

**MINUTES OF A REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE
COUNTY OF CAMDEN, NEW JERSEY, HELD FEBRUARY 27, 2024
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, February 27, 2024 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.

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

James Stevenson, DPW, Sean Seroka (Key Engineers), Chief Timothy Hak, Lee Palo, Bonnie Richards, Kim Schemeley and Justin Strausser, Esq. were present.

MINUTES:

Commissioner Mulroy moved, seconded by Commissioner Linhart that the Minutes of the Regular Meeting held on Tuesday, January 23, 2024 be approved, with all members voting in the affirmative.

ORDINANCES:

The following Ordinance was read by title only:

First Reading/Introduction:

#1452 – Ordinance of the Township of Haddon, County of Camden, and State of New Jersey Amending and Supplementing the Township of Haddon Code at Chapter 142 “Land Use and Development”, Article 1, Section 142-38 to Repeal and Replace the Cannabis “Opt Out” Provisions of Section 142-5P with Article V, Section 142-38I to Authorize Class 1,2,3 and 5 Cannabis Licensure as a Conditional Use in Certain Zoning Districts

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 March 26, 2024, 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.

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

The following Ordinance was read by title only:

First Reading/Introduction:

#1453 – Ordinance of the Township of Haddon, County of Camden, State of New Jersey Amending and Supplementing the Code of the Township of Haddon at Chapter 212, Taxation, to Establish Article V. “Municipal Cannabis Tax” Section 212-16, to Collect a Statutorily

Authorized Two Percent (2%) Municipal Tax on Sales by Class 1 Cultivation and Class 5 Retail Cannabis License Holders and One Percent (1%) Municipal Tax on Class 3 Wholesale Cannabis License Holders

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 March 26, 2024, 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.

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

RESOLUTIONS:

The following Resolutions were approved by consent agenda, Resolution #2024-022 through Resolution #2024-034 inclusive, with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring.

- #2024-022 - Bill Resolution (Payment of Claims)
- #2024-023 – Amending Resolution #2023-091 and Imposing Liens on Certain Properties
- #2024-024 – Amending Resolution #2023-123 and Imposing Liens on Certain Properties
- #2024-025 – Appointment to Rent Control Board
- #2024-026 – Appointing Greg Fusco, PE as MRC for the Township of Haddon
- #2024-027 - Approving the Amended Side Letter Agreement between Township of Haddon and PBA Local 257
- #2024-028 – Appointment of Alicia Gawinowska as Police Records Clerk
- #2024-029 – Authorizing Submission of the YR2024 CDBG Application for Senior Services
- #2024-030 - Approval of 2024 Safe and Secure Grant in the amount of \$45,150.00 for Grant #24-0416
- #2024-031 – Approval of Sign Locations in Haddon Township for the Camden County Historical Society
- #2024-032 – Authorizing Refund of Tax Overpayment for Block 21.05, Lot 37
- #2024-033 – Authorize the Execution and Submission of the Application for Local Recreation Improvement Grant FY2024
- #2024-034 – Governor’s Council on Alcoholism and Drug Abuse FY2025
- #2024-035 – Authorizing a SSA with the County of Camden (Dept. of Public Works) for the Purchase, Installation and Maintenance of Solar Powered Pedestrian Crosswalks at Crystal Lake Avenue and Valley Drive, and Cuthbert Blvd. and Lees Lane
- #2024-036 – Appointment to the Haddon Township Housing Authority

OTHER BUSINESS:

The Following Raffle License Applications are approved with a motion by Commissioner Mulroy, seconded by Commission Linhart, with all members affirmatively concurring:

- #RA2024-05 – PTO & ALUMNI ASSN PAUL VI HS-Armed Chair Races for 5/04/24
- #RA2024-06 – PTO & ALUMNI ASSN PAUL VI HS-Casino Night for 5/04/2024

The Following 131 Business License Applications are approved with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring:

| License # | Business Name | Address |
|------------------|------------------------------|-----------------------|
| 121 | East Coast Upholstery LLC | 1300 Collings Ave |
| 122 | Wayne Auto Sales, Inc | 409 N. Route 130 |
| 123 | Ohana Poke Bowl | 46B Haddon Ave |
| 124 | Ritz Theater Company | 915 White Horse Pike |
| 125 | Heather House Condo Assoc. | 201 W. Cuthbert Blvd |
| 126 | Art Class w/John Fitzpatrick | 1001 White Horse Pike |

