

**MINUTES OF A REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE
COUNTY OF CAMDEN, NEW JERSEY, HELD MARCH 26, 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, March 26, 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.

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

James Stevenson, DPW, Greg Fusco, Chief Timothy Hak, Lee Palo, Bonnie Richards, Kim Schemeley and Chris Norman, Esq. were present.

MINUTES:

Commissioner Mulroy moved, seconded by Commissioner Linhart that the Minutes of the Regular Meeting held on Tuesday, February 27, 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 and to Define the Term “Cannabis Microbusiness” in accordance with State Law

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 April 23, 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.

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

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, Class 2 Manufacturing and Class 5 Retail Cannabis License Holders and One Percent (1%) Municipal Tax on Class 3 Wholesale Cannabis License

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 April 23, 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.

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

First Reading/Introduction:

#1454 – Ordinance of the Township of Haddon, County of Camden, and State of New Jersey Amending and Revising Chapter 104 of the Code of the Township of Haddon, Entitled “Dogs”

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.

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

RESOLUTIONS:

The following Resolutions were approved by consent agenda, Resolution #2024-37 through Resolution #2024-047 inclusive, with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring.

- #2024-037 - Bill Resolution (Payment of Claims)
- #2024-038 – Authorizing Appropriation Reserve Transfers
- #2024-039 – Authorizing a Professional Services Agreement with Triad Associates
- #2024-040 - Amending Resolution #2023-088 Authorizing Renewal of Liquor License
- #2024-041 – Authorizing Appointment to the Shade Tree Commission – Robert Pezick
- #2024-042 – Authorizing Appointments to the Environmental Commission
- #2024-043 – Authorizing Tax Exemption for 100% Disabled Veteran for Block 10.09, Lot 10
- #2024-044 – Appointment to the Business Improvement District (B.I.D.) Advisory Board
- #2024-045 – Establishing Member and/or User Fees for Crystal Lake Pool Admission for the 2024 Summer Season
- #2024-046– Adopting Crystal Lake Pool Conduct Rules and Regulations (Handbook)
- #2024-047 – Authorizing the Township Engineer to Negotiate for Operation of Crystal Lake Pool Concession Stand since no bids were received twice

OTHER BUSINESS:

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

#RA2024-07 – PTO & ALUMNI ASSN, PAUL VI HS – On Premise 50/50 – 5/4/24

#RA2024-08 – PTO & ALUMNI ASSN., PAUL VI HS – Off Premise Merchandise Draw – 5/4/24

The Following 81 Business License Applications are approved with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring:

License #	Business Name	Address
252	MRL Counseling	210 Haddon Ave
253	McCabe, Weisberg, & Conway	216 Haddon Ave
254	McGunnigle Chiropractic	450 W. Crystal Lake Ave
255	Dr. Molly Phillips Chiropractic	332 Haddon Ave
256	Cheese Etc. & Gourmet Gifts	1001 White Horse Pike
257	Nova Care	1103 White Horse Pike
258	Rocky's Wash & Lube	18 MacArthur Blvd
259	And Skin Esthetics	648 W. Cuthbert Blvd
260	Computer Methods of NJ	320 Haddon Ave
261	Salon Bei Capelli	648 W. Cuthbert Blvd
262	Jazmin Decorations, Events y Flores	3104 Mt. Ephraim Ave
263	Glow Skin Studio	801 Hopkins Road
264	M.I. Studio, LLC	648 W. Cuthbert Blvd
265	US Gas	576 W. Cuthbert Blvd
266	H & R Block	650 W. Cuthbert Blvd
267	Cross Country Mortgage	306 W. Cuthbert Blvd
268	Big Country Exteriors	323 Haddon Ave
269	Goodbeet	29-31 Haddon Ave
270	VSA Prospecting	212 Haddon Ave, Ste 8
271	Jerry's Mobile Truck Repair	414 Crestwood Ave
272	Firestone Tires	900 Black Horse Pike
273	Tire Plus Total Car Care	660 W. Cuthbert Blvd
274	Tacconelli's	164 Haddon Ave
275	El Monte Mayor	2898 Mt. Ephraim Ave
276	American Construction	202 Black Horse Pike
277	Dollar Tree Stores	662 W. Cuthbert Blvd
278	Central Park Bagel	34 Haddon Ave
279	Haddon Kitchen Incubators	901 White Horse Pike
280	Salon Evermore, LLC	648 W. Cuthbert Blvd
281	Aster's Floral Shop	41 Haddon Ave
282	Eastern Metal Recycling	109 Route 130 N
283	Extra Space Storage	401 Route 130 N
284	Vek Salon	319 Haddon Ave
285	Duo Hair Studio	648 W. Cuthbert Blvd
286	Rush & Parker	26 W. Main Street
287	Multani Gas	500 S. Crescent Blvd
288	Peter Goldboro Therapy	210 Haddon Ave
289	Conduent State Healthcare LLC	216 Haddon Ave, Ste 323
290	Bricco Coal Pizza	128 Haddon Ave
291	Heritage Barber Company	20 Haddon Ave
292	Affordable Insurance	2910 Mt. Ephraim Ave

