

**AMENDED MINUTES OF A REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE
COUNTY OF CAMDEN, NEW JERSEY, HELD JULY 23, 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, July 23, 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, Lee Palo, and Justin Strausser, Esq. were present.

MINUTES:

Commissioner Mulroy moved, seconded by Commissioner Linhart that the Minutes of the Regular Meeting held on Tuesday, June 25, 2024 and the Minutes of the Closed Meeting held Tuesday, June 25, 2024 be approved, with all members voting in the affirmative.

ORDINANCES:

2nd Reading/Public Hearing:

#1463 – An Ordinance Amending an Ordinance Authorizing Salaries to be Paid to Employees of the Township of Haddon, County of Camden, State of New Jersey, Designating the Various Positions, Amount of Salaries and Time of Payment

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/Introduction:

The following Ordinance has been read by title only:

#1464 - An Ordinance Amending an Ordinance Authorizing Salaries to be Paid to Employees of the Township of Haddon, County of Camden, State of New Jersey, Designating the Various Positions, Amount of Salaries 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 August 20, 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 #2024-093 through Resolution #2024-105 inclusive, with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring.

- #2024-093 - Bill Resolution (Payment of Claims)
- #2024-094 – Authorizing Promotion of Walt Aaron to Forman #2 for DPW
- #2024-095 – Authorizing Chapter 159 Revenue for NJ DCA Local Recreation Improvement Grant 2024
- #2024-096 – Authorizing Renewal of the Ritz Theatre Liquor License for 2024-2025
- #2024-097 - Approval of Change Order No. 1 for Improvements to Cornwall Drive - Phase 1
- #2024-098 – Approval of Change Order No. 1 for Improvements to Cornwall Drive – Phase 2
- #2024-099 – Approval of Change Order No. 1 for Replacement of Lead & Galvanized Steel House Services
- #2024-100 – Approval of Change Order No. 1 for Sanitary Sewer Improvements to Westmont Avenue
- #2024-101 – Authorizing the Award of Contract for the 2024 Purchase of Chemicals
- #2024-102 – Authorizing the Award of Contract for the 2024 Purchase of Water Meters
- #2024-103 – Authorizing Amended Trash Reimbursement Agreement
- #2024-104 – Authorizing Appointment of Part-Time UCC Licensed Inspector
- #2024-105 – Authorizing the Municipal Tax Collector to Prepare and Mail Estimated Tax Bills

OTHER BUSINESS:

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

- #RA2024-13 – Haddon Twsp. Education Foundation – 9/21/24 – 50/50
- #RA2024-14 – Haddon Twsp. Education Foundation – 9/21/24 – Merchandise Draw

REPORTS FOR JUNE 2024:

The following reports for June 2024 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:

Gerald Koble and Helen Carstensen, 227 Wilson Avenue – Mr. Koble and Ms. Carstensen attended the meeting tonight to discuss the Township owned property behind their home. Mayor Teague reported the property contains a sewer easement, freshwater wetlands and wetland buffers, and it is partially in the flood zone. Greg Fusco, PE reports the State of New Jersey is also ready to modify the flood zone limits. Mayor Teague further explains that if the Township agrees to a sale through auction and you were the highest bidder, you would be subject to the environmental conditions that exist and the sewer easement which allows the Township access to the property. Due to the environmental constraints and the easement, it is likely that no building on the property can occur, and no clearing of vegetation will be able to take place or must take place in accordance with the rules and

regulations of the NJDEP. Commissioner Linhart request that this be forwarded to the Environmental Commission. Mayor Teague agrees that this should be reviewed by Environmental Commission for any concerns they foresee. Commissioner Mulroy asks how long before an auction can take place. Mr. Strausser responds, it is done by ordinance which will be two meetings and then you could advertise the auction and send directly to the property owners in that area. Mr. Strausser points out the town can always put conditions in the ordinance and the auction documents. Mr. Fusco points out that the property contains wetlands and wetland buffers, which according to DEP rules means no disturbance can take place within the environmentally sensitive areas. If the residents want to clear the property to see the water, that may be prohibited in the wetland and buffer areas. He mentioned if someone requested it, a formal delineation would need to be done which would include a 50-foot buffer attached. Commissioner Linhart asked why we wouldn't auction off all three lots. Commissioner Mulroy responded that there was no interest in the other two lots. Mayor Teague requested the Clerk forward the request to the Environmental Commission stating, the contiguous property owner wishing to purchase what sits behind their property and ask them to look at other lots as well. The Mayor also states the auction will depend on what Environmental Commission says for all three. Ms. Carstensen comments that if it's allowed to grow then they will not have a view of the water. It attracts mosquitos and lantern flies and she has trees infested with lantern flies. Mayor Teague advised the property owners to attend the Environmental Commission Meeting. He reiterated that we explained to you the conditions of the property and you should let the Environmental Commission know you are okay with the conditions as set forth for purchase of that property. Mayor Teague says it's a property in the wetlands, it's important the Township follow all procedures, and informs Mr. Koble and Ms. Carstensen, how important it is for them to attend that meeting. He also asks them to attend the Board of Commissioners meeting in September.

David Murdock, 7 MacArthur Blvd. – Mr. Murdock reported, his observation at June's meeting that there was an uprising and the guy was on the violent side. He stated that usually there is a police presence here and I think it's a good idea to have police presence always at the meetings. Mayor Teague responded that we always have the Chief of Police at our meetings, but the last two meetings were exceptional circumstances, Chief Hak had vacation in June and this meeting he's at the FBI Training.

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 7:14 PM, with all members voting in the affirmative.

July 23, 2024

BOARD OF COMMISSIONERS

Dawn M. Pennock, Municipal Clerk

Randall W. Teague, Mayor

James Mulroy, Commissioner

Ryan Linhart, Commissioner