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| 127 | Primo Water Ice | 28 Haddon Ave |
| 128 | Capital Pizza | 615 White Horse Pike |
| 129 | La Morelense Plus | 1127 White Horse Pike |
| 130 | Sprout's Farmers Market | 640 W. Cuthbert Blvd |
| 131 | Marcello's Pizza | 3112 Mt. Ephraim Ave |
| 132 | Avis Budget Car Rental | 206 Black Horse Pike |
| 133 | R.J. Severance & Sons, LLC | 106 Black Horse Pike |
| 134 | Pucci Salon LLC | 648 W. Cuthbert Blvd |
| 135 | Cork N Bottle Liquors | 632 W. Cuthbert Blvd |
| 136 | Kettle Belle, LLC | 332 Haddon Ave, Ste B |
| 137 | Michelle's Nails & Spa | 310 W. Cuthbert Blvd |
| 138 | Kay's Nails & Spa | 413 W. Crystal Lake Ave |
| 139 | Eileen T. Coyne Tax Specialist | 146 Black Horse Pike |
| 140 | Wing Shing Chinese Restaurant | 3100 Mt. Ephraim Ave |
| 141 | Colour & Mane by Emily | 648 W. Cuthbert Blvd |
| 142 | Creations by KC Hair Studio | 648 W. Cuthbert Blvd |
| 143 | Wells Fargo Advisors | 690 W. Cuthbert Blvd |
| 144 | Posh Pets | 146 Haddon Ave |
| 145 | Edwards News Agency | 605 Crescent Blvd |
| 146 | Sheshears Styling LLC | 648 W. Cuthbert Blvd |
| 147 | Jamaica Vibes | 3102 Mt. Ephraim Ave |
| 148 | Railroad Construction Co. | 508 Nicholson Road |
| 149 | Speed Gas | 50 Haddon Ave |
| 150 | Brewer's Towne Tavern | 239 Haddon Ave |
| 151 | Andrew James Mechanical | 230 E. Cuthbert Blvd |
| 152 | Napa Auto Parts | 600 Black Horse Pike |
| 153 | Aljay's Towing LLC | 222 Route 130 South |
| 154 | Hair Cuttery | 32 Haddon Ave |
| 155 | Haddonfield School of Dance | 413 W. Crystal Lake Ave |
| 156 | Acme | 400 W. Cuthbert Blvd |
| 157 | European Hair Design | 801 Hopkins Road |
| 158 | Blue | 43 Haddon Ave |
| 159 | KL Hair Design | 648 W. Cuthbert Blvd |
| 160 | Nick & Joes Pizza | 668 W. Cuthbert Blvd |
| 161 | Illuminate Beauty Bar | 648 W. Cuthbert Blvd |
| 162 | Margie Cedrone Jewelry | 121 Haddon Ave |
| 163 | Papa John's | 104 Haddon Ave |
| 164 | Nastasi's | 813 White Horse Pike |
| 165 | Velveteen Beauty | 648 W. Cuthbert Blvd |
| 166 | Tara Sutherland Salon | 648 W. Cuthbert Blvd |
| 167 | Samaritan Thrift | 33 Haddon Ave |
| 168 | The Hertz Corporation | 201 Crescent Blvd |
| 169 | Beth Pollander Beauty LLC | 648 W. Cuthbert Blvd |
| 170 | Studio Skye | 648 W. Cuthbert Blvd |
| 171 | New Diamond Auto Sales | 124 Black Horse Pike |
| 172 | Hagan James LLC | 648 W. Cuthbert Blvd |
| 173 | Dinic's | 310 Black Horse Pike |
| 174 | Boot Camp Evolved | 225 Haddon Ave, Ste 1101A |
| 175 | Conroy's Corner | 126 Haddon Ave |
| 176 | Sai's Styling Salon | 648 W. Cuthbert Blvd |
| 177 | Jersey Kebab | 150 Haddon Ave |
| 178 | Tiffany's Salon | 648 W. Cuthbert Blvd |
| 179 | Golden Hour Studio | 648 W. Cuthbert Blvd |

