

**MINUTES OF A REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE
COUNTY OF CAMDEN, NEW JERSEY, HELD JUNE 27, 2023
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, June 27, 2023 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

James Stevenson, DPW, Greg Fusco, PE, Lee Palo, Mark Cavallo, and Justin Strausser, Esq. were present.

MINUTES:

Commissioner Mulroy moved, seconded by Commissioner Linhart that the Minutes of the Regular Meeting held on Tuesday, May 23, 2023 be approved, with all members voting in the affirmative.

ORDINANCES:

2ND READING/PUBLIC HEARING:

#1437 – 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 \$1,740,000 Therefore; 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 \$1,653,000; Making Certain Determinations and Covenants and Authorizing Certain Related Actions in Connection with the Foregoing

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

2ND READING/PUBLIC HEARING:

#1438 – Bond Ordinance Authorizing Various Water and Sewer Improvements and Acquisition of Utility Equipment in and for the Township of Haddon, County of Camden, New Jersey;

Appropriating the Sum of \$920,000 Therefore; 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 \$920,000; Making Certain Determinations and Covenants and Authorizing Certain Related Actions in Connection with the Foregoing

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

2ND READING/PUBLIC HEARING:

#1439 – Bond ordinance Authorizing the Acquisition of Capital Equipment for the Police Department in the Township of Haddon County of Camden, New Jersey; Appropriating the Sum of \$250,000 Therefore; 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 \$237,500; Making Certain Determinations and Covenants and Authorizing Certain Related Actions in Connection with the Foregoing

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

2ND READING/PUBLIC HEARING:

#1440 - Ordinance of the Township of Haddon, County of Camden, and State of New Jersey, Amending and Revising Chapter 54 of the Code of the Township of Haddon Entitled "Police Department"

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

2ND READING/PUBLIC HEARING:

#1441 - Ordinance of the Township of Haddon, County of Camden, and State of New Jersey Vacating, Releasing and Extinguishing Public Rights of a Five (5) Foot Wide Portion of the Southerly side of the Paper Street Known as North Boundary Lane, Consisting of an Area of 718 Square Feet, Within the Township of Haddon, Subject to Certain Terms and Conditions

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

2ND READING/PUBLIC HEARING:

#1442 - Ordinance by the Mayor & Commissioners Amending the Township of Haddon Code of Ordinances to Repeal Chapter 125; To Adopt a New Chapter 125; To Adopt Flood Hazard Maps; To Designate a Floodplain Administrator; and Providing for Severability and an Effective Date

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

1ST READING/PUBLIC HEARING:

The following Ordinance was read by title only:

#1443 – Ordinance of the Township of Haddon, County of Camden and State of New Jersey, Amending and Revising Chapter 189 of the Code of the Township of Haddon Entitled “Rent Control”

Commissioner Mulroy moved, seconded by Commissioner Linhart 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 25, 2023, 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
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Commissioner Mulroy Aye
Commissioner Linhart Aye

1ST READING/PUBLIC HEARING:

The following Ordinance was read by title only:

#1444 – Ordinance to Amend an Ordinance Authorizing Salaries to be Paid to the Employees of the Township of Haddon, County of Camden, State of New Jersey, Designating the Various Positions, Amounts of Salary and Time of Payment

Commissioner Mulroy moved, seconded by Commissioner Linhart 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 25, 2023, 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

RESOLUTIONS:

The following Resolutions were approved by consent agenda, Resolution #2023-087 through Resolution #2023-100 inclusive, with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring.

- #2023-087 – Bill Resolution (Payment of Claims)
- #2023-088 – Authorizing Renewal of Certain Liquor Licenses in the Township of Haddon for the 2023-2024 Licensing Term
- #2023-089 – Approval to Submit Grant Application and Execute an Agreement with NJ DOT for Cornwall (FY2024 Municipal Aid)
- #2023-090 – Appointing Walt Eife as the Independent Advisor to the Metlife Plan
- #2023-091 – Imposing Municipal Lien on Various Properties for Lawn Maintenance
- #2023-092 – Appointing Members to the Planning Board
- #2023-093 – Appointing Rob Thuener to the Shade Tree Commission
- #2023-094 – Authorizing Award of Contract for Property Revaluation Services
- #2023-095 – Authorizing Award of Contract for Galvanized Steel and Lead Replacement Services
- #2023-096 – Authorizing Tax Exemption for Block 27.11, Lot 29 for a Totally Disabled Veteran
- #2023-097 – Cancellation of Outstanding Checks for the Municipal Court
- #2023-098 – Authorizing Renewal of Inactive Liquor License for DEM Restaurant LLC
- #2023-099 – Authorizing Renewal of Inactive Liquor License for Piperno Hospitality Group LLC
- #2023-100 – Appointing the MRC for the Township of Haddon

OTHER BUSINESS:

The following 13 Business License Applications, were approved with a motion by Commissioner Mulroy and seconded by Commissioner Linhart, with all members affirmatively concurring:

<u>Bus. Lic.</u>	<u>Business Name</u>	<u>Address</u>
20	East Coast Custom Auto Interiors	1300 Collings Ave
288	JNJ Convenience Store LLC	2904 Mt. Ephraim Ave
289	Dominio's Pizza	149 Haddon Ave
297	Fuze Hair Studio	138 Haddon Ave
298	Bricco Coal Pizza	128 Haddon Ave
301	Eastern Metal Recycling	109 Route 130 N
307	Dinic's	310 Black Horse Pike
311	Alisha Simone	225 Haddon Ave, Ste. 1102B

324	The Juice Bar	18 Haddon Ave
326	Royal Mile Coffee Roasters	905 White Horse Pike
329	GNC	690 W. Cuthbert Blvd
330	KL Hair Design LLC	648 W. Cuthbert Blvd, Ste 110
331	Realiiz	225 Haddon Ave, Ste 2102A

REPORTS FOR MAY 2023:

The following reports for May 2023 were presented and ordered filed:

Revenue Report
Budget Status Report

COMMUNICATIONS: None

PUBLIC COMMENT

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:

Michele Ayers, 405 Haddonview Apartments – Ms. Ayers requested copies of the Rent Control Ordinance that will have a public hearing on July 25th. The Mayor asked the Clerk to provide Ms. Ayers with copies after the meeting.

