

**MINUTES OF A CAUCUS MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE
COUNTY OF CAMDEN, NEW JERSEY, HELD ON APRIL 22, 2014,
IN THE MUNICIPAL BUILDING AT 7:00 PM.**

A caucus meeting of the Board of Commissioners of the Township of Haddon was convened in the Municipal Building, 135 Haddon Avenue, Westmont, NJ on Tuesday, April 22, 2014 at 7:00 PM.

Mayor Teague requested all stand for the flag salute

Mayor Teague announced that Chapter 231, Public Law 1975 requires adequate notice of this meeting be provided specifying time, place and agenda. This was done by placing Annual Notice in the Courier-Post and Retrospect Newspapers and by posting on two bulletin boards in the Municipal Building.

ROLL CALL:	Mayor Teague	Present
	Commissioner Foley	Present
	Commissioner Dougherty	Present

Stuart Platt, Esq., Greg Fusco, Jim Stevenson, Mark Cavallo, Martin Blaskey, Ed Toussaint, Lee Palo, and Kate Burns were present.

Commissioner Foley moved, seconded by Commissioner Dougherty that the Minutes of the Regular Meeting held on March 25, 2014 be approved, with all members voting in the affirmative.

ORDINANCES (for consideration April 29, 2014)

RESOLUTIONS FOR APPROVAL THIS EVENING:

The following resolutions were approved by consent agenda, with a motion by Commissioner Foley, seconded by Commissioner Dougherty, with all members affirmatively concurring:

- #2014-054 - HTS Mobilization 2014 Click It or Ticket
- #2014-055 - HTS State Pedestrian Safety Enforcement & Education Fund 2015
- #2014-056 - HTS Federal Highway Safety Grant 2015
- #2014-057 - Authorizing the Township Solicitor to Represent the Interests of Haddon Township in pending litigation
- #2014-058 – Award of Crystal Lake Pool Concession Stand Lease to Square Meals

Mayor Teague reported that there were two bids received for Lease of the Crystal Lake Pool Concession Stand and in this case the Township is looking for the highest bidder, which will produce revenue for the Township. The highest bidder was Square Meal. The Mayor further reported that he met with Square Meal to discuss their menu. The menu will consist of a variety of smoothies, quesadillas, wraps, and nachos. The options offered are healthier for adults and children. Square Meal will be using the Westmont Farmers Market for their ingredients.

RESOLUTIONS (for consideration April 29, 2014)

- #2014-059 - Bill Resolution

OTHER BUSINESS FOR APPROVAL THIS EVENING:

The following item was presented and approved with a motion by Commissioner Foley, seconded by Commissioner Dougherty, with all members voting in the affirmative:

- Approval of the following Raffle Application:
 - Raffle #12-2014 Paul VI PTO & Alumni Association

The following item was presented and approved with a motion by Mayor Teague, seconded by Commissioner Foley, with all members voting in the affirmative:

- Approval for Usage of Robert Krupinski Memorial Park for July 28th – August 1st from 9 AM until 12 PM by the Youth of Calvary Baptist Church subject to availability and approval by HTAA

OTHER BUSINESS: (for consideration April 29, 2014)

Approval of the following Raffles:

- #13-2014 Haddon Township Performing Arts Guild
- #14-2014 Virtua Health Foundation Inc.
- #15-2014 Knights of Columbus #1443 Santa Maria Council

DEPARTMENT REPORTS

Greg Fusco, PE reviewed the Engineer's Report for April 22, 2014.

Mayor Teague reported that the reason behind all the work being done in the Municipal Building was the result of an Energy Audit the Township had done last year. The "A" framed roof was a long-term monetary decision. The life expectancy of the "A" frame roof is longer than a flat roof. The Mayor and Commissioners agree to move forward with security screens on the windows in the police area on the first floor for aesthetics and security reasons. The cost will be about \$5,600 more per the Engineer.

