

**MAPLE SHADE TOWNSHIP COUNCIL
REGULAR SESSION MINUTES
JULY 17, 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

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

OPEN BOARD OF HEALTH MEETING

Reports – 4 calls; one dog, one cat, one dog waste and one general living conditions. All were resolved

Public Participation - none

Motion to Close: Kauffman Second: Nunes Comments: none All in Favor: yes

Motion to Adjourn: Nunes Second: Zahradnick All in Favor: yes

ORDINANCE(S) INTRODUCTION AND FIRST READING

Ordinance No. 2025-08 AN ORDINANCE OF THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AMENDING CHAPTER 194 OF THE TOWNSHIP CODE ENTITLED “VEHICLES AND TRAFFIC” AT SUBCHAPTER 194-21 TO IDENTIFY A NEW MULTI-WAY STOP INTERSECTION

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Motion for Introduction:

Comments: none

Roll Call:

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

Publication Date: July 23, 2025

Public Hearing: August 14, 2025

Ordinance No. 2025-09 AN ORDINANCE OF THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AMENDING CHAPTER 178 “SUBDIVISIONS AND SITE PLANS, PART 2 SITE PLAN REVIEW”

Motion for Introduction:

Comments: none

Roll Call:

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

Publication Date: July 23, 2025

Public Hearing: August 14, 2025

ORDINANCES(S) SECOND READING AND PUBLIC HEARING

Ordinance No. 2025-06 AN ORDINANCE OF THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, ESTABLISHING A RECREATION COMMITTEE AND DEFINING ITS PURPOSE, COMPOSITION, DUTIES, AND GOALS

Open to Public – Barbara Rathgeb, Mill Road, questioned the process of the ordinance, referencing when the solicitor received it, why it was introduced by title only and the minor changes.

Mr. Simonsick spoke, “for the record” – this is my opinion, was rushed through. And we’re supposed to have open discussions in public in front of the people of this town, all things that we do, for transparency. John wanted to look at it some more and I had a lot of concerns with it, and one of the concerns that jumped right out at me was the discrimination that was in there. I would like to know who did write it because we discriminate against our elderly people in this town and the youth. The high school people by...the original draft’s right here. Manager -correct, the ordinance was also sent to council for comments to be made. Mr. Simonsick -Well, this is the problem with rushing it through, we should have a conversation in here. Mayor – It’s not a rush. Mr. Simonsick – and not just vote...

Manager – at no time did anybody, even though it went into my activity report, did council ever say anything unless something was said behind the scenes. However, again, it was sent to council, it was asked for the solicitor to create (interrupted) Mr. Simonsick – and I’m trying to do it in open public with a discussion with my peers up here and I have that right to do it in open

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forum. Mayor – Why didn't you do it last month, you didn't have to table it, you could've come up with all your ideas that night. You had over a month to look at it. Mr. Simonsick – Listen, I did, and I had concerns, and I asked to table it, and John did too. Mayor – you were the one rushing this through. Mr. Simonsick – No I wasn't, I brought it up for discussion then the next meeting you had it here as a draft.

Mr. Simonsick wants no terms for the members, Mr. Zahradnick feels that no terms will cause instability among the committee.

Motion to Close: Nunes Second: Kauffman Comments: none All in Favor: yes

Motion to Adopt: Second: Comments: Roll Call:

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

Ordinance No. 2025-07 AN ORDINANCE OF THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE, CHAPTER 154, "RENTAL PROPERTIES"

Open to Public – Residents from 55 Stiles Avenue have been renting through Air BNB for a few years not with no issues. They didn't register with the township but realized that there are laws to follow. The resident at 170 S Fellowship Road, lives next to people that rent and has had issues with the renters, the owners do not live there. Resident on Frederick feels banning short term rentals is over stepping.

Motion to Close: Nunes Second: Kauffman Comments: none All in Favor: yes

Motion to Table: Comments: none Roll Call:

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

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. No Participation

Motion to Close: Nunes Second: Kauffman All in Favor: yes

CONSENT AGENDA

Resolution No. 2025-R-130 RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE

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PROFESSIONAL MUNICIPAL MANAGEMENT JOINT INSURANCE FUND

Resolution No. 2025-R-131 AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR JOSEPH SWEENEY, 805 STILES AVENUE, MAPLE SHADE (BL 70, LOT 4) AND WAIVING THE REQUIRED POSTING OF A MAINTENANCE BOND

Resolution No. 2025-R-132 AUTHORIZING THE APPOINTMENT OF DOMINIC DITORE TO THE MAPLE SHADE POLICE DEPARTMENT AND ATTENDANCE AT THE GLOUCESTER COUNTY POLICE ACADEMY

Resolution No. 2025-R-133 AUTHORIZING THE APPOINTMENT OF JARED MCKINNEY TO THE MAPLE SHADE POLICE DEPARTMENT AND ATTENDANCE AT THE GLOUCESTER COUNTY POLICE ACADEMY

Resolution No. 2025-R-134 AUTHORIZE SHARED SERVICES AGREEMENT WITH BURLINGTON COUNTY FOR CENTRAL COMMUNICATIONS/911 CALLS FOR A FIVE-YEAR TERM