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| 180 | Westmont Ace Hardware | 127 Haddon Ave |
| 181 | Sattlers Hobby Shop | 14 Haddon Ave |
| 182 | The Fish Tank | 225 Haddon Ave, Ste2101A |
| 183 | Blackbird Studio | 648 W. Cuthbert Blvd |
| 184 | Beauty by Vicki LLC | 648 W. Cuthbert Blvd |
| 185 | Rexy's | 700 Black Horse Pike |
| 186 | Scissors & Spice LLC | 648 W. Cuthbert Blvd |
| 187 | Anjali Power Yoga | 130 Haddon Ave |
| 188 | LCK Consulting Services | 1001 White Horse Pike, Ste 19 |
| 189 | All Star Kids Karate Academy | 30 Haddon Ave |
| 190 | Dar's Steaks | 142 Haddon Ave |
| 191 | Que Ricas | 46A Haddon Ave |
| 192 | Sugar Sugar LLC | 946 Merrick Ave |
| 193 | Real Value Management | 216 Haddon Ave, Ste 503 |
| 194 | The Starting Point | 215 Highland Ave, Ste C |
| 195 | Central Taco & Tequila | 350 Haddon Ave |
| 196 | Treno | 231-235 Haddon Ave |
| 197 | The Pour House | 124 Haddon Ave |
| 198 | Rita's Water Ice | 101 Haddon Ave |
| 199 | PJ Whelihan's Pub | 400 Haddon Ave |
| 200 | JD Enterprises | 210 Haddon Ave |
| 201 | Trellis Garden Co | 101 Virginia Ave |
| 202 | On-Site Drapery Cleaning | 16.5 W. Cuthbert Blvd |
| 203 | Red Barn Books | 600 Route 130 |
| 204 | Brenda's Barbery | 648 W. Cuthbert Blvd |
| 205 | Get Glammed by Cam | 648 W. Cuthbert Blvd |
| 206 | Finizio's Restaurant | 40 Haddon Ave |
| 207 | Meineke Discount Muffler | 504 Black Horse Pike |
| 208 | Jagged Edge Boutique | 123 Haddon Ave |
| 209 | South Jersey Body Shop | 218 Crescent Blvd |
| 210 | West Side Hair Salon | 801 Hopkins Road |
| 211 | CVS #17738 | 650 W. Cuthbert Blvd |
| 212 | CVS #2199 | 3004 Mt. Ephraim Ave |
| 213 | Board (Eat Pretty) | 1001 White Horse Pike |
| 214 | Bossie'z | 631 White Horse Pike |
| 215 | Village Coins & Collectibles | 158 Haddon Ave |
| 216 | Lena Lux | 648 W. Cuthbert Blvd |
| 217 | Mag Concrete | 141 E. Holly Ave |
| 218 | Speedy Liquors | 3200 Mt. Ephraim Ave |
| 219 | MAG Concrete | 141 E. Holly Ave |
| 220 | Green Valley Tennis Club | 429 W. Crystal Lake Ave |
| 221 | A-1 Laundromat LLC | 100 Black Horse Pike |
| 222 | GF Sweeties LLC | 1001 White Horse Pike |
| 223 | Hong Yun Health Spa | 32 Haddon Ave |
| 224 | Edward Jones | 225 Haddon Ave, Ste 2101B |
| 225 | Progressive Benefits Solutions | 338 Haddon Ave |
| 226 | Delta Gas | 150 Black Horse Pike |
| 227 | Intuitive Megan | 1001 White Horse Pike |
| 228 | Salon Alyssa Dean | 648 W. Cuthbert Blvd |
| 229 | Primo Builders | 221 King Ave |
| 230 | Dee Giordano Photography | 1001 White Horse Pike |
| 231 | W.T. Jones Insurance | 47 Haddon Ave |

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| 232 | Acai Express | 148 Haddon Ave |
| 233 | CFC Contractors | 1101 Oriental Ave |
| 234 | Fashion DuJour | 911 White Horse Pike |
| 235 | Society/Manec LLC | 306 W. Cuthbert Blvd |
| 236 | DMZ Planners | 208 Carlton Ave |
| 237 | Tiny Treasurers Learning Academy | 200 Emerald Ave |
| 238 | The UPS Store | 686 W. Cuthbert Blvd |
| 239 | Colour and Mane by Lex | 648 W. Cuthbert Blvd |
| 240 | Just Hair | 429 W. Cuthbert Blvd |
| 241 | Cobalt Electric | 1109 Newton Ave |
| 242 | Liquid Metal Works LLC | 100 S. Crescent Blvd |
| 243 | January Salon LLC | 648 W. Cuthbert Blvd |
| 244 | Sun Cleaners | 321 Haddon Ave |
| 245 | Tomar's Discount Cleaners | 570 W. Cuthbert Blvd |
| 246 | Re-Up Fashion | 156 Haddon Ave |
| 247 | JMS Plumbing | 407 Melrose Ave |
| 248 | The Grateful Gourmet | 1121 Eldridge Ave |
| 249 | Alisha Simone | 225 Haddon Ave, Ste 1102B |
| 250 | Phidelity Records | 12 Haddon Ave |
| 251 | Team Torres Marial Arts | 450 Black Horse Pike |