Public Works, Water/Sewer Department: - Mr. Stevenson reported on the auction held at the end of March for old vehicles and equipment no longer being used by the Township. The auction brought in just over \$111,000.00. He also stated that not only did it bring it revenue for the Township but freed up space at the compound behind Elmer's Auto body. This allows the removal of seasonal equipment from Westmont Theatre area to the Compound behind Elmer's. Mr. Stevenson further reported that old millings were used to clean up parking behind Westmont Theatre and the ball field; hydrants will be flushed starting Monday from 7 AM until 3 PM and this is being done during those hours to save money; concrete will be poured on Toledo this Thursday; Public Works will be obtaining prices on several manholes along Crystal Lake; work has already started work on Crystal Lake Pool; and the leafers have been out all week.

Tax Assessor: Mr. Blaskey reported that the Tax Assessor's Office is still working on the appeals that came in this year and they should be heard in May at the County level.

Mayor Teague asked Mr. Stevenson if he was given an update by the County on the West Park Project. Mr. Stevenson responded that he and Greg Fusco attended the pre-construction meeting and they were planning on starting the 2nd week of April. Unfortunately, the weather has been an issue.

Construction Office – Mr. Toussaint reported that the Engineer's Office has been keeping his department extremely busy. They are working with Mr. Fusco's Office on the roof project and permits for the Interior Renovations were issued yesterday. Mr. Toussaint further reported that they are ready to go with the Strip Mall on White Horse Pike and the High Rises on Albertson.

BID/Town Events: Ms. Burns reported on the following town events: Saturday, April 26th is the Annual Green Event from 10 AM until 2 PM along with the First Bicycle Auction by the Haddon Township Police from 10 AM until 11:45 AM with the Auction starting at Noon, there will be around 50 bikes with the bidding starting at \$5.00; the Community Breakfast will be held on May 4th at 8 AM at the Haddon Township High School; Westmont Farmer's Market starts May 7th from 4 PM until 7 PM; and Saturday, May 10th is the Town wide yard sale. There are two new businesses opening on Haddon Avenue and on the White Horse Pike. Ms. Burns also reported that flowers will be planted in the flowerbeds within the next two weeks, all flower pots were given a facelift with fresh paint and flags will be changed out for Memorial Day.

DISCUSSION ITEMS:

- Crystal Lake Pool Salary and Wages for 2014 Season
- Tax Reimbursement Statement (Recycling)
- Amending Traffic Ordinance
- Award Contract for Sewer Jetter
- Award Contract for Chemicals
- Extend 2014 Temporary Budget
- Award of EUS for Dydee Remediation – Mayor Teague reported that the Township expects the Award of EUS for Dydee remediation next week. Bids were received and remediation should be complete by the end of summer. The Dydee Site should then be a clean site.
- Settlement of Dydee Litigation and Public Hearing – Mayor Teague reported that the Township, Fieldstone and Fair Share Housing have been in litigation for an affordable housing component at the Dydee Site. We have all compromised in an effort to try and settle the case. All parties have agreed to incorporate 10% Fair Share Housing at the site. There will be 227 units at the site with 23 of those units being affordable housing units and then the other 5% will be placed somewhere else in the Township. By compromising, we save money on professional fees and court costs battling Fair Share Housing. Revenue will be created for the Township through the P.I.L.O.T., Construction Permit Fees, and Water Department. This will also bring more people to our downtown area creating more revenue for our business district. Even though the plan has changed and does not include retail areas, the Commissioners agree that there are still retail areas that need to be filled downtown and not having those retail areas at the site then becomes a positive. It doesn't take away from the downtown but adds to it.
- Securing Bids for New Telephone System

GENERAL DISCUSSION

- C.O.L.A. Ordinance
- Adoption of Employee Handbook
- Adoption of Civil Rights Policy
- Adoption of managerial/supervisory Personnel Policies and Procedures Manual

Commission Dougherty reported to the Mayor and Commissioner Foley that he put information under their doors regarding Millennium, a company that submitted an RFP for Health Insurance Broker with the Township and further requested that if they have any questions to contact the President of Millennium, Ms. Picard.

There being no further agenda business, Commissioner Foley moved to open the meeting to the public, seconded by Commissioner Dougherty, with all members voting in the affirmative.

