

**MINUTES OF A REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE
COUNTY OF CAMDEN, NEW JERSEY, HELD MAY 25, 2021
IN THE MUNICIPAL BUILDING AT 7 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, May 25, 2021 at 7:00 PM.

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 the bulletin boards of the Municipal Building.

ROLL CALL:	Mayor Teague	Present
	Commissioner Mulroy	Present
	Commissioner Linhart	Present

Greg Fusco, PE, James Stevenson, DPW, and Justin Strausser, Esq. were present.

MINUTES:

Commissioner Mulroy moved, seconded by Commissioner Linhart that the Minutes of the Regular Meeting held on Tuesday, April 27, 2021 and the Minutes of the Closed Meeting held on Tuesday, April 27, 2021 be approved, with all members voting in the affirmative.

ORDINANCES:

SECOND READING:

#1416 – Calendar Year 2021 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank

PUBLIC HEARING FOR ORDINANCE #1416 ONLY:

Commissioner Mulroy moved, seconded by Commissioner Linhart 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 Mulroy moved, seconded by Commissioner Linhart that the hearing be closed. Commissioner Mulroy moved, seconded by Commissioner Linhart that the Ordinance be adopted and recorded in the Ordinance Book for the Commissioners to sign.

ROLL CALL:	Mayor Teague	Aye
	Commissioner Mulroy	Aye
	Commissioner Linhart	Aye

SECOND READING:

#1417 – 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 \$1,440,000 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

\$1,368,000; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing

PUBLIC HEARING FOR ORDINANCE #1417 ONLY:

Commissioner Mulroy moved, seconded by Commissioner Linhart 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 Mulroy moved, seconded by Commissioner Linhart that the hearing be closed. Commissioner Mulroy moved, seconded by Commissioner Linhart that the Ordinance be adopted and recorded in the Ordinance Book for the Commissioners to sign.

ROLL CALL:	Mayor Teague	Aye
	Commissioner Mulroy	Aye
	Commissioner Linhart	Aye

SECOND READING:

#1418 – Bond Ordinance Authorizing Various Water and Sewer Improvements in and for the Township of Haddon, County of Camden, New Jersey; Appropriating the Sum of \$1,020,000 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 \$1,020,000; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing

PUBLIC HEARING FOR ORDINANCE #1418 ONLY:

Commissioner Mulroy moved, seconded by Commissioner Linhart 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 Mulroy moved, seconded by Commissioner Linhart that the hearing be closed. Commissioner Mulroy moved, seconded by Commissioner Linhart that the Ordinance be adopted and recorded in the Ordinance Book for the Commissioners to sign.

ROLL CALL:	Mayor Teague	Aye
	Commissioner Mulroy	Aye
	Commissioner Linhart	Aye

SECOND READING:

#1419 – Bond Ordinance Authorizing the Acquisition of Capital Equipment for Police and the Fire Marshal’s Office in and for the Township of Haddon, County of Camden, New Jersey; Appropriating the Sum of \$410,000 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 \$389,500; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing

PUBLIC HEARING FOR ORDINANCE #1419 ONLY:

Commissioner Mulroy moved, seconded by Commissioner Linhart 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 Mulroy moved, seconded by Commissioner Linhart that the hearing be closed. Commissioner Mulroy moved, seconded

by Commissioner Linhart that the Ordinance be adopted and recorded in the Ordinance Book for the Commissioners to sign.

ROLL CALL:	Mayor Teague	Aye
	Commissioner Mulroy	Aye
	Commissioner Linhart	Aye

FIRST READING OR ORDINANCE #1420:

The following Ordinance was read by title:

#1420 – Ordinance of the Township of Haddon, County of Camden and State of New Jersey to Amend Chapter 142 of the Code of the Township of Haddon to Temporarily Prohibit the Operation of any class of Cannabis Businesses within its Geographical Boundaries

Commissioner Linhart moved, seconded by Commissioner Mulroy 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 June 22, 2021, 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 Mulroy	Aye
	Commissioner Linhart	Aye

BUDGET RESOLUTIONS:

The following Resolution was approved with a motion by Commissioner Linhart, seconded by Commissioner Mulroy, with all members affirmatively concurring:

#2021-063 – Resolution to Read the 2021 Municipal Budget by Title only

SECOND READING OF THE 2021 MUNICIPAL BUDGET AND W/S OPERATING BUDGET

PUBLIC HEARING FOR THE 2021 MUNICIPAL BUDGET AND W/S OPERATING BUDGET ONLY:

Commissioner Linhart moved, seconded by Commissioner Mulroy to open the public hearing for the 2021 Municipal Budget and W/S Operating Budget, with all members affirmatively concurring:

