

**MINUTES OF A REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE
COUNTY OF CAMDEN, NEW JERSEY, HELD JANUARY 28, 2025
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, January 28, 2025 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

Chief Tim Hak, James Stevenson, DPW, Lee Palo, Kim Schemeley, Greg Fusco, PE and Justin Strausser, Esq. were present.

MINUTES:

Commissioner Mulroy moved, seconded by Commissioner Linhart that the Minutes of the Regular Meeting held on Tuesday, December 17, 2024 be approved, with all members voting in the affirmative.

Mayor Teague announced that we are recognizing two individuals' accomplishments this evening. First one is Mayor Larry Pennock who recently decided to move on from his mayor position and Director of Public Safety position for the Borough of Audubon Park. Next recognition of award is B.I.D. Director, Downtown New Jersey Excellence award in category of individual excellence. Downtown is a direct result of Kate Burns' hard work for revitalizing the B.I.D. Mayor Teague, along with the Commissioners and Chief Hak present the plaque to Mayor Pennock, with Chief Hak reading the plaque. Plaque is presented to Kate Burns and read by Mayor Teague.

ORDINANCES:

1st READING/INTRODUCTION:

#1470 - An Ordinance of the Township of Haddon Establishing and Adopting a Complete Streets Policy

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 February 25, 2025, 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 #2025-001 through Resolution #2025-025 inclusive with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring.

#2025-001 - Bill Resolution

#2025-002 – Administrative Authorization in Lieu of Vendor Certification

#2025-003 – Appointing Martin Blaskey as Authorized Agent to Represent Township for Tax Appeals

#2025-004 – Authorizing Purchases from State Contract Vendors

#2025-005 – Approval of the 2025 Temporary Municipal Budget

#2025-006 – Approval of the 2025 Temporary Water/Sewer Budget

#2025-007 – Approval of the 2025 Temporary B.I.D. Budget

#2025-008 – Appointment of Municipal Coordinator on Aging

#2025-009 – Designating the Month of May as “Litter Free NJ” Month

#2025-010 – Proclaiming Arbor Day in the Township of Haddon April 18, 2025

#2025-011 – In Observance of Earth Day in the Township of Haddon April 22, 2025

#2025-012 – Approving Salaries for Haddon Township Fire District No. 3 per N.J.S.A.40A:14-88

#2025-013 - Authorizing a Professional Services Agreement for Administrative Agent for Affordable Housing with Triad Advisory Services, Inc.

#2025-014 – Approving Health Insurance Coverage After Retirement for Bonnie Richards and Her Husband, Donald Richards

#2025-015 – Repealing Resolution 2024-140

#2025-016 – Awarding a New Club Liquor License

#2025-017 – Adopting Fourth Round Affordable Housing Obligation

#2025-018 – Accepting PATCO \$30,000 Check

#2025-019 – Governing Body’s Commitment to the Camden County Municipal Joint Insurance Fund Safety Program

#2025-020 – Amending Resolution #2024-082 Authorizing Renewal of Certain Liquor Licenses in the Township of Haddon for 2024-2025 Term

#2025-021 – Extending Lease with Lefty’s Dogs LLC for the Crystal Lake Pool Concession Stand

#2025-022 – Authorizing the Execution and Submission of the Application for the Local Recreation Improvement Grant FY2025 for the Soccer Field Improvements at Crystal Lake Park

#2025-023 – Appointment of Marissa Feldmeth as Rent Control Board Secretary Effective February 1, 2025

#2025-024 – Appointment of Kimberly Schemeley as Planning Board Secretary Effective February 1, 2025

#2025-025 – Appointment of Kimberly Schemeley as UCC Technical Assistant and Fire Marshal’s Secretary Effective February 1, 2025

OTHER BUSINESS:

Motion made by Commissioner Mulroy Authorizing the Department of Public Works to go out to bid for the item listed below, seconded by Commissioner Linhart, with all members affirmatively concurring:

