; MacAdams; Z-18-11  
Zone: R1  
Application: Construct New Single-Family Home with bulk variance request for front yard setback. 30’ Required and 27.4’ Proposed.
3. **210 N. Pine Ave.** – Block 78; Lot 10.02; MacAdams; Z-18-12  
Zone: R1  
Application: Construct New Single-Family Home with bulk variance request for front yard setback. 30’ Required and 20.1’ Proposed.
4. **42 N. Fellowship Rd.** – Block 56; Lot 32; Mc Donald; Z-18-13  
Zone: Residential-2 (R2) Existing Use: Single-Family Home  
Application: “d” variance to permit a detached garage to be used as an apartment.

VI. Old Business:

VII. Minutes

a. June 13, 2018

VIII. Miscellaneous:

1. Reports:

a. Solicitor – Resolutions

2018-ZB-13: 2825 Route 73 South – Block 195; Lot 2.01, Rt 73 Bowling Center; Z-18-7

2018-ZB-14: 124 Elm Ave. – Block 109; Lot 6, Megan Brooks; Z-18-6

2018-ZB-15: 2890 Route 73 North – Block 82.01; Lot 9, CVC Specialty Chemicals; Z-18-8

2018-ZB-16: 250 S. Lenola Rd. – Block 72; Lots 4.02 & 4.03; 250 Lenola Rd. Industries; Z-18-9

b. Engineer

c. Community Development

VIII. Adjourn.

2018 Meeting Dates:

Site Plan Adv.: 1/9\* 2/6 3/6 4/3 5/1 6/5 7/10\* 8/7 9/4 10/2 11/6 12/4

Planning Board: 1/24 2/28 3/28 4/25 5/23 6/27 7/25 8/22 9/26 10/24 11/28 12/26

Zoning Board: 1/10 2/14 3/14 4/11 5/9 6/13 7/11 8/8 9/12 10/10 11/7\* 12/12

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

**Next Meeting  
August 8, 2018**

- b. Engineer
- c. Community Development

VIII. Adjourn.

2018 Meeting Dates:

<u>Site Plan Adv.:</u>	1/9*	2/6	3/6	4/3	5/1	6/5	7/10*	8/7	9/4	10/2	11/6	12/4
<u>Planning Board:</u>	1/24	2/28	3/28	4/25	5/23	6/27	7/25	8/22	9/26	10/24	11/28	12/26
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**If you are unable to attend, please call Kevin Rijs at (856)779-9610 Ext.151. Thank You.**

**Next Meeting  
September 12, 2018**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
June 13, 2018 – UPDATED  
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 \_\_\_\_ Lu Valentino, Alt 1 \_\_\_\_ Richard Borden, Alt 2 \_\_\_\_

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M. Selover, LSRP K. Rijs, Planning & Zoning \_\_\_\_

V. New Business:

1. **124 Elm Ave.** – Block 109; Lot 6, Megan Brooks; Z-18-6  
Zone: Residential -2  
Existing Use: Residential  
Proposed Use: No Change  
Application: “C” Variance – Side Yard Setback for attached deck & fence 0’ proposed.
2. **2825 Route 73 South** – Block 195; Lot 2.01, Rt 73 Bowling Center; Z-18-7  
Zone: Business development (BD)  
Existing Use: Bowling Center  
Proposed Use: No Change  
Application: “C” Variance; Proposed Freestanding LED Sign
3. **2890 Route 73 North** – Block 82.01; Lot 9, CVC Specialty Chemicals; Z-18-8  
Zone: Business Development (BD)  
Existing Use: Manufacturing - Chemicals  
Proposed Use: No Change – interior production expansion  
Application: 1) Interpretation that a “D” variance approval is not required for the proposed improvements and/or 2) in the alternative a D Variance application.

4. **250 S. Lenola Rd.** – Block 72; Lots 4.02 & 4.03; 250 Lenola Rd. Industries; Z-18-9  
Zone: Planned Development (PD)  
Application: “D” Variance with Minor Subdivision/Lot Line Adjustment to correct encroachment.