293	Burn Boot Camp	652 W. Cuthbert Blvd
294	J & G Haddon Transmissions	408 Route 130 N
295	Franco's Place	53 Haddon Ave
296	Spin Cycle	1 MacArther Blvd
297	Royal Mile Coffee Roasters	905 White Horse Pike
298	Bri Morse Bodywork, LLC	306 W. Cuthbert Blvd
299	Jazz Wireless	629 White Horse Pike
300	Charlie's Barber Shop	7 Nicholson Road
301	Soha Arts Building	1001 White Horse Pike
302	Haddon Township Barber Shop	147 Haddon Ave
303	JDM Heating & AC, LLC	807 Hopkins Road
304	Westmont Diner	572 W. Cuthbert Blvd
305	More than Just Cuts and Curls	3106 Mt. Ephraim Ave
306	Noble Automotive	343 Haddon Ave
307	Myzie Photography	1001 White Horse Pike
308	Elmers Auto Body	201-209 Route 130 N
309	Laurel Architectural Millwork	301 Crescent Blvd
310	BCW Tech LLC	152 Haddon Ave
311	Opus Elite Real Estate of NJ LLC	342 Haddon Ave
312	Burger King	568 W. Cuthbert Blvd
313	The JFK Living Team	45 Haddon Ave
314	8 TH & Ash, LLC	1001 White Horse Pike
315	Bravel Woodworx	106 Lincoln Ave
316	Sgt. Scrap	610 S. Crescent Blvd
317	Osaka Sushi 1 Inc.	413 W. Crystal Lake Ave
318	Hammer & Stain Haddon	24 Haddon Ave
319	NJS Sales Corp	2840 Mt. Ephraim Ave
320	Positive Electric & Power	213 Hampton Road
321	Black Bear Wood Works	1001 White Horse Pike
322	Great Clips	672 W. Cuthbert Blvd
323	McMillan's Bakery	15 Haddon Ave
324	AFD Electric	19 W. Walnut Ave
325	V. Margaret Newman	216 Haddon Ave, Ste 601
326	Leslie's Poolmart	658 W. Cuthbert Blvd
327	Wawa	1 Haddon Ave
328	Community & Home Partners	106 Akron Ave
329	The Heights School	660 W. Cuthbert Blvd
330	Family Dollar	707 White Horse Pike
331	Sylvania Cleaners	413 W. Crystal Lake Ave
332	Better than a Husband Handyman	223 Norwood Ave

REPORTS FOR FEBRUARY 2024:

The following reports for February 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:

John Finley, Heather Glen –Mr. Finley came to the meeting this evening against cannabis in Haddon Township. Mr. Finley raised concerns regarding minors under the age of 21 years getting access to cannabis, cannabis is a drug and the effects are still unknown, the smell of cannabis throughout the town and county. He wanted to know why the Township is opting in after opting out three years ago and what the redeeming value is to the Township and its' residents. Mayor Teague explains to Mr. Finley that the town originally opted out because the State had not given much guidance on policing and if you opted in you opted in for everything. Cannabis would be able to go anywhere and everywhere in the Township. Mayor Teague further explained that the Township opted out and then referred cannabis to the Planning Board. He pointed out that took relatively a long time and the governing body decided to introduce an ordinance based on the Planning Board's discussions. Mayor Teague requested that Chief Hak address the enforcement issue. Chief Hak points out, there are laws on the books to enforce based on what is done at the state and at the municipal level. Chris Norman, Esq. addresses Mr. Finley's concerns by saying there are regulations for Cannabis, regulated by the Cannabis Regulatory Commission, and this municipality waited for regulations to be in place and the fact that you can buy cannabis from a dispensary provides a safe means of purchase. Commissioner Mulroy asked Mr. Finley if he knows the vote at the state level and the municipal level for recreational cannabis. Commissioner Mulroy further points out that it was overwhelmingly approved by voters at both levels of government. Mayor Teague further reports that when we have the second reading, there is a public comment portion and citizens whether for it or against it can express their opinions and the governing body will listen and respect their opinions. Mr. Finley asked multiple times what the redeeming value of opting in for cannabis is for the citizens of the Township. Mayor Teague responded that we can control it, we can control where it goes and it is a potential for revenue for the town.

