

Formally adopted on July 27, 2010.

**MINUTES OF A REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE
COUNTY OF CAMDEN, NEW JERSEY, HELD JUNE 22, 2010
IN THE MUNICIPAL BUILDING AT 7:00 PM.**

A regular meeting of the Board of Commissioners of the Township of Haddon was convened in the Municipal Building, 135 Haddon Avenue, Westmont, NJ on Tuesday, June 22, 2010, 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. 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, PE, Kevin Frenia, RMA, Chief Cavallo, James Stevenson, Jennifer DellaValle, Kate Burns, Lee Palo and Denise P. Adams were also present.

Commissioner Foley moved, seconded by Commissioner Dougherty that the Minutes of the Regular Meeting held May 25, 2010 be approved, with all members voting in the affirmative.

Commissioner Foley moved, seconded by Commissioner Dougherty that the Minutes of the Caucus Meeting held on June 15, 2010 be approved, with all members voting in the affirmative.

Mayor Teague announced that they would proceed with the presentation of a Certificate of Achievement to Quinn Parker, an 8 year old student entering the third grade in the Fall, who was recently honored by the National Parent Teacher Association for his Visual Arts project submission.

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

#2010-091 – Read 2010 Municipal Budget by Title

Commissioner Foley briefly reviewed the 2010 Municipal Budget handout and moved to open the public hearing on the budget, said motion seconded by Commissioner Dougherty with all members voting in the affirmative.

Tom Cassel, 1017 Belmont Avenue, requested clarification of the Township’s debt situation and cautioned about adding more new debt before paying off current debt. He discussed the acquisition of the DyDee properties and how they relate to the Township’s debt and observed reserved budget amounts from 2009 and queried why the funds were not utilized to offset taxes in 2010. He queried if the Pang litigation was still under appeal and suggested moving escrow monies from that project into the township account. He requested clarification of the effect of an accelerated tax sale on the budget in 2010 and future years. Kevin Frenia, Municipal Auditor addressed the debt service questions and noted that the 2009 reserved budget amounts will flow to surplus at the end of 2010. Mayor Teague reported that the Township was aware of the reserve balances and noted that the Township was being cautious with surplus funds so as not to have them subjected to the Governor’s scrutiny. He noted that many school districts that lost state aid and were forced to use surplus balances to make up the shortfall in revenue. Kevin Frenia reported that the accelerated tax sale would ensure a collection rate closer to 100% and permitted the Township to reduce their Reserve for Uncollected Tax budget appropriation considerably. He explained that the effects would be immediate in 2010; however, future years would also benefit from the reduced budget appropriation. Mayor Teague reported that the Township continues to look for ways to reduce expenses and the tax burden on residents, whether it was for 1 year or the long term.

John Kendall, 120 Washington Avenue, expressed his appreciation for everything the Mayor and Commissioners were doing to keep taxes down and requested clarification on mention of a waning rateable base. He suggested that the Township look at vacant, idle land and buildings to turn them around. He noted that the small park in the West Collingswood Heights was in need of sprucing up and the parking area needed paving and requested consideration be given to improvements in this area. He acknowledged the use of new parking meters in Collingswood and suggested that the Township may want to consider upgrading their meters to a more modern version. Mayor Teague explained that the Township's assessments are reduced each time properties are purchased in the DyDee site and noted that they would look at the recommended park improvements. Commissioner Foley noted that the Township's parking meters were fairly new and he would not recommend the purchase of new ones at this time.

There being no further discussion on the Budget, Commissioner Foley moved to close the public hearing, said motion seconded by Commissioner Dougherty, with all members voting in the affirmative.

Resolution #2010-092 was presented with the changes included in the Amendment being reviewed by the Clerk. Commissioner Foley moved to open the public hearing on the Amendment, said motion seconded by Commissioner Dougherty, with all members affirmatively concurring.

There being no discussion on the Amendment, Commissioner Foley moved to close the public hearing, said motion seconded by Commissioner Dougherty, with all members voting in the affirmative.

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

#2010-092 – Amendment to the 2010 Municipal Budget

The Clerk read the following Budget Resolution: Be it Resolved by the Board of Commissioners of the Township of Haddon in the County of Camden, that the 2010 Municipal Budget is adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations and authorization of the amount of \$7,383,963.00, which was approved with a motion by Commissioner Foley, seconded by Commissioner Dougherty, all members affirmatively concurring

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

At the request of the Mayor, the Clerk read the following Ordinance by title:

#1262 – ORDINANCE OF THE TOWNSHIP OF HADDON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AUTHORIZING THE TOWNSHIP OF HADDON TO ENTER INTO AN AGREEMENT WITH MICHAEL AND BERNEDETTE MEADS TO OBTAIN AN EASEMENT.