Dave Murdoch, Haddonview Resident – Mr. Murdoch reported that Haddonview North is still a work in progress. He stated that Haddonview just cleared a major portion of the shrubbery that goes from the exit of Haddonview North all the way down to McDonald’s on the right-hand side. He said the ones still in question are Burger King and McDonald’s and whether they responded. Mayor Teague responded that the Township Compliance Officer did send them correspondence but he wasn’t sure whether they went out there yet or not but the Township can follow up to check. Mr. Murdoch said they were going to do some remedial patching at the entry way to Haddonview North. Mayor Teague responded that the Township is going to do the potholes temporarily and will go as far as the right-of way which will cover that area. Mayor Teague further reported that the Township just had their second reading on the Bond Ordinance so once the funds become available and the Township starts awarding paving contracts, then that will happen as part of the large program we have going on but we are still a couple months away. Mr. Murdoch asked if the Township can look at the entranceway as one of the residents at Haddonview brought up at an association meeting that they thought the issues was being caused by the library and the car wash.

Jonathan Fredrickson – 42 Melrose Avenue – Mr. Fredrickson reported he is new to town and moved here earlier this year. He reported that he found on line a bike and pedestrian master plan for Haddon Township and Collingswood. Mr. Fredrickson asked what is the process to make those things happen. Mayor Teague asked what in particular he is referring to. Mr. Fredrickson stated that part of that is a protected intersection at Haddon Avenue and Cuthbert Blvd. Mr. Fredrickson stated that he rides his bike around town a lot and he doesn’t try and cross Cuthbert. He usually has to go down to Emerald, which means, all the way around. The Mayor responded that we partnered with Collingswood and we received a grant to do a Pedestrian and Bicycle Master Plan and the difficult part is that particular intersection belongs to the county. Mayor Teague states that we would need the county’s position to do anything to that intersection. Mayor Teague further stated that the county is planning to do work on Haddon Avenue and there were also issues with Crystal Lake and Park Avenues as they too belong to the county.

Morris Cooperman, 44 Lindisfarne Avenue – Mr. Cooperman came to the meeting this evening to discuss green space planning. In his opinion, he believes that Albertson Village and Haddon Towne Center are disasters for arbor planning and he believes these will end up in the people’s laps. Mr. Cooperman informed the governing body that he would like their

group to be remembered as the ones that preserved the green space. Mr. Cooperman reported that as you look forward at the bank building and supermarket (Crystal Lake) lets talk about these projects so they don't end up like Albertson and Haddon Towne. Mayor Teague points out that those are privately owned and not owned by the Township. Mayor Teague further iterates that they can present their plans to the Planning Board as per their zoning and they can get a site plan and green space is part of the site plan. Since they started costs have skyrocketed as have interest rates so we haven't seen much movement from those projects. Green space and planting will be part of their properties and Shade Tree Commission weighs in on that project. Mayor Teague told Mr. Cooperman that they are very supportive of the Haddon Township Shade Tree Commission. Mr. Cooperman believes there is a lack of administration inserting where they can. He brings up the two new properties on Center Street that sold for \$850,000.00. Mr. Cooperman believes this is a golden opportunity for the sidewalk to be set back so that trees can be planted. Mr. Fusco points out that the Township does not have the right-of-way to do what Mr. Cooperman is suggesting. Mr. Stevenson informs Mr. Cooperman that the Sewer Lines and Water Lines prevent what Mr. Cooperman suggests. Mayor Teague explains to Mr. Cooperman that it is private property. Mr. Cooperman states that Township still has some say on private property. Mayor Teague reported that we take all of that into consideration. The governing body preserved the curbside trees. Mayor Teague further points out that they started the Shade Tree Commission and they support the Shade Tree Commission. Prior to them, trees were removed for no reason. The Township continues to apply for grants for trees. Commissioner Mulroy reports that prior to them, inappropriate trees were being planted that damaged our sidewalks. Commissioner Mulroy stated trees being planted currently are appropriate trees. He said that when he was on the Planning Board, residents could get a variance and the Planning Board can put conditions on variance and one could be maintaining trees and other vegetation. Mr. Cooperman suggested an incentive program, like the one in DC where homeowners were given tax breaks and a free tree. Mayor Teague finished by saying, he doesn't believe they have the authority to give tax breaks and the Township hasn't sold any public property.

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.

ADJOURNMENT

There being no further business to discuss, Commissioner Mulroy moved, seconded by Commissioner Linhart that the meeting be adjourned at 7:34 PM, with all members voting in the affirmative.

June 27, 2023

BOARD OF COMMISSIONERS

Dawn M. Pennock, Municipal Clerk

Randall W. Teague, Mayor

James Mulroy, Commissioner

Ryan Linhart, Commissioner