REPORTS FOR JANUARY 2024:

The following reports for January 2024 were presented and ordered filed:

Revenue Report
Budget Status Report

COMMUNICATIONS:

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:

David Murdock, Haddonview Apts. – Mr. Murdock reported that over the past several months he's had more encounters with Westmont E.M.T. & Haddon Township Police than he cares to admit. Mr. Murdock commented that all of them were professional, compassionate, respectful and caring men and women. He wanted to commend them and thank them for their dedicated service to him and the community.

Ron Gaston, 235 Buckner Avenue – Mr. Gaston came to the meeting regarding the \$30 million Bond Referendum proposed by the school. Mayor Teague explains that the School System has its own Board where they discuss those things and they put the Bond Referendum together. Mr. Gaston asks Mayor Teague if the taxpayers have to pay for it and Mayor Teague responded in the affirmative and mentioned that the three members of the governing body have to pay it as well. Mr. Gaston inquired about the length of payment and the interest rate. Mayor Teague explains that the interest rate is unknown until the Bond Referendum is approved and then the school would put it out for interest rates. Mr. Gaston brought up a conversation he had with the mayor regarding two possible apartment complexes that have not been fulfilled (Cuthbert & MacArthur and Crystal Lake). Mayor Teague explains they are similar situations, individually owned, and the owners of each of those sites have discussed the potential of putting apartments and retail space at those sites. Mr. Gaston asked how far along are they in the process. Mayor Teague responded that nothing has been approved, those locations do not permit apartments. Mayor Teague continues to respond that there has been a lot of discussion about this over the last 3 years.

Mayor Teague stated that as far as the Thriftway Development goes, the Township has not heard from them for quite some time. He further pointed out that the Township does have an affordable housing obligation, and if they were to be approved as apartments, they would have to include 15% affordable housing as that was part of our affordable housing plan because Township doesn't have much open space in town. Mayor Teague reported that if that were to happen, it would fulfill Township's affordable housing requirements of 15%. However, the economy changed since both of those developments were proposed, costs have gotten higher and interest rates have gotten higher and the Township hasn't seen much progress, if any, on either one of those potential developments, reported Mayor Teague. He further pointed out that if they came to fruition, the Township would have to make a presentation to the Planning Board and get approval. If they wanted a redevelopment agreement, they would have to come here, to the Board of Commissioners, first, and we would have to agree to basic parameters of a development and they would have to show us certain financial commitment and we haven't gotten anywhere near that point. Mayor reiterated that none of that is in the works. Mr. Gaston continues by expressing his concerns with the current apartment building on Haddon Avenue behind Keg and Kitchen and how his water pressure dropped when they were put in and the concern he has with more apartments causing more issues with the water and sewer systems. Mr. Gaston further expresses his concerns regarding the cost of educating children and with the additional apartment buildings, how many kids will be in the school system and how much will that cost the tax payers. Mayor Teague began by correcting some of Mr. Gaston's statements. First, Mayor Teague explains that it's not low-income housing, it's affordable housing. He explains, the two developments we have right now over here, have 15% affordable housing, and the one over here (referencing GP Albertson) has at the most 2 children and this one over here (referencing Haddon Towne) has 5 children. There are 264 units in Haddon Towne with 5 or 6 children at most and 2 at most over there (GP Albertson), which is 7 children. Mayor Teague comments that at a time when schools have been looking for more children, because they do get additional funding from the State with more kids, depending upon how many kids. Mayor Teague further mentions that he believes tuition is being offered to bring kids to the school. Mr. Gaston stated that we want to bring in tax money too. Mayor Teague informs Mr. Gaston, that with the two existing apartment complexes, the Township was only collecting taxes on the land so the P.I.L.O.T. Program is a form of a tax because it is called a payment in lieu of taxes but it is still money they have to pay the Municipality, which is significantly more than what we were getting by only paying the land tax. Mayor Teague explains, it's a gradual phasing into a true tax basis. After 30 years, they will be paying the exact tax and we would split it with the County and the School District. Recchino Field is actually owned by the School District and we took money that we received from these P.I.L.O.T.S. and we paid to have the turf redone which was about \$450,000. Mr. Gaston stated from what he read it's supposed to allow water runoff. Mayor Teague responded that the lower field is not going to be turfed as part of the referendum from what he understands. The only turf being done as part of the referendum, is the one at the high school. Mr. Gaston said the school already started the turf at the High School. Mayor Teague explained they have not started anything and it is covered by plastic to protect the field. Mr. Gaston asked the man surveying the field why Haddon Township trucks are there. Mayor Teague responded that you would not see Township trucks over there because that is not Township property, so that is up to the school district. Mr. Gaston states he already pays \$10,000 per year in taxes, with the additionally \$30 million, which they expect from the taxpayers, is a lot. Commissioner Mulroy informed Mr. Gaston that the schools have meetings periodically and continue to have them regarding the referendum, so he suggests Mr. Gaston reach out to them and call their office tomorrow morning, ask for the Business Manager, and she'll be able to tell him when the next meeting is scheduled and he can go and talk to the people that are actually doing the Bond Referendum. Mr. Gaston asks again; how long and how much is the interest. Mayor Teague responds, these are all good questions and advised Mr. Gaston to take Commissioner Mulroy's suggestion and find out from the school.

