

MAPLE SHADE TOWNSHIP COUNCIL  
REGULAR SESSION AGENDA  
JUNE 2, 2025 – 6:30 P.M.

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**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 27, 2024.
2. Mailing Notice to the Courier Post, The Central Record and Burlington County Times on December 27, 2024.
3. Posting Notice on the Official Municipal Bulletin Board on December 27, 2024.

Anyone from the public wishing to speak will be permitted to address comments to the Council during public participation portions only. Those wishing to speak should stand up to the podium, state their name and their address prior to making any comment. Each member of the Public will be given one (1) opportunity and up to five (5) minutes, unless otherwise determined by the Council, during each Public Portion to address comments to the Council. A draft agenda has been posted on the Township webpage and bulletin board in the Municipal Building.

Please place all phones on mute to alleviate the disruption of the meeting.

**ROLL CALL**

**ORDINANCE(S) INTRODUCTION AND FIRST READING**

**Ordinance No. 2025-05** AN ORDINANCE AMENDING CHAPTER 142 (PEACE AND GOOD ORDER) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, NEW JERSEY REGARDING PROHIBITED ITEMS AT TOWNSHIP SPONSORED EVENTS

Motion for Introduction:	Second:	Comments:	Roll Call:
Publication Date: June 6, 2025		Public Hearing: June 26, 2025	

**PUBLIC PORTION (for Consent Agenda Items)** - Members of the public wishing to speak will be permitted to address comments or questions to the Council regarding resolutions listed under the Consent Agenda only. Those wishing to speak should step up to the microphone and state their name and their address prior to making any comment. Each member of the public will be given one (1) opportunity and up to five (5) minutes during this Public Portion.

Motion to Close:	Second:	All in Favor:
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MAPLE SHADE TOWNSHIP COUNCIL  
REGULAR SESSION AGENDA  
JUNE 2, 2025 – 6:30 P.M.

**CONSENT AGENDA**

**Resolution No. 2025-R-104** RESOLUTION APPROVING APPOINTMENT OF AN INTERIM UNIFORM CONSTRUCTION CODE INSPECTOR

**Resolution No. 2025-R-105** APPOINTMENT OF DEPUTY FIRE CHIEF OF THE MAPLE SHADE FIRE DEPARTMENT

**Resolution No. 2025-R-106** RESOLUTION TO DECLARE BLOCK 196.01, LOT 185, CU035 AS TAX EXEMPT AND TO CANCEL TAXES FROM APRIL 30, 2025 THROUGH DECEMBER 31, 2025

**Resolution No. 2025-R-107** AUTHORIZE RENEWAL OF 2025-2026 LIQUOR LICENSES

**Resolution No. 2025-R-108** RESCINDING THE 2024-2025 LIQUOR LICENSE RENEWAL FOR LIN AND ONG PLAZA,LLC T/A OCEANCRAT SEAFOOD BOIL & BAR

**Resolution No. 2025-R-109** AUTHORIZE RENEWAL OF 2023-2024 LIQUOR LICENSE FOR LIN AND ONG PLAZA, LLC T/A OCEANCRAT SEAFOOD BOIL & BAR

**Resolution No. 2025-R-110** AUTHORIZE RENEWAL OF 2024-2025 LIQUOR LICENSE FOR LIN AND ONG PLAZA, LLC T/A OCEANCRAT SEAFOOD BOIL & BAR

Motion to Approve Consent Agenda:

Second:

Comments:

Roll Call:

**APPROVAL OF EXPENDITURE LIST**

<b>CURRENT FUND</b>	<b>\$ 3,728,805.81</b>
<b>UTILITY FUND</b>	<b>\$ 127,197.20</b>
<b>GENERAL CAPITAL FUND</b>	<b>\$ 10,458.40</b>
<b>UTILITY CAPITAL FUND</b>	<b>\$ 18,759.80</b>
<b>TRUST FUND</b>	<b>\$ 19,198.50</b>
<b>GRANT FUND</b>	<b>\$ 2,873.60</b>

Motion to Approve:

Second:

Comments:

Roll Call:

**PUBLIC PORTION**

Motion to Close:

Second:

All in Favor:

**STAFF AND PROFESSIONAL COMMENTS**

**OLD BUSINESS**

1. Operations

# MAPLE SHADE TOWNSHIP COUNCIL

## REGULAR SESSION AGENDA

JUNE 2, 2025 – 6:30 P.M.