Commissioner Foley moved, seconded by Commissioner Dougherty that the public hearing on the Ordinance would be open at this time, with all members voting in the affirmative.

There being further discussion on the matter, Commissioner Foley moved, seconded by Commissioner Dougherty that the hearing be closed. Commissioner Foley moved, seconded by Commissioner Dougherty that the Ordinance be adopted and recorded in the Ordinance Book for the Commissioners to sign.

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

At the request of the Mayor, the Clerk read the following Ordinance by title:

#1263 – ORDINANCE OF THE TOWNSHIP OF HADDON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ACCEPTING DEEDS OF DEDICATION AND CONSERVATION RESTRICTIONS IN CONNECTION WITH CERTAIN REAL PROPERTY KNOWN AS BLOCK 7.08, LOT 1 AND BLOCK 7.06, LOT 17 FROM JOSEPH AND STASI SHERLOCK.

Commissioner Foley moved, seconded by Commissioner Dougherty that the public hearing on the Ordinance would be open at this time, with all members voting in the affirmative.

Tom Cassel, 1017 Belmont Avenue, queried if the conservation easement included the “bird sanctuary” on the property in question. He observed that a buildable lot had been approved, with a portion of the property being donated to the Township and queried if a tax adjustment had been applied for, or if the buildable lot would be assessed as such. Mayor Teague confirmed that the “bird sanctuary” was located on the property included in the conservation easement and indicated that he was not aware of any tax appeals or reassessments.

There being no further discussion on the matter, Commissioner Foley moved, seconded by Commissioner Dougherty that the hearing be closed. Commissioner Foley moved, seconded by Commissioner Dougherty that the Ordinance be adopted and recorded in the Ordinance Book for the Commissioners to sign.

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

At the request of the Mayor, the Clerk read the following Ordinance by title:

#1264 – AN ORDINANCE TO AMEND AN ORDINANCE AUTHORIZING SALARIES TO BE PAID TO THE EMPLOYEES OF THE TOWNSHIP OF HADDON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY, DESIGNATING THE VARIOUS POSITIONS, AMOUNTS OF SALARY AND TIME OF PAYMENT.

Commissioner Foley moved, seconded by Commissioner Dougherty that the public hearing on the Ordinance would be open at this time, with all members voting in the affirmative.

There being no discussion on the matter, Commissioner Foley moved, seconded by Commissioner Dougherty that the hearing be closed. Commissioner Foley moved, seconded by Commissioner Dougherty that the Ordinance be adopted and recorded in the Ordinance Book for the Commissioners to sign.

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

At the request of the Mayor, the Clerk read the following Ordinance by title:

#1265 – BOND ORDINANCE AUTHORIZING VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF CAPITAL EQUIPMENT IN AND FOR THE TOWNSHIP OF HADDON, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$1,625,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF HADDON, COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$1,400,300; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

Commissioner Foley moved, seconded by Commissioner Dougherty that the public hearing on the Ordinance would be open at this time, with all members voting in the affirmative.

Tom Cassel, 1017 Belmont Avenue, queried why the Township had included the purchase of a trash truck and what the anticipated cost was. Jim Stevenson reported that a new trash truck

would cost between \$175,000 and \$200,000 depending on the functions. Mayor Teague explained that the Township still picked up brush and leaves and noted that the larger capacity and compacting ability of a Trash Truck would save time with fewer trips to the landfill being required. Mr. Cassel suggested a cost analysis be prepared in advance of making large equipment purchases

There being no further discussion on the matter, Commissioner Foley moved, seconded by Commissioner Dougherty that the hearing be closed. Commissioner Foley moved, seconded by Commissioner Dougherty that the Ordinance be adopted and recorded in the Ordinance Book for the Commissioners to sign.

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

At the request of the Mayor, the Clerk read the following Ordinance by title:

#1266 -- AN ORDINANCE OF THE TOWNSHIP OF HADDON, COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING \$340,000 FOR WATER/SEWER UTILITY CAPITAL IMPROVEMENT PROJECTS

Commissioner Foley moved, seconded by Commissioner Dougherty that the public hearing on the Ordinance would be open at this time, with all members voting in the affirmative.