Derick Crucius, 6 E. Holly Avenue – Mr. Crucius reported on Super Bowl Sunday he watched someone die directly outside his front door and his 5-year-old son was the first one to run to see why there were flashing lights outside, at that moment a car accident that could have been easily avoided, has changed so many lives forever. Mr. Crucius reported that he

has lived at 6 E. Holly Avenue for the past 7 years and almost every house on the block has families with underage children. He has witnessed many family pets hit by cars, car hit and runs, accidents across the street traffic lights and now a neighbor is dead. Mr. Crucius points out that his street is uniquely busy because of the traffic light at the White Horse Pike cross street. His neighborhood is the closest parking to the Ritz Theatre and when there is overflow at Jalapeños, they get that traffic as well. He reports that the traffic light is a major issue, when the light is green, that is all the drivers focus on and they go full speed ahead to try and make the light, and not to mention people are too careless to realize that our street is one way. He further comments that this is a public safety concern and something needs to be done, such as speed bumps to make people more aware of their speed and surroundings when driving down our street. Mr. Crucius recommended another precautionary measure could be solar flashing signs, possibly for one way and he believes they are more effective than the standard signage. He asks the governing body to please give them peace of mind and help them to honor their neighbor that has died so that it doesn't happen again. Mayor Teague said this was referred to Chief Hak and the Police Department for evaluation.

David Murdock, Haddonview Apartments – Mr. Murdock asked if there was any update on Haddonview North as far as who owns it. Mayor Teague responded that Mr. Fusco, the Township Engineer was working on that but he is not here tonight. The Township is working towards a positive resolution. Mr. Murdock reported the fire hydrant is still leaking. Mayor Teague, mentions the leak that he spoke to Mr. Murdock about and the County did fix it. Mr. Murdock responded that there is still another leak.

Donald Snowdon, 25 E. Holly Avenue – Mr. Snowdon feels that speed bumps will be okay but he thinks if you took his street and made the one way back in rather than out you would get a lot less traffic ripping down to make that left turn. Mayor Teague responds that we need to let our police and our engineer evaluate it. There's a lot of different aspects, you have the light there. Mayor Teague reported on an issue that always happens with speed bumps; whoever's house the speed bumps are in front of is going to hear that noise all the time as cars go over them and that becomes a problem for the house or houses that are across from the speed bumps. The Township is looking at every aspect and doing a traffic study there so the Township can come up with a solution. Commissioner Mulroy comments that E. Holly Avenue has been one way in that direction since he can remember. Mr. Snowdon agreed with Commissioner Mulroy that East Holly has been one way in the current direction since he has lived there for 38 years. Mr. Snowdon reported that people see a green light and they race to get to it even though they know it's going to change before they get there. Mayor Teague responds you can adjust the time of the light. Chief Hak reported that would fall under the State.

Derrick Crucius, 6 E. Holly Avenue – Mr. Crucius reported there is still spray paint in the street from where the woman died. He asked if it has to remain until the investigation is done. Chief Hak responded, the vehicle can be removed but the paint stays until the conclusion of investigation.

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 7:23 PM, with all members voting in the affirmative.

(signatures for 2/27/2024 minutes on next page)

February 27, 2024

BOARD OF COMMISSIONERS

Dawn M. Pennock, Municipal Clerk

Randall W. Teague, Mayor

James Mulroy, Commissioner

Ryan Linhart, Commissioner