2. BEDC
3. MS Green Team/Sustainable Report

## NEW BUSINESS

1. Abatement Ordinance
2. 2025 Burlington County Municipal Parks Grant

**Resolution No. 2025-R-111** Resolution to Meet in Executive Session for the following:  
Matters relating to the purchase, lease or acquisition of real property – 794 Forklandring Road

Motion to Close: \_\_\_\_\_ Second: \_\_\_\_\_ All in Favor: \_\_\_\_\_

Formal action may be taken upon the conclusion of Closed Session.

(Mayor of the Township Council then declares the meeting closed and directs that the tape be shut off. At conclusion of closed portion, Mayor of Township Council calls for a motion to reopen the meeting and turn the tape on.)

Motion to Open:                  Second:                  All in Favor:

MOTION TO ADJOURN UNTIL TOWNSHIP COUNCIL MEETING SCHEDULED FOR  
JUNE 26, 2025, AT 6:30 PM

Motion:                  Second:                  All in Favor:

*Notice is being forwarded in accordance with The Open Public Meetings Act – 5/30/25.*

**TOWNSHIP OF MAPLE SHADE**  
**RESOLUTION 2025-R-104**

**RESOLUTION APPROVING APPOINTMENT OF AN INTERIM  
UNIFORM CONSTRUCTION CODE INSPECTOR**

**WHEREAS**, there exists a temporary vacancy in the position of Uniform Construction Code Inspector within the Township of Maple Shade; and

**WHEREAS**, in accordance with N.J.A.C. 5:23 et seq., the Township is required to ensure that qualified personnel are available to carry out inspections and enforcement responsibilities under the Uniform Construction Code; and

**WHEREAS**, the Township Construction Official has recommended to the Township Manager that the interim appointment of Keith Raveling to serve as a UCC Inspector on an interim basis to ensure continuity of operations and compliance with the New Jersey Uniform Construction Code is necessary; and

**WHEREAS**, Mr. Raveling holds the appropriate licenses and certifications issued by the New Jersey Department of Community Affairs (DCA) to perform inspections in the following disciplines: Building, Fire, Mechanical, Plumbing, Electrical; and

**WHEREAS**, the interim appointment is made in accordance with the provisions of N.J.A.C. 5:23-4.5 and other applicable laws governing temporary or interim UCC appointments; and

**WHEREAS**, this appointment is contingent upon availability of funds and shall not exceed a term of sixty (60) days unless further extended or permanently filled, subject to any applicable Civil Service and DCA requirements.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Maple Shade, County of Burlington, State of New Jersey, that:

1. The Township Council hereby approves the Manager's interim appointment of Keith Raveling as Uniform Construction Code Inspector, effective Monday, May 19, 2025 for a period not to exceed sixty (60) days.
2. Compensation shall be in accordance with the applicable salary ordinance or contractual terms previously established.
3. A copy of this Resolution shall be forwarded to the Construction Official, Township Manager, and the New Jersey Department of Community Affairs, as appropriate.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution shall be kept on file in the Office of the Township Clerk and available for public inspection.

**TOWNSHIP OF MAPLE SHADE**  
**RESOLUTION 2025-R-104**

**CERTIFICATION**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Maple Shade Township Council at a meeting held on June 2, 2025.

\_\_\_\_\_  
Andrea T. McVeigh, Township Clerk

DATE: June 2, 2025

COUNCIL	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Kauffman						
Nunes						
Simonsick						
Zahradnick						
Talarico						

**TOWNSHIP OF MAPLE SHADE**  
**RESOLUTION 2025-R-105**

**APPOINTMENT OF DEPUTY FIRE CHIEF OF THE MAPLE SHADE  
FIRE DEPARTMENT**

**BE IT RESOLVED**, by the Township Council of the Township of Maple Shade, County of Burlington, State of New Jersey, as follows:

1. The Township Council hereby confirms the Township Manager's appointment of the following officer of the Maple Shade Township Fire Department pursuant to Maple Shade Township Code:

**DEPUTY FIRE CHIEF**

**ALEC FLEMING**

2. The appointee shall present themselves before the Township Clerk to take and subscribe to the Oath of Office.

**CERTIFICATION**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Maple Shade Township Council at a meeting held on June 2, 2025.

