

**MAPLE SHADE TOWNSHIP COUNCIL  
REGULAR SESSION MINUTES  
SEPTEMBER 18, 2025 – 6:30 P.M.**

**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 July 23, 2025.
2. Mailing Notice to the Courier Post, The Central Record and Burlington County Times on July 23, 2025.
3. Posting Notice on the Official Municipal Bulletin Board on July 23, 2025.

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				

**PRESENTATION – EMPLOYER SUPPORT OF THE GUARD AND RESERVE**

Colonial Allen Smith, United States Marine retired, presented the “Employer Patriots” award to Township Manager Danson and Police Chief Fletcher for their support of employees in the military carrying out their reservist duties.

**OPEN BOARD OF HEALTH MEETING**

Reports – no report

Public Participation – no participation

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

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

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

**Ordinance No. 2025-17** AN ORDINANCE OF THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON AND STATE OF NEW JERSEY AMENDING CHAPTER 4, ARTICLE IX 4-42(F) OF THE TOWNSHIP CODE

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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: September 24, 2025

Public Hearing: October 16, 2025

**ORDINANCES(S) SECOND READING AND PUBLIC HEARING**

**Ordinance No. 2025-10** BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS PIECES OF EQUIPMENT IN AND FOR THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, NEW JERSEY; APPROPRIATING THE SUM OF \$2,045,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$1,725,050 MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

Open to Public – no participation

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

Motion to Adopt: Comments: none Roll Call:

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

**Ordinance No. 2025-11** BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS UTILITY CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS PIECES OF UTILITY EQUIPMENT IN AND FOR THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, NEW JERSEY; APPROPRIATING THE SUM OF \$2,170,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$2,066,500 MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

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Open to Public – no participation

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

Motion to Adopt: Comments: none Roll Call:

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

**Ordinance No. 2025-12** AN ORDINANCE OF THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE, CHAPTER 205 “ZONING,” SECTON 113 AND 114 “REQUIREMENTS FOR CANNABIS RETAILERS”

Open to Public – no participation

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

Motion to Adopt: Comments: none Roll Call:

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

**Ordinance No. 2025-14** AN ORDINANCE OF THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE TO ADD CHAPTER 155 “HOUSING CODE”

Open to Public – a number of residents expressed concerns that the program is an over reach, it’s understood that surrounding municipalities have inspection programs but the people that spoke feel either Maple Shade does need these types of regulations or more work needs to be done prior to the ordinance getting adopted. A committee was suggested to work on an ordinance.

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

Motion to Table: Second: Comments: Roll Call:

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

**Ordinance No. 2025-15** AN ORDINANCE OF THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, ACCEPTING A SIDEWALK EASEMENT WITHIN BLOCK 189.03, LOTS 5 AND 5.02

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Open to Public – no participation

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

Motion to Adopt:                      Second:                      Comments:                      Roll Call:

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

**Ordinance No. 2025-16** AN ORDINANCE OF THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE TO ADD CHAPTER 154, ARTICLE II “SHORT TERM RENTALS”

Open to Public - participation

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			
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-170** RESOLUTION AUTHORIZING ESTABLISHMENT OF LIEN FOR PROPERTY MAINTENANCE FOR BLOCK 189.01 LOT 5

**Resolution No. 2025-R-171** RESOLUTION GRANTING REQUEST FOR ROAD CLOSURE FOR FARMHOUSE LANE BLOCK PARTY

**Resolution No. 2025-R-172** AUTHORIZING THE USE OF THE MUNICIPAL LOT, GAZEBO PARK AND TEMPORARY STREET CLOSURE FOR THE 2025 HOLIDAY FEST

**Resolution No. 2025-R-173** AUTHORIZING THE TEMPORARY CLOSURE OF THE MUNICIPAL PARKING LOT AND BRUBAKER LAND FOR THE MAPLE SHADE



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Kauffman	x		x			
Nunes		x	x			
Simonsick			x			
Zahradnick			x			
Talarico			x			

**APPROVAL OF AUGUST 2025 MINUTES**

Motion to Approve:                      Comments: none                      Roll Call:

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

**PUBLIC PORTION**

-Ms. Mortimer disagrees with council meetings being scheduled for once a month. It was explained that it is a trial until the end of the year.

-Mr. Schmidt asked why resolution 2025-R-179 is requested an amended agreement with Attorney Doherty? To deal with new legal matters. He also referred to 457 Euclid as being a rental that is not registered.

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

**STAFF AND PROFESSIONAL COMMENTS**

Council acknowledged the improvement at the railroad station; Police presence and cameras were a big part of the effort. Thanks to the PD. Events were announced which included the Knights of Columbus dinner and the workshop on scams. Attorney Lozuke explained the township code in reference to the consolidation of the land use boards to one board. Council went out for a referendum, and it was passed by the voters but not implemented. It should be implemented by January.

**OLD BUSINESS**

1. Operations
  - a. N. Coles road project starts Monday
  - b. E. Front is completed
  - c. The turf field is depleting and will cost \$400,00 to replace
  - d. The municipal building will be pressure washed
  - e. The next BEDC meeting will be held September 27<sup>th</sup>
  - f. Alexis Romeo, from Alaimo, will be working with Maple Shade moving forward
2. Police Report
  - a. National night out was very successful, thanks to the businesses and volunteers but especially to Misty Wiess for her continued help

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- b. Custard with a Cop was a good event, PD gave out backpacks
- c. The cell block renovation project has been approved and will move forward
- 3. Site Plan  
U-Haul is going to Zoning board, 211 S Fellowship is a use variance going to Zoning board
- 4. Sustainable Maple Shade  
Collecting costumes for kids

**NEW BUSINESS**

- 1. RFPs – going out October 14<sup>th</sup> and returned November 12<sup>th</sup>. approved

**Resolution No. 2025-R-180** Resolution to Meet in Executive Session for the following:

- 1. Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds
- 2. Matters Relating to the Employment Relationship – Employee #099186

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

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 (9:55pm): Simonsick            Second: Kauffman            All in Favor: yes

MOTION TO ADJOURN UNTIL TOWNSHIP COUNCIL MEETING SCHEDULED FOR OCTOBER 16, 2025, AT 6:30 PM

Motion: Nunes            Second: Kauffman            All in Favor: yes

*Notice is being forwarded in accordance with The Open Public Meetings Act – 9/16/25.*