VI. Old Business:

VII. Minutes

- a. April 11, 2018

VIII. Miscellaneous:

1. Reports:

a. Solicitor – Resolutions

2018-ZB-12: 538 Rt. 38 E. – Block 173.02; Lot 9, EMG Auto of Jersey City LLC; Z-18-2

b. Engineer

c. Community Development

VIII. Adjourn.

2018 Meeting Dates:

<u>Site Plan Adv.:</u>	1/9*	2/6	3/6	4/3	5/1	6/5	7/10*	8/7	9/4	10/2	11/6	12/4
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**Next Meeting  
July 11, 2018**

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Zoning Board of Adjustment  
Agenda  
May 9, 2018  
7:30 P.M.**

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V. New Business:

1. **124 Elm Ave.** – Block 109; Lot 6, Megan Brooks; Z-18-6  
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2. **2825 Route 73 South** – Block 195; Lot 2.01, Rt 73 Bowling Center; Z-18-7  
Zone: Business development (BD)  
Existing Use: Bowling Center  
Proposed Use: No Change  
Application: “C” Variance; Proposed Freestanding LED Sign
3. **2890 Route 73 North** – Block 89.01; Lot 9, CVC Specialty Chemicals; Z-18-8  
Zone: Business Development (BD)  
Existing Use: Manufacturing - Chemicals  
Proposed Use: No Change – interior production expansion  
Application: 1) Interpretation that a “D” variance approval is not required for the proposed improvements and/or 2) in the alternative a D Variance application.

VI. Old Business:

VII. Minutes

a. April 11, 2018

VIII. Miscellaneous:

1. Reports:

a. Solicitor – Resolutions

2018-ZB-12: 538 Rt. 38 E. – Block 173.02; Lot 9, EMG Auto of Jersey City LLC; Z-18-2

b. Engineer

c. Community Development

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**Next Meeting  
June 13, 2018**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
April 11, 2018  
7:30 P.M.**

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

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

V. New Business:

1. **538 Rt. 38 E.** – Block 173.02; Lot 9, EMG Auto of Jersey City LLC; Z-18-2  
Zone: Planned Development (PD)  
Existing Use: Vacant Building (formerly Elite Acura)  
Proposed Use: Used car auto sales and associate repairs and maintenance.  
Application: Site Plan Application

VI. Old Business:

VII. Minutes

- a. March 14, 2018

VIII. Miscellaneous:

1. Reports:

a. Solicitor – Resolutions

2018-ZB-7: Block 139 Lot 6.03; Robert Shawn-Warner, Z-17-17

2018-ZB-8: Block 129.07; Lot 34; Tarantini; Z-18-4

2018-ZB-9: Block 173; Lot 2.07 CSG Property Investors; “Sammy’s Express Car Wash” Z-18-1  
2018-ZB-10: Block 173.03; Lot 2.01; Garvy Nelson – The Automotive Outlet; Z-18-3  
2018-ZB-11: Block 63; Lot 8; Eric Manna; Maple Shade Vapor Lounge; Z-18-5

- b. Engineer
- c. Community Development

VIII. Adjourn.

2018 Meeting Dates:

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

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

**Next Meeting  
May 9, 2018**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
March 14, 2018  
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 23, 2017.  
2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 23, 2017.  
3. Posting Notice on the Official Municipal Bulletin Board on December 23, 2017.

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 \_\_\_\_

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

V. New Business:

- 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’
- 31 Woodbine Ave.** – Block 129.07; Lot 34; Tarantini; Z-18-4  
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’
- 491 Rt. 38 W.** – Block 173; Lot 2.07 CSG Property Investors; “Sammy’s Express Car Wash” Z-18-1  
Zone: Planned Development (PD)  
Existing Use: Vacant Building (formerly lawn mower repair)  
Proposed Use: Automatic Car Wash  
Application: Site Plan Application with C variance requests for signage, buffers, drive aisle width, parking and lighting (D Variance Resolution of Approval Z-17-10).

4. **538 Rt. 38 E.** – Block 173.02; Lot 9, EMG Auto of Jersey City LLC; Z-18-2; ***Continuance Requested***  
Zone: Planned Development (PD)  
Existing Use: Vacant Building (formerly Elite Acura)  
Proposed Use: Used car auto sales and associate repairs and maintenance.  
Application: Site Plan Application
5. **483 Rt. 38** – Block 173.03; Lot 2.01; Garvy Nelson – The Automotive Outlet; Z-18-3  
Zone: Planned Development (PD)  
Existing Use: Vacant Building (formerly Wisdom Motors)  
Proposed Use: Buy and Sell Used Cars  
Application: “D” Use Variance
6. **4 N. Forkland Rd.** – Block 63; Lot 8; Eric Manna; Maple Shade Vapor Lounge; Z-18-5  
Zone: Downtown Business (DB)  
Existing Use: Undercover Vapes – Retail Sales Electronic Cigarettes  
Proposed Use: Retail Sales Electronic Cigarettes with lounge area  
Application: Interpretation that e-cigarette retail with “small” area of store used for a lounge be permitted.