\_\_\_\_\_  
Andrea T. McVeigh, Township Clerk

DATE: June 2, 2025

COUNCIL	MOTION	SECOND	AYES	NAYS	RECUSE	ABSTAIN	ABSENT
Kauffman							
Nunes							
Simonsick							
Zahradnick							
Talarico							

**TOWNSHIP OF MAPLE SHADE**  
**RESOLUTION 2025-R-106**

**RESOLUTION TO DECLARE BLOCK 196.01, LOT 185, CU035 AS TAX EXEMPT  
AND TO CANCEL TAXES FROM APRIL 30, 2025 THROUGH DECEMBER 31, 2025**

**WHEREAS**, the Tax Assessor, by way of a May 15, 2025 memorandum, has requested that the Township Council cancel and refund the taxes paid from April 30, 2025 through December 31, 2025 for the property known as 25 S. Church Road, Unit #CU035, Block 196.01, Lot 185 and declare said property tax exempt as the Township Assessor has determined that the property owner meets the criteria of N.J.S.A. 54:04-3.30 to merit tax exemption as a totally disabled veteran; and

**WHEREAS**, the Township Council may revise and adjust past due assessments when in error and desires to act favorably with respect to the aforementioned recommendation.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Maple Shade, in the County of Burlington and State of New Jersey, as follows:

1. That the Township Council, for the aforementioned reasons, hereby cancels and refunds the municipal portion of real property taxes paid from April 30, 2025 through December 31, 2025 for Block 196.01, Lot 185, Qualifier CU035, in the manner and in the amounts set forth by the Tax Collector
2. That the Township Council hereby declares Block 196.01, Lot 185 tax exempt pursuant to N.J.S.A. 54:4-3.30 based on the proof submitted that the property owner is a totally disabled veteran.

**CERTIFICATION**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Maple Shade Township Council at a meeting held on June 2, 2025.

\_\_\_\_\_  
Andrea T. McVeigh, Township Clerk

DATE: June 2, 2025

COUNCIL	MOTION	SECOND	AYES	NAYS	RECUSE	ABSTAIN	ABSENT
Kauffman							
Nunes							
Simonsick							
Zahradnick							
Talarico							

# **TOWNSHIP OF MAPLE SHADE**

## **RESOLUTION 2025-R-107**

### **AUTHORIZE RENEWAL OF 2025-2026 LIQUOR LICENSES**

WHEREAS, the Township Clerk has informed the Township Council that certain entities have applied to the Township Council for a renewal of Plenary Retail Consumption, Plenary Retail Distribution, and Club Licenses as permitted by N.J.S.A. 33:1-12.13; and

WHEREAS, the Township Clerk has informed the Township Council that the applications have been submitted with the proper fees and in the proper form and have otherwise conformed with the requirements set forth in N.J.S.A. 33:1-26 and 33:1-17; and

WHEREAS, the Township Council has reviewed said applications and accompanying documents and believes that it would be in the best interest of the Township to renew said licenses.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Maple Shade, in the County of Burlington and State of New Jersey, as follows:

1. That the Township Council, for the aforementioned reasons; hereby declares that the entities listed in attached Schedule A are qualified applicants who have fully complied with the aforementioned legal requirements.
2. That the Township Council, for the aforementioned reasons; hereby authorizes the approval of the above listed license renewals for the 2025-2026 term.
3. That the Township Council hereby directs the Township Clerk to execute the necessary documents to effectuate the terms of this Resolution.

### **CERTIFICATION**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Maple Shade Township Council at a meeting held on June 2, 2025.