Dave Graeber, 437 East Emerald Avenue – Mr. Graeber came to the meeting as pro dispensary. He explains his father, a marine, was suffering from insomnia and getting sick from product after product that weren't vetted. He met, Brian (sitting in audience) and Brian educated him on cannabis and he gave him reassurance that the product he was purchasing was vetted (credible) in the right manner. Mr. Graeber requested that the dispensary be credible approved; he just has that assurance that he is putting a good quality substance in his system is reassuring. Brian (in Audience) responds that he just makes sure it is safe and marketed correctly.

Harry Kraponick, 210 Wilson Avenue – Mr. Kraponick reported that he read in the Newspaper that sites in West Collingswood Heights have been identified as possible locations. Mr. Kraponick then proceeded to express his concerns on increased traffic on Nicholson Road and Route 130 and asked if there will be additional police presence in the neighborhood? He also asked if specific sites have been identified. Mayor Teague responds that in the ordinance the sites that are permitted are C3 and Industrial zones and another requirement is enough parking areas for cars. Commissioner Mulroy pointed out that it must be a certain distance from residential homes and schools. Mr. Kraponick asked about C2 (heavy Commercial) and industrial. Mayor Teague pointed out C2 zones were removed from the Ordinance. The Mayor reported that he received a call asking if they could put it where the adult book store is next to What a Weiner and hasn't received any requests for any other areas. Chris Norman, Esq. points out that cannabis is a cash only business, cannot use credit cards, and due to that reason, they are required to have security guards on site.

John Kendall, 120 Washington Avenue – Mr. Kendall stated in his opinion he thought originally it came from so many people being arrested for minor charges of marijuana and courts got jammed and young people got records. He believes it was to cutdown on so many young people getting criminal records. Mayor Teague responded that is part of the reason the state legalized cannabis. Mayor Teague responded there are a number of reasons, which he is not familiar with all of them, but one of them is also revenue. Mr. Kendall

reported that he has seen some cannabis shops and, in his opinion, they look nice, better than the adult book stores. Mr. Kendall reported that he heard if you move an adult bookstore, you have to find them a new location by law. Mayor Teague explained that the Township is not forcing anyone out, they want to sell. He continued by stating everything in that area is for sale, the adult bookstore, What-a-Weiner and the warehouse. Mr. Kendall expresses that down Route 130 further north near Elmer's at the junkyard area, is a better location. Mayor responded that he believes that area meets the requirements of the ordinance. Kendall asked if any part of the Black Horse Pike area meets the requirements of the ordinance? Mayor Teague says yes and then directs the question to Greg Fusco, Township Engineer. Mr. Fusco responds that Main Street, the Barb Custom Harley area and way down where the Barb Harley facility started. Mr. Kendall asked what the penalty is for giving or selling cannabis to minors under the age of 21. Chief Hak responded he didn't have that information but would be happy to look it up.

Debbie Kendall, 120 Washington Avenue – Mrs. Kendall came to the meeting to express her concern regarding the traffic that would increase on Route 130 at Wilson Avenue and Nicholson Road. She pointed out that there are multiple stop signs on Wilson that are disregarded by most vehicles and this makes it a dangerous area for children. Mrs. Kendall would like to see, like they have in Collingswood Extension, signs that say local traffic only. Mayor Teague explains that would have to be done by ordinance and evaluated by the Township Engineer and the Police Department. Mayor Teague responded that we can take a look at it, anything that goes into that area will increase traffic. He further pointed out anyone going before the Planning Board would have to present a traffic study.

