

**MINUTES OF A REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE
COUNTY OF CAMDEN, NEW JERSEY, HELD OCTOBER 22, 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, October 22, 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 |

Lt. Wendy Schwartz, James Stevenson, DPW, Greg Fusco, Lee Palo, 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, September 24, 2024 be approved, with all members voting in the affirmative.

ORDINANCES:

2nd Reading/Public Hearing:

#1467 – Ordinance of the Township of Haddon, County of Camden, State of New Jersey Amending and Revising Chapter 223, Article II of the Code of the Township of Haddon Entitled “Stopping, Standing and Parking”

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.

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

2nd Reading/Public Hearing:

#1468 – Ordinance of the Township of Haddon, County of Camden, State of Jersey amending and Revising Chapter 175 of the Code of the Township of Haddon Entitled “Peace and Good Order”

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.

Ray Long, 1108 Belmont Avenue – Mr. Long reported that he is in favor of Ordinance #1468.

There being no further 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.

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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 #2024-127 through Resolution #2024-136 inclusive, with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring.

- #2024-127 - Bill Resolution (Payment of Claims)
- #2024-128 - Certification of Municipal Audit for Year Ending December 31, 2023
- #2024-129 – Appointment to Rent Control Board – Candice Winters
- #2024-130 - Authorizing a Fair and Open Process for Various Professional Services
- #2024-131 – Acknowledging Best Practices Inventory for CY2024/SFY2025
- #2024-132 – Authorizing the Joining of the NJ Cooperative Purchasing Alliance
- #2024-133 – Approval of Change Order No. 3 for Cornwall Drive Phase I
- #2024-134 – Approval of Change Order No. 4-Final for Sanitary Sewer Improvements to Westmont Ave.
- #2024-135 – Authorizing Cooperative Pricing with Camden County for Deer Carcass Removal
- #2024-136 – Amending Resolution 2024-118 Authorizing the Township of Haddon to Enter into and Execute a Shared Services Agreement with Camden County to Perform Internal Affair Investigations

OTHER BUSINESS:

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

RA#2024-23 – Haddon Township Baseball Booster Club – Off Premise Merchandise Draw – 12/13/2024

REPORTS FOR SEPTEMBER 2024:

The following reports for September 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:

John Schulze, 220 Lincoln Avenue – Mr. Schulze came to the meeting to protest the purchase of public land, Block 6 Lot 3 owned by the Township of Haddon in West Collingswood Heights by Gerald Koble and Jane Carstensen. He further reported that he and his wife purchased Block 6 Lot 4 in June 2022 where they reside with their two daughters. He mentions all the different wildlife he has seen on that property and mentions the wildlife use this property for protection, to forage for food and to create habitats. Mr. Schulze reported that on March 1st, Mr. Koble and Ms. Carstensen hired a landscaper to cut down more than a dozen large trees and all the bushes and undergrowth on that property.

The landscaper erased half of the property, displacing wildlife under the instructions of Mr. Koble and Ms. Carstensen. Mr. Schulze mentions reporting this to both Lee Palo and the Police. He reports that on July 3rd Greg Fusco, PE of Key Engineers, pointed out it was wetlands and there are restrictions on that property and it cannot be cleared. He once again requests that the Township not sell Lots 1, 2 or 3, levy fines against Mr. Koble and Ms. Carstensen, to reintroduce plant life and vegetation to replant everything they destroyed. Commissioner Mulroy asks if they have photographs. Mr. Schulze presents photographs to the Board of Commissioners.

Gerald Koble and Jane Carstensen, 227 Wilson Avenue – Mr. Koble and Ms. Carstensen reported that they would like to continue the discussion on purchasing the property and they did not cut down trees as Mr. Schulze suggested. Mr. Koble further reported that he has pictures back to 2020 that he can present to the Board the next time they come to a meeting.

Mayor Teague points out the sale of the property was referred to the Environmental Commission for recommendation. The Environmental Commission is recommending that the Township not auction off the properties. Ms. Carstensen reported it butts up to Mr. Schulze fence and how can he mow his grass outside his fence and then it's wetlands on the other side. Mr. Koble and Ms. Carstensen asked if they can continue to find out which part is considered wetlands. Mayor Teague responds that Mr. Fusco may be able to provide the information. Mayor Teague points out it's not really the purpose for here but it's a good idea to find out which parts are considered wetlands. Mayor Teague responded he is not prepared to make a motion to auction the property off at this point.

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.

October 22, 2024

BOARD OF COMMISSIONERS

Dawn M. Pennock, Municipal Clerk

Randall W. Teague, Mayor

James Mulroy, Commissioner

Ryan Linhart, Commissioner