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Andrea T. McVeigh, Township Clerk

DATE: June 2, 2025

COUNCIL	MOTION	SECOND	AYES	NAYS	RECUSE	ABSTAIN	ABSENT
Kauffman							
Nunes							
Simonsick							
Zahradnick							
Talarico							



**TOWNSHIP OF MAPLE SHADE**  
**RESOLUTION 2025-R-107**

**SCHEDULE A**

2 Bills, Inc. (#33) (0319-33-002-004)  
t/a Alden Café, Inc  
302 W. Main Street  
Maple Shade, NJ 08052

Scooby Due, LLC (#33) (0319-33-003-010)  
T/A The Melting Pot Restaurant  
Phillydue, Inc.  
584 Route 38 East  
Maple Shade, NJ 08052

Versi Vino, LLC (#33) (0319-33-004-007)  
461 Route 38 West  
Maple Shade, NJ 08052

Mormax Beverages Corporation (#44) (0319-44-016-005)  
t/a BJ's Wholesale Club #13  
131 E. Kings Highway  
Maple Shade, NJ 08052

Sammy Multani Brothers, LLC (#32) (0319-32-019-006)  
t/a Good Spirits  
101 W. Main Street  
Maple Shade, NJ 08052

Ganesh Beverages, Inc. (#44) (0319-44-014-007)  
t/a Crescent Liquor Store  
16 E. Main Street  
Maple Shade, NJ 08052

Happy Hour Social & Athletic Club, Inc. (#31) (0319-31-020-001)  
Route 73 & Laurelton Avenue  
P.O. Box 253  
Maple Shade, NJ 08052

Maple Shade 25 Club, Inc (#31) (0319-31-024-001)  
t/a Maple Shade 25 Club

# **TOWNSHIP OF MAPLE SHADE**

## **RESOLUTION 2025-R-107**

60 Rudderow & Sunset Avenues  
Maple Shade, NJ 08052

Veterans of Foreign Wars (#31) (0319-31-025-001)  
Maple Shade Post #2445 USA  
t/a VFW Post Maple Shade Post #2445  
914 E. Main Street  
Maple Shade, NJ 08052

Patamike, Inc. (#33) (0319-33-006-005)  
t/a Jay's Elbow Room  
2806 Route 73 North  
Maple Shade, NJ 08052

Q & F Management (#33) (0319-33-013-012)  
Will t/a Volcano Steak and Sushi (presently a pocket license)  
114-116 E. Main Street  
Maple Shade, NJ 08052

Mor at Maple Shade, LLC (#33) (0319-33-010-005)  
t/a Tony Ronis Tap House  
2803 Route 73 South  
Maple Shade, NJ 08052

**TOWNSHIP OF MAPLE SHADE**  
**RESOLUTION 2025-R-108**

**RESCINDING THE 2024-2025 LIQUOR LICENSE RENEWAL  
FOR LIN AND ONG PLAZA, LLC  
T/A OCEANCRAT SEAFOOD BOIL & BAR**

**WHEREAS**, the Township Clerk has been informed by the Division of Alcoholic Beverage Control that Lin and Ong Plaza, LLC t/a Oceancrat Seafood Boil & Bar has failed to correct certain portions of their Affidavit of Publication pursuant to the 12.18 in accordance with the Divisions regulations; and

**WHEREAS**, the Township Clerk has been advised by the Division that a resolution rescinding the 2024-2025 approval must be passed by the Township Council until Lin and Ong Plaza, LLC t/a Oceancrat Seafood Boil & Bar provides the Division with the requested corrections to their Affidavit of Publication; and

**WHEREAS**, the Township Council previously approved Resolution 2024-R-104, prior to being advised of Lin and Ong Plaza, LLC t/a Oceancrat Seafood and Boil Bar deficiencies in their Affidavit of Publication.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Maple Shade, in the County of Burlington and State of New Jersey, that in accordance with the guidance from the Division of Alcoholic Beverage Control, the approval to Lin and Ong Plaza, LLC t/a Oceancrat Seafood Boil & Bar authorized in Resolution 2024-R-104 is hereby rescinded.

**CERTIFICATION**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Maple Shade Township Council at a meeting held on June 2, 2025.