Mary Berko, 445 West Crystal Lake - Mrs. Berko read the information in the Retrospect regarding the Dydee Site and informed the Mayor that he did a great job explaining everything because the information she read in the Retrospect was confusing. Mrs.

Berko further asked the difference between COAH and Fair Share Housing. The Mayor explained that COAH is a State Agency that enacts regulations for affordable housing whereas Fair Share Housing is a non-profit entity that fights for affordable housing in different communities. The Mayor further responds that when new communities go up, Fair Share Housing wants 20% to be affordable housing. Affordable Housing's argument is that the Township received 4 million dollars in grant money from the state and that triggered their statute. The Town is going to have an affordable housing obligation in the future and the Township will not know what the obligation will end up being. By having the Developers include affordable housing in their new construction it saves the town. There will be 23 affordable units at the Dydee Site and 8 at the Russell Cast Stone Site. Changing topics, Mrs. Berko asked about the status with the developer and the Westmont Theater. The Mayor responded that LazGor had engineers in the building and the cost of asbestos remediation is much higher than originally reported years ago and there is approximately an 8,000 gallon underground tank next to the Westmont Theatre which must be investigated to see what it is and the cost is unknown at this time. The Developer is putting together a cost analysis for construction at this time. Mrs. Berko further pointed out that those individuals that petitioned for the Westmont Theatre to be listed as Historical were not even residents of this town. Many residents that she has spoken to are unhappy with everything going on with the Westmont Theatre and would like to see it demolished. She asked the Governing Body if they thought a petition by residents to remove the Theatre from the Historical List would help. The Mayor responded that he did not believe it would help but he would not deter them from doing it.

Jill Fyfe, 139 Heather Road – Mrs. Fyfe reported she has been sending out e-mails about the sewer behind her home which as mentioned earlier was raised. It is outside her fence. She states that sewage during heavy rain combines with storm water and raises the manhole cover so that sewage just pours from the back of her property into the lake. Someone came out on Monday and raised the manhole cover about one and half foot. Mayor Teague responds that the raising of the manhole is a temporary fix and that there is a larger issue going on. He further stated that the Township will continue to do what we can to stop it from overflowing while continuing to work on the larger problem. In the meantime, Mrs. Fyfe says she has raw sewage in deep puddles in her backyard which is a concern for her family and other families that use the park. She asks how she should get rid of the puddles of raw sewage. Public Works will go out and rake up the raw sewage; Mrs. Fyfe grants her permission to Public Works to enter her property to do so.

Mr. Kendall, 120 Washington Avenue – Mr. Kendall reports that in the fall he brought up a concern of an area that was left with sunk in asphalt and lines drawn or painted in the street from a job done by PSE&G. When he came to the meeting back then, the Commissioners told him to return in April and re-approach the subject if the issue was not corrected. Mr. Kendall also reported that although he believes Kate Burns is doing a good job advertising town events through the website and other means, he really likes the LCD sign outside the Westmont Fire Company. He would like to see LCD signs placed at the Municipal Building, in West Collingswood Heights, and the West Collingswood Extension. He further recommended an elevator be installed in the Municipal Building. Mr. Kendall agreed with the Mayor and Commissioners decision to settle the affordable housing issue at the Dydee Site.

Francine Tryka, West Collingswood Extension - Ms. Tryka thanked the Mayor and Commissioners for the amount of time they put into the Fair Share Housing issue and trying to make all concerned parties happy. She further stated that the West Collingwood Extension supports their decision.

There being no further comments from the public, Commissioner Foley made a motion to close the meeting to the public, seconded by Commissioner Dougherty, with all members voting in the affirmative.

There being no further business to discuss, Commissioner Foley moved, seconded by Commissioner Dougherty that the meeting be adjourned at 8:04 PM, with all members voting in the affirmative.

April 22, 2014

BOARD OF COMMISSIONERS

DAWN M. PENNOCK,
TOWNSHIP CLERK

Randall W. Teague, Mayor

John C. Foley, Commissioner

Paul Dougherty, Commissioner