VI. Old Business:

VII. Minutes

- a. February 14, 2018

VIII. Miscellaneous:

1. Reports:

a. Solicitor – Resolutions

2018-ZB-6: 02/14/2017 Zoning Board Annual Report

b. Engineer

c. Community Development

VIII. Adjourn.

2018 Meeting Dates:

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

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

**Next Meeting  
April 11, 2018**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
February 14, 2018  
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 by acting Attorney
- 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 23, 2017.
  - 2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 23, 2017.
  - 3. Posting Notice on the Official Municipal Bulletin Board on December 23, 2017.

IV. Oath of Office:

- i. Angie Santori, Member, Term Expires 12/31/2021

VI. Roll Call:

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

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

V. New Business:

- 1. **483 Rt. 38** – Block 173.03; Lot 2.01; Garvy Nelson – The Automotive Outlet; Z-18-3  
Zone: Planned Development (PD)  
Existing Use: Vacant Building (formerly Wisdom Motors)  
Proposed Use: Buy and Sell Used Cars  
Application: “D” Use Variance

VIII. Old Business:

IX. Minutes

- 1. January 10, 2017

X. Miscellaneous:

1. Reports:

a. Solicitor – Resolutions

2018-ZB-3: 919 E. Main St. – Block 82 Lot 9.01; Eric Scheid, Z-17-16

2018-ZB-4: 489 Rt. 38 W. - Block 173; Lot 2.05, Lexvana Properties NJ LLC; Z-17-18

2018-ZB-5: 538 Rt. 38 E. – Block 173.02; Lot 9, EMG Auto of Jersey City LLC; Z-17-19

b. Engineer

c. Community Development

2017 Annual ZBA report

XI. Adjourn.

2018 Meeting Dates:

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

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

**Next Meeting  
March 14, 2018**

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
January 10, 2018  
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 by acting Attorney
- 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 23, 2017.
  2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on December 23, 2017.
  3. Posting Notice on the Official Municipal Bulletin Board on December 23, 2017.
- IV. Oath of Office:
  - i. John Gee, Member, Term Expires 12/31/2021
  - ii. Angie Santori, Member, Term Expires 12/31/2021
  - iii. Paula Mullen, Alternate #1, Term Expires 12/31/2019
- VI. 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
- VII. 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.

VIII. New Business:

1. **919 E. Main St.** – Block 82 Lot 9.01; Eric Scheid, Z-17-16  
 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
  
2. **489 Rt. 38 W.** - Block 173; Lot 2.05, Lexvana Properties NJ LLC; Z-17-18  
 Zone: Planned Development (PD)  
 Existing Use: Vacant Building (formerly furniture store – Ethan Allen)  
 Proposed Use: Auto Body/Collision Repair Center.  
 Application: Site Plan with “C” variance request (D Variance Approved Resolution 2017-ZB-12)
  
3. **538 Rt. 38 E.** – Block 173.02; Lot 9, EMG Auto of Jersey City LLC; Z-17-19  
 Zone: Planned Development (PD)  
 Existing Use: Vacant Building (formerly Elite Acura)  
 Proposed Use: Used car auto sales and associate repairs and maintenance.  
 Application: Interpretation of pre-existing nonconforming status  
 “D” Use Variance to permit use (if needed) with Site Plan Waiver Request

IX. Old Business:

X. Minutes

1. December 13, 2017

XI. Miscellaneous:

1. Reports:

a. Solicitor – Resolutions

- 2018-ZB-1: 702 Stiles Ave. – Block 72, Lot 1.01; Oliviera Builders: Z-17-14
- 2018-ZB-2: 3121 Rt.73 S. – Block 6; Lot 5; Fast Signs; Z-17-15

b. Engineer

c. Community Development

- 2017 Annual ZBA report (Draft)

XII. Adjourn.

2018 Meeting Dates:

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

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

**Next Meeting  
February 14, 2018**