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Andrea T. McVeigh, Township Clerk

DATE: June 2, 2025

COUNCIL	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Kauffman						
Nunes						
Simonsick						
Zahradnick						
Talarico						

**TOWNSHIP OF MAPLE SHADE**  
**RESOLUTION 2025-R-109**

**AUTHORIZE RENEWAL OF 2023-2024 LIQUOR LICENSE  
FOR LIN AND ONG PLAZA, LLC  
T/A OCEANCRAT SEAFOOD BOIL & BAR**

**WHEREAS**, the Township Clerk has been informed by the Division of Alcoholic Beverage Control that Lin and Ong Plaza, LLC t/a Oceancrat Seafood Boil & Bar has been issued a special ruling pursuant to the 12.18 to enable it to renew its Plenary Retail Consumption License (“License”) as permitted by N.J.S.A. 33:1-12.13; and

**WHEREFORE**, the Township Clerk informed the Township Council that Lin and Ong Plaza, LLC t/a Oceancrat Seafood Boil & Bar has applied to the Township Council for the renewal of its License; and

**WHEREAS**, the Township Clerk has informed the Township Council that the application has been submitted with the proper fees and in the proper form and has otherwise conformed with the requirements set forth in N.J.S.A. 33:1-26 and 33:1-17; and

**WHEREAS**, the Township Council has reviewed the application and accompanying documents and believes that it would be in the best interest of the Township to renew said license.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Maple Shade, in the County of Burlington and State of New Jersey, as follows:

1. That the Township Council, for the aforementioned reasons; hereby declares that the Lin and Ong Plaza, LLC t/a Oceancrat Seafood Boil & Bar is a qualified applicant that has fully complied with the aforementioned legal requirements.
2. That the Township Council, for the aforementioned reasons, hereby authorizes the approval of the above the license renewal for Lin and Ong Plaza, LLC t/a Oceancrat Seafood Boil & Bar for the 2023-2024 term.
3. That the Township Council hereby directs the Township Clerk to execute the necessary documents to effectuate the terms of this Resolution.

**CERTIFICATION**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Maple Shade Township Council at a meeting held on June 2, 2025.

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Andrea T. McVeigh, Township Clerk

**TOWNSHIP OF MAPLE SHADE**  
**RESOLUTION 2025-R-109**

DATE: June 2, 2025

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**TOWNSHIP OF MAPLE SHADE**  
**RESOLUTION 2025-R-110**

**AUTHORIZE RENEWAL OF 2024-2025 LIQUOR LICENSE  
FOR LIN AND ONG PLAZA, LLC  
T/A OCEANCRAT SEAFOOD BOIL & BAR**

**WHEREAS**, the Township Clerk has informed the Township Council that Lin and Ong Plaza, LLC t/a/ Oceancrat Seafood Boil & Bar has applied to the Township Council for the renewal of its Plenary Retail Consumption License (“License”) as permitted by N.J.S.A. 33:1-12.13; and

**WHEREAS**, the Township Clerk has informed the Township Council that the application has been submitted with the proper fees and in the proper form and has otherwise conformed with the requirements set forth in N.J.S.A. 33:1-26 and 33:1-17; and

**WHEREAS**, the Township Council has reviewed the application and accompanying documents and believes that it would be in the best interest of the Township to renew said license.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Maple Shade, in the County of Burlington and State of New Jersey, as follows:

1. That the Township Council, for the aforementioned reasons; hereby declares that the Lin and Ong Plaza, LLC t/a Oceancrat Seafood Boil & Bar is a qualified applicant that has fully complied with the aforementioned legal requirements.
2. That the Township Council, for the aforementioned reasons, hereby authorizes the approval of the above the license renewal for Lin and Ong Plaza, LLC t/a Oceancrat Seafood Boil & Bar for the 2024-2025 term.
3. That the Township Council hereby directs the Township Clerk to execute the necessary documents to effectuate the terms of this Resolution.

**CERTIFICATION**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Maple Shade Township Council at a meeting held on June 2, 2025.

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Andrea T. McVeigh, Township Clerk

DATE: June 2, 2025

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