John Kendall, 120 Washington Avenue – Mr. Kendall requested an officer at Wilson more frequently because in his opinion there is a lot of speeding down that road. Chief Hak responded that the police have been out there recently looking at stop signs and monitoring traffic and the study shows speeds are not over 25 mph.

Barbara Nolasco, 17 W. Cuthbert Blvd. – Ms. Nolasco inquired as to the process after the second reading of the Cannabis Ordinance. Mayor Teague replies that after the second reading, there would be public comment portion and then the governing body would vote for it or against it and it would go into effect 15 days from that point. Ms. Nolasco points out that she uses recreational cannabis and she secures it the same way alcohol or firearms are secured.

Ed Pierzynski, 117 Lees Lane – Mr. Pierzynski requested clarification on the location of cannabis facilities. He commented that he thought Cuthbert was an allowable site. Mayor Teague responds that Cuthbert is zoned C2 and that has been removed from the Ordinance. Mr. Pierzynski moved on to his concerns regarding the walkway across Cuthbert from Lees Lane. Mayor Teague points out there is a walkway there already from Lees Lane across Cuthbert to the Plaza. Mr. Pierzynski stated, it's busier since Sprouts and Target have been added to the Shopping Plaza. Mayor Teague responded it takes time, but the Township has the system and the County will install it hopefully within the next 30 days. Mr. Fusco replied that he will check with the County. Mayor Teague reported there will be one installed at Crystal Lake and Valley Brook and one will be added to the budget for Haddonview. It is Mr. Pierzynski opinion that there should be a light at Lees Lane and Cuthbert.

Deb Kraponick, 210 Wilson Avenue - Ms. Kraponick requested the Township, regardless of what happens with cannabis, start talking about Wilson Avenue and Nicholson Road traffic. She said she doesn't sleep well and can hear the traffic at night in those areas. Ms. Kraponick commented that vehicles don't stop at the stop signs. She reported that when Barb's Harley has a huge motorcycle event, they are all respectful, they are quiet and they go slow in that area. Commissioner Linhart reports that the Township joined Cross County Connections and the Township will benefit from certain services that will make traffic safer. She further reported on the solar stop signs they have at the shore areas and that they seem to work well. Mayor Teague responded that's how these pedestrian lights are operated and each year we try to do a little more.

Denise San Filippo, 10 E. Park Avenue – Ms. San Filippo came to the meeting to request a no tractor trailer sign on E. Park from Johnson to the White Horse Pike due to the amount of tractor trailers that cutdown E. Park Avenue. She expressed a concern for the children in the area and mentioned that her wires have been ripped down at least 4 times. She also mentioned the new Wawa (Oaklyn) has created more traffic backup. She mentioned the woman that was killed on East Holly and that she heard the Township was putting in speed bumps. Mayor Teague responded that the lady that passed was not due to a speeding issue and the speed bumps were recommended by neighbors that came to the meeting last month. The Mayor stated that typically we don't like speed bumps due to the noise they make and emergency vehicles don't like speed bumps. Commissioner Mulroy responded that Ms. San Filippo is requesting a sign that limits vehicles of a certain weight from going down E. Park Avenue. Mayor Teague reassured her that the Township would look into it.

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.

RESOLUTION FOR APPROVAL:

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

2024-048 - Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey's Open Public Meetings Act N.J.S.A. 10:4-12 Due to Litigation

The Board of Commissioners went into a Closed Executive Session at 8:07 PM.

The Board of Commissioners resumed the normal order of business at 8:18 PM.

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

Verbal Resolution #2024-049 Approving a Settlement Agreement and General Release as discussed in closed session matter of Jason DeMent, Corrin DeMent, and Bootcamp Evolved, LLC vs. Haddon Township et al. with a gross settlement amount of \$50,000.

ADJOURNMENT

There being no further business to discuss, Commissioner Mulroy moved, seconded by Commissioner Linhart that the meeting be adjourned at 8:20 PM, with all members voting in the affirmative.

March 26, 2024

BOARD OF COMMISSIONERS

Dawn M. Pennock, Municipal Clerk

Randall W. Teague, Mayor

James Mulroy, Commissioner

Ryan Linhart, Commissioner

