

**MAPLE SHADE TOWNSHIP COUNCIL
REGULAR SESSION MINUTES
DECEMBER 11, 2025 – 6:30 P.M.**

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			

OPEN BOARD OF HEALTH MEETING

Reports – one cat issue and one miscellaneous; all resolved

Public Participation – no participation

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

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

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.

Karen Mastrangelo questioned Resolution 2025-R-210: Why do we need this position? It’s a temporary shared service with Moorestown; we have 45 days to hire the replacement.

Resolution 2025-R-217, is the \$52,000 engineering bills part of the grant? Yes.

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

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CONSENT AGENDA

Resolution No. 2025-R-210 RESOLUTION APPOINTING MATTHEW ORSINI AS INTERIM FIRE OFFICIAL OF MAPLE SHADE TOWNSHIP

Resolution No. 2025-R-211 AUTHORIZING ENGINEERING SERVICES OF RICHARD A. ALAIMO ENGINEERING COMPANY FOR IMPROVEMENTS FOR A ROADWAY IMPROVEMENT PROJECT FOR MAPLE HEIGHTS ROAD IN AN AMOUNT NOT TO EXCEED \$39,000

Resolution No. 2025-R-212 AUTHORIZING FINAL RETAINAGE PAYMENT OF \$14,904.81 TO EARLE ASPHALT COMPANY, AND AUTHORIZING THE ACCEPTANCE OF A TWO-YEAR MAINTENANCE BOND FOR THE MAIN STREET PUMP STATION FORCE MAIN REPLACEMENT PROJECT

Resolution No. 2025-R-213 AWARD OF CONTRACT TO BOOTH MECHANICAL, INC. IN THE AMOUNT OF \$341,843.00 FOR THE NORTH TERRACE AVENUE UTILITY IMPROVEMENT PROJECT

Resolution No. 2025-R-214 RESOLUTION OF THE MAPLE SHADE TOWNSHIP, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AWARDED AN ENGINEERING SERVICE AGREEMENT UNDER THE TOWNSHIP'S CURRENT CONTRACT WITH REMINGTON AND VERNICK ENGINEERS FOR ENGINEERING SERVICES IN SUPPORT OF VARIOUS INFRASTRUCTURE PROJECTS

Resolution No. 2025-R-215 RESOLUTION OF THE MAPLE SHADE TOWNSHIP, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AUTHORIZING THE APPROVAL OF A GRANT APPLICATION AND EXECUTION OF LOAN AND GRANT CONTRACTS WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR VARIOUS INFRASTRUCTURE PROJECTS

Resolution No. 2025-R-216 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MAPLE SHADE IN SUPPORT OF THE STATE CANNABIS RETAIL APPLICATION OF MR. NICE GREENS MAPLE SHADE, LLC

Resolution No. 2025-R-217 AUTHORIZE ENGINEERING SERVICES OF REMINGTON & VERNICK ENGINEERS FOR THE 2025 BURLINGTON COUNTY MUNICIPAL PARK DEVELOPMENT PROGRAM GRANT FOR WOODLAWN SPORTS COMPLEX PICKLEBALL COURTS IN AN AMOUNT NOT TO EXCEED \$52,070.00

Resolution No. 2025-R-218 AUTHORIZING A CHANGE ORDER / FINAL CHANGE ORDER DECREASING THE PRICE FROM \$453,185.00 TO \$449,270.00 FROM THE

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ORIGINAL CONTRACT AMOUNT, AND FINAL PAYMENT TO BOOTH MECHANICAL,
AND AUTHORIZING THE ACCEPTANCE OF A TWO-YEAR MAINTENANCE BOND
FOR THE ROSE AVENUE WATER SYSTEM IMPROVEMENTS

Motion to Approve Consent Agenda:

Second:

Comments:

Roll Call:

COUNCIL	MOTION	SECOND	AYES	NAYS	RECUSE	ABSTAIN	ABSENT
Kauffman			x				x
Nunes		x	x				
Simonsick			x	211/217			
Zahradnick	x		x				
Talarico			x			211	

APPROVAL OF EXPENDITURE LIST

CURRENT FUND	\$ 5,149,119.96
UTILITY FUND	\$ 447,654.83
GENERAL CAPITAL FUND	\$ 365,380.23
UTILITY CAPITAL FUND	\$ 84,248.57
TRUST FUND	\$ 544,249.80
GRANT FUND	\$ 21,842.59

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				

APPROVAL OF NOVEMBER 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 – Barbara Rathgeb, Mill Road, stated that she wrote the petition against the housing ordinance and she and four other petitioners, alone, collected the signatures. She reviewed the ordinance process and expressed publication issues and requested the extension, she wants her 10 days back due to a website posting error. She announced that they will collect signatures until November 22nd and submit them. Harry Palumbo and Monica Ingram, Fifth Avenue, expressed opposition to the housing ordinance.

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Mike Stevens, Cherry Avenue, thanked the Township Manager for her 3-to-4-year effort to fix the issues at Cherry Avenue and Maple Heights.