There being no public comment, Commissioner Linhart moved, seconded by Commissioner Mulroy, to close the public hearing for the 2021 Municipal Budget and W/S Operating Budget, with all members affirmatively concurring:

The following Resolution was approved with a motion by Commissioner Linhart, seconded by Commissioner Mulroy, with all members affirmatively concurring:

#2021-064 – Adoption of the 2021 Municipal Budget and Water/Sewer Operating Budget

ROLL CALL:	Mayor Teague	Aye
	Commissioner Mulroy	Aye

The following Resolution was approved with a motion by Commissioner Linhart, seconded by Commissioner Mulroy, with all members affirmatively concurring:

#2021-065 – To Read the 2021 Business Improvement District Budget by Title Only

SECOND READING OF 2021 THE BUSINESS IMPROVEMENT DISTRICT BUDGET

PUBLIC HEARING FOR THE 2021 BUSINESS IMPROVEMENT DISTRICT BUDGET ONLY:

Commissioner Linhart moved, seconded by Commissioner Mulroy to open the public hearing for the 2021 Business Improvement District Budget, with all members affirmatively concurring:

There being no public comment, Commissioner Linhart moved, seconded by Commissioner Mulroy, to close the public hearing for the 2021 Business Improvement District Budget, with all members affirmatively concurring.

The following Resolution was approved with a motion by Commissioner Linhart, seconded by Commissioner Mulroy, with all members affirmatively concurring:

#2021-066 – Adoption of the 2021 Business Improvement District Budget

ROLL CALL:	Mayor Teague	Aye
	Commissioner Mulroy	Aye
	Commissioner Linhart	Aye

RESOLUTIONS:

The following resolutions were approved by consent agenda, Resolution #2021-067 through Resolution #2021-069, inclusive, and Resolution #2021-071 through Resolution #2021-077, inclusive with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring:

- #2021-067 - Bill Resolution
- #2021-068 – Approval of Fireworks Display on July 3, 2021
- #2021-069 – Imposition of Lien on Certain Properties Due to Lawn Maintenance
- #2021-071 – Approval of Certain Liquor Licenses for 2021-2022 Licensing Term
- #2021-072 – Authorizing Refund of Various Tax Overpayments
- #2021-073 – Approval of Change Order No. 3-Final for Crystal Lake Pool A.D.A. Site Improvements
- #2021-074 – Approval to Submit & Execute a Grant Agreement for Restoration of Stratford Ave. Ph 2
- #2021-075 – Proclamation of Recognition of Pollinator Week
- #2021-076 – Authorizing the Haddon Township Planning Board to Review and Make Recommendations to the Governing Body Regarding Cannabis
- #2021-077 – Governor’s Council on Alcoholism and Drug Abuse Fiscal Grant Cycle October 2020-June 2025

The following Resolution #2021-070 was tabled:

#2021-070 – Appointing Member to the Haddon Township Housing Authority

OTHER BUSINESS:

The following 9 Business License Application Renewals are approved as they are listed below with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring:

- Barb's Harley Davidson – 926 Black Horse Pike
- 3100 Wing Sing Chinese restaurant – 3100 Mt. Ephraim Ave
- South Jersey Body Shop – 218 Crescent Blvd
- DiNics Restaurant – 310 Black Horse Pike
- No. 1 Chinese Kitchen – 413 W Crystal Lake Ave
- NJS Sales Corp. – 2840 Mt. Ephraim Ave
- Edwards News Agency – 605 Crescent Blvd
- The Tap Room Restaurant & Bar – 427 W Crystal Lake Ave
- My Studio – 605 White Horse Pike

REPORTS: None

COMMUNICATIONS: None

PUBLIC COMMENTS:

There being no further business on the agenda, Commissioner Mulroy made a motion to open the meeting for public comment; seconded by Commissioner Linhart, with all members affirmatively concurring:

John Kendall, 120 Washington Avenue – Mr. Kendall attended the meeting this evening to discuss the affordable housing obligation in Haddon Township. He asked about the Township's obligation, whether that obligation was for apartments or single-family homes, whether it was State mandated and asked if commercial property can be rezoned for housing. Mayor Teague informed Mr. Kendall that the obligation was 63 + 12 +15 units, those units will be apartments, it is court mandated and commercial property can be rezoned for housing. The Mayor stated the Township is looking for standalone units. Mayor Teague continued by explaining that every 10 years there is an affordable housing obligation, in which a number is negotiated and Senior Housing doesn't account for much and this is a result of the lawsuit filed against the Township by Fair Share Housing. Mayor Teague explained that the Township would have to find space for stand-alone and that has to be done through a tax credit program which is a very competitive process throughout the entire State. Mayor Teague reported that the State looks for certain criteria and the Federal Government looks for certain criteria to file for these federal tax credits. The Mayor explained that one of those requirements is that the development needs to be near public transportation. The Mayor further explained that the municipality must provide the donation, which is the space, then find a developer to develop the space and then the developer would file for tax credits to fund it. The Township is looking for the best opportunity to score high in an area that the affordable housing will fit which must be near public transportation. Mr. Kendall wanted to know what happens if we don't? The Mayor responded that it will be mandated by the Court and they will require us to find it somewhere or they will open it up to anyone and they will decide.