Resolution No. 2025-R-135 AUTHORIZE PERSON-TO-PERSON LIQUOR LICENSE TRANSFER FOR LICENSE 0319-33-004-006 FROM VERSI VINO, LLC TO BAR TACCONELLI, LLC

Resolution No. 2025-R-136 AWARD OF CONTRACT TO A.C. SCHULTES FOR LIME SYSTEM IMPROVEMENTS AT THE MAIN STREET WATER PLANT

Resolution No. 2025-R-137 APPROVE GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT

Resolution No. 2025-R-138 AUTHORIZING THE TEMPORARY CLOSURE OF FRONT STREET FROM CHESTNUT TO FELLOWSHIP FOR THE BUSINESS & ECONOMIC DEVELOPMENT BUBBLE FESTIVAL EVENT WEDNESDAY AUGUST 6, 2025

Resolution No. 2025-R-139 AUTHORIZING THE PARTICIPATION IN THE STATE FIREFIGHTER CERTIFICATION PROGRAM AND DESIGNATING ALEC FLEMING AS THE LIAISON AND SIGNING OFFICIAL

Resolution No. 2025-R-140 AUTHORIZE SUBMISSION OF A 2026 MUNICIPAL AID APPLICATION AND EXECUTION OF GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR MA-2026-THOMAS AVENUE ROADWAY AND FLOOD RELIEF -00420

Resolution No. 2025-R-141 AUTHORIZING ENGINEERING SERVICES OF REMINGTON & VERNICK FOR IMPROVEMENTS TO BUTTONWOOD PARK FOR AN AMOUNT NOT TO EXCEED \$92,072.00

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Resolution No. 2025-R-142 RESOLUTION AUTHORIZING ESTABLISHMENT OF LIEN FOR PROPERTY MAINTENANCE FOR BLOCK 1 Lot 10

Motion to Approve Consent Agenda:

Comments: Mr. Simonsick votes no for Resolutions 137 and 139

Roll Call:

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

APPROVAL OF EXPENDITURE LIST - \$1,448,319.73

CURRENT FUND	\$ 479,213.69
UTILITY FUND	\$ 759,463.24
GENERAL CAPITAL FUND	\$ 124,375.92
UTILITY CAPITAL FUND	\$ 37,665.00
TRUST FUND	\$ 39,282.58
GRANT FUND	\$ 8,319.30

Motion to Approve:

Second:

Comments:

Roll Call:

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

APPROVAL OF JUNE 2025 MINUTES

Motion to Approve:

Second:

Comments:

Roll Call:

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

PUBLIC PORTION – Dave Smith, High Street, discussed issues with the youth hanging at the train station which included trash, language, throwing rocks at the train and on residential properties and verbal abuse to special needs child. Neighbors from N Forkland, E Broadway and Lanci Road expressed concerns that for the first time in many years there are safety issues, loitering, noise, and damage being done and asking for a stronger police response in addition to a resolution. It was suggested speaking to the schools to educate the

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children about safety relating to train safety. Mr. DiNiglio, N. Coles Avenue, expressed concerns with parking at Main Street and S Maple Avenue, formerly Fontana's parked at the curb for pickups and deliveries, but now the parking is steady and causing traffic and site issues for the fire trucks and regular traffic. Manager Danson will relay information to the Police Department.

Motion to Close: Kauffman

Second: Nunes

All in Favor: yes

STAFF AND PROFESSIONAL COMMENTS – Council sent their condolences out to the Woods family and reminded everyone that Tuesday August 5th is National Night Out at the high school 5:30 to 8:30pm. Please check on the elderly and animals during this unusual heat wave.

OLD BUSINESS (Mr. Zahradnick left at 8:16 pm)

1. Operations

- a. Congratulations to Jessica Heaton for her promotion to CFO
- b. We are at that time of year where we are monitoring the budget, we are on point
- c. The capital budget will be introduced at the August meeting
- d. Discussions are underway for the master plan re examination which is due 2026
- e. Council discussed changing their meeting schedule to once a month, how do you feel? Yes, for the rest of 2025 and revisit in December, if needed special meeting can be scheduled
- f. Yocum School sidewalk project starting this week, N Forklandng Rd will need to be closed to remove trees, Front Street will start August 4th.
- g. DPW has men in orange shirts – they are the summer workers, cleaning parks, painting curbs and general maintenance
- h. Two police officers will be starting at the police academy on August 4th
- i. The fire department now has an additional paid part-time firefighter which totals two full-time and three part-time positions
- j. The rental program is a work in progress, we are locating unregistered landlords
- k. Please keep grass clippings out of the street, blowing in the street is harmful to our system and violates stormwater regulations and our municipal code
- l. Kyle Wagner, here tonight, is our new Community Development Director/Zoning Officer and is creating a CO program
- m. The hen pilot program ordinance has been circulated with the revisions and will be on the August agenda for introduction. Please contact me with any questions or concerns
- n. Recreation is working on starting mini camps for the kids, it will give the young kids something to do and the older kids part time employment.
- o. There is another green acre grant we would like to apply for to use at the Woodlawn Complex for lights, parking, fencing and possible redesigning as a phase in project– what are your thoughts? Yes.
- p. The township is at a 98.44% collection rate
- q. The CFO and QPA met to discuss using the I Bank for utility funding
- r. The 2024 Audit is complete with zero findings