Margaret Tieri, W Linwood Avenue, expressed concerns about Councilman Kauffman's statement about not picking up leaves, but mulching them into your property, claiming the process wouldn't work for many residents. She also, wanted to thank DPW for their continued efforts with leaf collection and all they do and Thanks to the Fire Department for Santa visits.

Renee Bruce, S. Maple Avenue, asked for clarification from Councilman Simonsick's explanation of resolution 217, she doesn't accept his comment, "do your homework" and he should explain his statements. She also asked where the new cannabis business is going? The old David Bridal building, they also asked for an extension.

Kevin Ambrose – E Main Street, asked for a letter from the township to approve one way of egress in his multi family unity. Manager Danson will work with him to clarify the necessity.

Bobbly Lynn Loomis, S Fellowship Road, spoke of the need for accountability and working together for the township and all it's residents. She questioned Councilman Simonsick on the phone call to her place of business and stressed the willingness to move forward professionally and for the good of all.

Peggy Tedesco, North Coles Avenue, thanked Deputy Mayor Zahradnick and Mayor Talarico for putting the time and effort into learning the job. Also, thanking Manager Danson for her knowledge and commitment to Maple Shade, she should be appreciated.

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

STAFF AND PROFESSIONAL COMMENTS – Council announced the Holiday festival on Saturday, wrestling event on Friday at the Alden, and Santa at the train station. They wished everyone Happy Holidays and a safe holiday season. Councilman Simonsick rebutted the comments from the audience.

OLD BUSINESS

1. Operations –
 - a. The GovPilot system is going live shortly, training is underway and the system will advance permits, zoning rental process, property maintenance and licensing operations.
 - b. Council denied a request from a land use applicant to waive a \$5,000 performance guarantee.
 - c. Council agreed to change the time from 6:00pm to 6:30pm for the reorganization meeting
 - d. Heritage on Main developed a sewer main issue and requested the ability to work Sunday, 9 to 5pm to complete by the deadline of December 21, 2025
 - e. A big thank you to Recreation Director, Lauren, who orchestrated the photos with Santa event including decorating the Senior's room
 - f. Congratulations to Pay Lyons for his accomplishments passing the one year plus CPWM program which is a state requirement. Well Done

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- g. The building will be closed for the holidays: Christmas Eve, Christmas and New Year's day.
2. Police Report
 - a. Project St. Nick at OLPH was a great success with the help of Gina Capate and Officer Diego
 - b. Local 267's Project Santa adopted three families, who were supplied with gifts and Christmas dinner
 - c. The suspect for the murder of the mom and child in Fox Meadow is being brought back of India for trial
 - d. There is an increase in auto thefts, they are connecting with indoor key fob information from the outside
 - e. There were drugs and a gun found in the home on the 400 block of Forkland Road, four adults were charged and the investigation continues
3. Engineer's Report
Alaimo
 - a. Stormwater Discharge permit – the report is in progress, Alaimo will coordinate with R&V for the GIS mapping
 - b. Buttonwood Park Drainage – awarded on November 20th meeting, proceeding with drainage analysis to confirm the preliminary plan and move the design to 90% completion
 - c. Thomas Ave Drainage – quote from Root 24hrs, they anticipate starting the work the week of 12/15 and should take 2 to 3 days.
 - d. Solar Canopy – pending township approval, will proceed with obtaining preliminary costs for design and construction
Remington & Vernick
 - a. Additionally, to previous report – through NJDEP 2 million dollars' worth of Grant for the pipes around the Windsor Avenue pump station including Cambridge Circle, Kathleen Court, Andrea Place and Avon Place
4. Site Plan – Mr. Simonsick, Jr appeared to discuss a new home plan, Mr. Fitzpatrick appeared to discuss an addition/ in-law suite that would need zoning variance, and Mr. Zurn also appeared to discuss an addition/in-law Suite that would need zoning variance
5. Council Meeting Dates for 2026 – reviewed and approved
6. 2026 RFPS – RFP results were circulated for review

NEW BUSINESS

1. Councilman Simonsick thanked the police department for their hard work
2. "Put on Record" multiple stumps on Overbrook Avenue that have not been removed.
3. Mr. Simonsick expressed his concern that the DPW truck are not being maintained properly.
4. Mr. Simonsick "Put on Record" that the fire department is in need for command vehicles, "it's life or death for this town" Council agreed to one F350 for this year.

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5. It was brought to Councilman Simonsick's attention that Santa only had one truck for their event, the other one is gone. He would like the maintenance records for the last three years. Manager Danson will request same from Chief Simonsick. She requested it prior and hasn't received the documents but will request it again. Mr. Simonsick he wants to see the vouchers.

MOTION TO ADJOURN UNTIL TOWNSHIP COUNCIL REORGANIZATION
MEETING SCHEDULED FOR JANUARY 5, 2026, AT 6:30 PM

Motion: Zahradnick

Second: Nunes

All in Favor: yes

Notice is being forwarded in accordance with The Open Public Meetings Act – 12/9/25.