Jennifer Lehman, 367 Nicholson Road – Ms. Lehman came to the meeting to discuss the trash/recycling in her area of West Collingswood Heights. Mayor Teague explained the Township has a contract with South Jersey Sanitation and they are having issues with employees which is causing a delay with the trash pick-up. The Mayor reported that the Township is trying to get it resolved the best we can. The Mayor reported that this issue has been going on for quite a while and the last month or two it has been getting worse. The

Mayor continued by saying Township goes out to bid around every 5 years and goes with the lowest bidder, and they've always done a good job; there are not a whole lot of companies out there that provide this service. The Mayor explained there are options in the contract for brush entire year or part of the year or Township could get a brush truck. The Township did get a brush truck because it was the most economical thing for us to do. The Township does use their trash truck for brush and the Township has been helping with brush pick up. As far as the Township getting into the trash business, it's too expensive. He further explained that the Township has been working with the trash company. At this point the Township does not need to notify them of breach of contract. Ms. Lehman said she called public works and Betty called her back right away. She said Betty informed her that an Emergency Contract can be signed with another company to supplement service. Mr. Stevenson pointed out the Township did not sign a contract with another company, South Jersey Sanitation signed the contract with another company. Mayor Teague reaffirmed what Mr. Stevenson explained. Ms. Lehman wanted to know when it would be considered breach of contract. Mayor Teague responded that we will know when we get to that point.

Morris Cooperman, 44 Lindisfarne Avenue – Mr. Cooperman came to the meeting this evening to discuss areas of issue on Lindisfarne, the first being rats. Mayor Teague responded that the Township received notice that one of the neighbors had a sewer leak. That individual has been ordered to have it repaired. Mr. Cooperman said the neighbor said he got an exterminator. Mr. Cooperman said when he spoke to the Camden County Board of Health, he was told that a minority contributor was a restaurant. Mayor Teague reported that the Compliance Officer notified the owner of the plaza and the restaurants. Mr. Cooperman suggested that they look at the size of the dumpster; they may need a larger dumpster. Mayor Teague stated the same issue was down the street not too long ago. The Mayor further explained that to resolve the issue, it takes a combination of efforts; all entities must work together. Mr. Cooperman informed everyone that the Camden County Board of Health told him that residents should be made aware that dog waste, standing water and wood piles attract rats. Mayor Teague replied that when the issue down the road existed, the Township did send a notice. Mr. Cooperman stated he just wanted to make sure that reasonable steps were being taken to address the issue. The discussion moved on to trees. Mayor Teague commented to Mr. Cooperman that he remembers him from a previous meeting when he discussed the discovery of a rare tree. Commissioner Linhart asked if he reported that discovery to the Shade Tree Commission. Mr. Cooperman discussed a dead tree on Atlantic Avenue when he first moved in. He stated that Tom Cello from Public Works said he would come out and take it down and he did. Mayor Teague explained to Mr. Cooperman that if someone reports a dead or dying tree to the Township, the Shade Tree will assess the tree and go back to Public Works to have it trimmed or removed. Mr. Cooperman asked Mayor Teague if we have the ability to discuss issues with Patco. He stated outside the fence behind his property there is a lot of growth on other side of the fence. Mayor Teague asked Jim Stevenson to reach out to Patco. Mr. Cooperman asked the Mayor if he thought they should get an exterminator even though they don't have rats. Mayor Teague responded in the affirmative so that he could prevent his property from getting rats.

There being no further public comments, Commissioner Mulroy moved to close the meeting for public comment, seconded by Commissioner Linhart, with all members voting in the affirmative.

There being no further business to discuss, Commissioner Mulroy moved, seconded by Commissioner Linhart that the meeting be adjourned at 7:39 PM, with all members voting in the affirmative.

May 25, 2021

Dawn M. Pennock, Municipal Clerk

BOARD OF COMMISSIONERS

Randall W. Teague, Mayor

James Mulroy, Commissioner

Ryan Linhart, Commissioner