Tom Cassel requested a breakdown of the proposed purchases. The Clerk reported that \$100,000 would provide for the purchase of water meters; \$110,000 for improvements to the wells and water system; \$60,000 for the purchase of a dump truck; \$30,000 for pickup trucks; and \$40,000 for soft costs such as legal and engineering. Mr. Cassel queried if equipment would be replaced with the proposed purchase of new trucks. Jim Stevenson reported that a 1997 pickup truck was scheduled for replacement and observed that the dump trucks were purchased in 1989. Mayor Teague noted that they were trying to be proactive with vehicle and equipment replacement purchases, rather than wait until the equipment was broken down and placing a burden on the vehicle maintenance budget.

There being no further discussion on the matter, Commissioner Foley moved, seconded by Commissioner Dougherty that the hearing be closed. Commissioner Foley moved, seconded by Commissioner Dougherty that the Ordinance be adopted and recorded in the Ordinance Book for the Commissioners to sign.

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

At the request of the Mayor, the Clerk read the following Ordinance by title:

#1267 -- ORDINANCE OF THE TOWNSHIP OF HADDON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 26, FEES FOR PUBLIC RECORDS, AND CHAPTER 111, FEES, IN THE CODE OF THE TOWNSHIP OF HADDON

The Clerk reported that in light of recent legislation being introduced at the State level to establish uniform rates for OPRA copy fees, she requested Stuart Platt to explain the options available to the Commissioners relative to the introduction of this Ordinance. Stuart concurred that the State Legislature had recently introduced a bill that would establish a fee of \$.05 for letter and \$.07 for legal copies, with no charge for electronic documents. He indicated that the legislation was slated for passage before the end of the month and suggested that Ordinance #1267 be introduced by title only. He reported that should the new fees be enacted, the Township could then include those rates in the Ordinance and publish before the second reading.

Commissioner Foley moved, seconded by Commissioner Dougherty that the aforementioned ordinance be introduced by Title Only at this time and be approved on the first reading and remain on file with the Clerk for public inspection until the public hearing thereon and further consideration thereof which will be on July 27, 2010, in the Municipal Building. The Clerk was further directed to publish said ordinance together with the notice of such hearing in the manner

required by law in the Retrospect Newspaper and also to post copies on the bulletin boards in the Municipal Building prior to the second reading and make copies available to the general public of the Township who shall request same.

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

At the request of the Mayor, the Clerk read the following Ordinance by title:

#1268 -- ORDINANCE OF THE TOWNSHIP OF HADDON, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING CHAPTER 202 OF THE CODE OF THE TOWNSHIP OF HADDON ENTITLED STORMWATER MANAGEMENT

Commissioner Foley moved, seconded by Commissioner Dougherty that the aforementioned ordinance introduced at this time be approved on the first reading and remain on file with the Clerk for public inspection until the public hearing thereon and further consideration thereof which will be on July 27, 2010, in the Municipal Building. The Clerk was further directed to publish said ordinance together with the notice of such hearing in the manner required by law in the Retrospect Newspaper and also to post copies on the bulletin boards in the Municipal Building prior to the second reading and make copies available to the general public of the Township who shall request same.

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

At the request of the Mayor, the Clerk read the following Ordinance by title:

#1269 -- ORDINANCE OF THE TOWNSHIP OF HADDON, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING CHAPTERS 226 AND 194 OF THE CODE OF THE TOWNSHIP TO PROVIDE FOR NEW DUE DATES FOR WATER AND SEWER BILLS

Commissioner Foley moved, seconded by Commissioner Dougherty that the aforementioned ordinance introduced at this time be approved on the first reading and remain on file with the Clerk for public inspection until the public hearing thereon and further consideration thereof which will be on July 27, 2010, in the Municipal Building. The Clerk was further directed to publish said ordinance together with the notice of such hearing in the manner required by law in the Retrospect Newspaper and also to post copies on the bulletin boards in the Municipal Building prior to the second reading and make copies available to the general public of the Township who shall request same.