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- s. Manager Danson read a statement committing continued professionalism, integrity and setting aside conflict to focus on the success and the promise of high standards as public officials and work together through self constant evaluation and forward thinking to make Maple Shade the best it can be.
2. Engineer's Report – Alaimo Group
 - a. 528 Cutler Avenue Drainage – requesting quotes for cleaning and videoing the pipe to determine what is causing the blockage
 - b. Thomas Avenue Drainage – requested quotes for cleaning and videoing just the pipes in Thomas Avenue to determine whether the CMP pipes can be lined and whether there are any blockages in any of the pipes. Alaim has also prepared and submitted both the NJDOT FY2026 Municipal Aid and FY2025 LTPF applications for improvements to Thomas Avenue.
 - c. Prepared a concept sketch for streetscape improvements around the Township's Gazebo Park including brick sidewalks, repairs to the gazebo, decorative light fixtures, bike racks and benches. The application will be submitted for this concept during the next funding cycle.
3. BEDC Report
 - a. The paver project is continuing
 - b. "See My Legacy" project is being coordinated
 - c. Working with Kyle Wagner to streamline new businesses
 - d. The train bridge will be painted
 - e. Working on our first mural at Main and N. Forklanding Road
 - f. Maple Shade Color Run will be September 27th.
4. Site Plan – 3 applications
 - a. Pad site behind Wawa on Route 38 to be a car wash – going back to site plan
 - b. Car wash on Route 38 – going back to site plan
 - c. 11 W. Main Street – dumpster location – going back to site planMr. Simonsick thanked Ms. Danson for the statement and agreed the priority is the township and working toward a common good.
5. MS Green Team/Sustainable Report – the farmers market is Friday.

NEW BUSINESS

1. Mr. Simonsick questioned the status of the nursing home on N. Forklanding Road and requested to list at the next meeting under new business. His vision is to take it and work with the school for reimbursement
2. Arts Council will attend the August meeting to discuss the township buying the Wells Fargo bank to be used as an arts center. They are a regional organization.
3. Mr. Simonsick requested the neighbors of the Buttonwood park be involved in the design options
4. Mr. Simonsick requested the Fire Officials car be marked as such and requested two cars for the fire department
5. I want to put this on record – way back when we had the opportunity and we talked...this was a meeting you (Ms. Danson) were at...to offset the cost of the fire department. Right now we're paying a Chief, we're paying firemen, we're

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paying inspectors, we're paying the fire official and our envisionment was for the fire official's office to have dual roll people in it. It was inspector/fireman during the day they come here in the critical times, they go out and do their inspections and if there's a call they stop their inspections, they go to the call and then they go back to what they were doing. And with the fire officials office being underneath the fire department that allows the fire department to offset the cost of those firemen so that we're not spending a fortune on the fire department. The fire department will evolve into whatever it's going to be over the course of time, but my concern with that is that, I've watched Cherry Hill and Mount Laurel take thirty years to evolve into what it is now and there's a way to get the safety taken care of, hands down, at a minimal cost to the township people, so that the taxpayers aren't bearing a ton of weight when it comes to having a fire department that is paid. Because right now, it's a lot of money that's going out over the road and we could minimize that to nearly nothing when we get down to it, if we do the fire officials office underneath the fire department. And I'm just putting this on record. Now, I've been quiet about this whole thing and the public safety of this town has always been a priority to me, always. And what happened happened, I don't care, but moving forward, the knowledge I have...I think it's very imperative that we all work together to get this done so that the town is safe 100% and that it's costing us a minimal amount of money and let's see where it goes over time. Over time we might not have the volunteers. With the chief being there now, volunteers are coming back. So, we have an opportunity, here, to keep the service level that we have up with trucks getting out on the street, not just one from a paid. I'm talking about all of them up there. And a minimal cost and still provide the level of service, because, again, that's another thing that's affected by the ISO rating, with the trucks going out the door. I understand all these things and I know what it takes to get it done and get it done cheaply and get it done so that the people are safe and I'm putting it on record that we all start working together. Our solicitor is the expert when it comes to this, she's been dealing with this for a long time and she's learned a lot about it and I would like the opportunity for all of us to sit down and talk, even if it's one-on-one for everyone to understand this because it is very complicated, it's very twisted, the way it is, so I get it, but when you understand it, it's not as bad as it sounds like when you first being explained to it, so, I'm just putting it out there for for food for thought.

MOTION TO ADJOURN UNTIL TOWNSHIP COUNCIL MEETING SCHEDULED FOR
AUGUST 14, 2025, AT 6:30 PM

Motion: Kauffman

Second: Nunes

All in Favor: yes

Notice is being forwarded in accordance with The Open Public Meetings Act – 7/15/25.