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

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

- #2010-093 – Bill Resolution (payment of claims)
- #2010-094 – Authorizing the Tax/Utility Collector to Process Posting Corrections and Various Other Adjustments and Deductions
- #2010-095 – Approval for Independence Day Fireworks Display
- #2010-096 – Refund of Swim Team Membership Fees
- #2010-097 – Refund of School Splash Party Fees
- #2010-098 – Refund of Sidewalk Inspection Fee
- #2010-099 – Refund Parking Permit Fee
- #2010-100 – Renewal of the 2010/2011 Alcoholic Beverage Licenses
- #2010-101 – Change Order No. 1-Final for Inspection of the Pressure Filters 5 and 6 at the Water Treatment Plant (reducing contract \$920)

- #2010-102 – Change Order No. 3-Final for the Heather Road Drainage Improvements, Phase 2 (reducing contract by \$35,336.30)
- #2010-103 – Change Order. No. 2-Final for Restoration of the Splash Pool at the Crystal Lake Municipal Pool Complex (increasing contract by \$4,434.00)
- #2010-104 – Change Order No. 1 for the 2010 Road Improvement Program (no change in contract amount)
- #2010-105 – Change Order No. 3 for Replacement of the 16” Diameter Gate Valve at the Base of the Briarwood Avenue Standpipe (no change in contract amount)
- #2010-106 – Change Order No. 6 for Improvements to the Sanitary Sewer Collection System in the Bettewood Section (NJEIT Funded Project) (\$4.00 increase in contract)
- #2010-107 – Refund of Planning Board Escrow Fees
- #2010-108 – Authorize Contract Extension of Solid Waste, Yard Waste and Recyclable Materials Collection

OTHER BUSINESS

Commissioner Foley moved, seconded by Commissioner Dougherty that the Clerk be authorized to advertise for bids for the acquisition of Chemicals, Equipment and Trucks, the Emerald Avenue Phase III Road Improvements, Ivywood Avenue Reconstruction and Improvements to the Headwall at Crystal Lake.

The following reports were presented and ordered filed:

Revenue Report for the Month of May 2010
Budget Status Report for May 2010
Construction Official’s Report for May 2010
Tax Collector’s Report for Month of May 2010

Mayor Teague opened the floor for thoughts or concerns to be brought before the Board.

Mr. Ed Loughman, E. Linden Avenue, acknowledged the purpose of parking meters and suggested instituting an appeals process for legitimate customers that receive a ticket. Mayor Teague indicated that he believed that such a practice could be considered discriminatory.

John Kendall, 120 Washington Avenue, indicated that he was aware that homeowners are responsible for their sidewalks and curbing. He discussed the shift of funding from inner-ring suburbs to new neighborhoods in outer-ring communities and suggested that the Township consider ways to help residents secure low interest financing for improvements to their property. Commissioner Dougherty reported that the Camden County Office of Senior Services offers 100% grants to senior citizens for these types of home improvements. Mr. Kendall suggested an article be included in a future Press to inform residents of the program. He expressed concern with a business “Affordable Dentures” at the end of his street, that had placed asphalt along the curb line, rather than installing a driveway apron and noted that storm water does not run freely.

Tom Cassel, 1017 Belmont Avenue, observed there was a federal program that would provide financing for energy efficient equipment. He thanked the Police Department for their assistance with several parking issues in his neighborhood. He requested clarification of the closed executive session item and reviewed the Redevelopment discussion items he had e-mailed earlier in the day. He queried where in the Fieldstone Agreement was there a provision for sub-leases and how was the Township protected. Mayor Teague reviewed the sections that permitted the lease with Treno and Stuart explained that there as a sub-lease agreement between Treno and Fieldstone and noted it included language to protect the Township and indicated that insurance certificates were in place. Mr. Cassel acknowledged the need for additional parking at Treno’s and noted that during a recent visit last weekend he observed the poor condition of the parking area. He thanked the Mayor and Mr. Platt for looking into this situation. He discussed the escrow accounting and Fieldstone’s responsibility to provide 10% downpayment on each property acquisition. Mayor Teague provided the Township’s interpretation of the 10% language and noted that the amount was expected prior to going to settlement with Fieldstone on the entire site. He explained the tedious process of accounting for costs charged to the escrow account versus the Bond Ordinance and noted that periodic reports are provided to Fieldstone by the Treasurer. Tom Cassel indicated that he did not agree with the Township’s interpretation of the contract language and suggested that new redevelopment counsel be considered to represent the town.

The following resolution was adopted with a motion by Commissioner Foley, seconded by Commissioner Dougherty, all members affirmative concurring.

CLOSED EXECUTIVE SESSION: Resolution #2010-109 – Discussion of T. Cella v. Haddon Township litigation.

With no further business to discuss in executive session, Commissioner Foley moved to close the executive session and return to the regular meeting, said motion seconded by Commissioner Dougherty, 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 8:31 PM with all members voting in the affirmative.

June 22, 2010

Denise P. Adams, Municipal Clerk

BOARD OF COMMISSIONERS

Randall W. Teague, Mayor

John C. Foley, Commissioner

Paul Dougherty, Commissioner