- Vehicles
- Road Improvements
- Building Improvements/Municipal Facility Improvements
- Utility Improvements
- Chemicals
- Water Meters
- Storm Water Improvements
- Tree Removal
- Crystal Lake Pool
- Pump Stations
- Use of Sourcewell
- Water and Well Improvements

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

- #RA2025-01 – Haddon Township Basketball Booster Club – Off Premise Merchandise Draw – February 11, 2025
- #RA2025-02 – K of C #1443 Santa Maria Council – Calendar Raffle
- #RA2025-03 - PTA Clyde S. Jennings School – On Premise 50/50 – May 31, 2025
- #RA2025-04 – PTA Clyde S. Jennings School – On Premise Merchandise Draw – May 31, 2025
- #RA2025-05 – PTA Clyde S. Jennings School – 50/50 – February 21, 2025

REPORTS FOR DECEMBER 2024:

The following reports for December 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:

Michelle Ayers – Haddonview, 7 MacArthur Blvd. – Ms. Ayers reported she attended the Rent Control Board meeting and requested they not rubberstamp the surcharge application submitted to the Rent Control Board by the Haddonview Landlord but to conduct a review of fairness and transparency. She came to the meeting tonight to seek the Board of Commissioners support in advocating for the same.

Sarah Greenblatt, 22 Lindisfarne Avenue – Ms. Greenblatt came to the meeting to remind the Board of an email that was sent asking for the Township to Support the New Jersey Climate Superfund Act which would make the largest fossil fuel companies pay for damages caused by climate change. She further reported that municipalities like Haddon Township can recover costs from things like flood protection to home buyouts, stormwater, drainage upgrades and much more. She reported, New York already adopted a similar law that would reap \$3 million annually for the next 25 years. The Bill in NJ passed out of the Senate Environmental Committee in December but would benefit from support from local government in order to win passage. Parsippany and Hoboken have adopted resolutions of support. Both Senator Cruz Perez and Assemblyman Cody Miller have signed on.

Gwenne Baile, 24 Hampton Road – Ms. Baile agrees with Ms. Greenblatt asking the Board to pass this resolution since the Board has been in the forefront in the past with the antifracking station in Gibbstown. Ms. Baile stated we need to keep climate change down as much as possible, especially since Washington is pulling out of the Paris Climate Agreement. Ms. Baile believes this is a really important for the Board to show New Jersey that Haddon Township is in the forefront of being involved in sustainability and keeping things safe for all of our citizens. She believes this support may help this bill get passed. She requests the Board pass this in February since it is up in March so it can be transmitted to the State in time.

John Bradley, 214 Harding Avenue – Mr. Bradley reported he formed a community group along with other Haddon Township residents called Walk and Bike Haddon Township. The group is interested in advocating for a more walkable and bikeable Haddon Township municipality to that end they advocated for the last year for Complete Streets Policy. They are encouraged and grateful that an ordinance has been introduced tonight. He attended to advocate for the passage of this ordinance and the implementation of the Ordinance for changes on our roads and we have any number of samples of that from traffic calming measures, safer routes to schools for our children who are walking or biking. He mentions the Camden County link trail, a 34-mile trail linking Philadelphia with points south in New Jersey past Haddon Township. In order for Haddon Township residents to take advantage of that trail, safe ways to get there and clear and concise information on where to park your

bike on Haddon Avenue is needed. There are some facilities but we could benefit from some consistency so that bicyclists know where to go and are encouraged to go. This Policy encourages public participation which is really important.

Jonathon Fredrickson, 42 Melrose Avenue – Mr. Fredrickson agrees with Mr. Bradley and he is also interested in more biking and pedestrian friendly infrastructure in town and he is encouraged to see that there has been an ordinance introduced. He also reported that it is more important than ever to do what we can at our local level to protect our environment, by supporting less polluting ways to get around and we are positioned in our area to be a good example, close to Philadelphia, close to our neighboring towns, untapped potential to make it easier to get around without a car in our area given we already have so much infrastructure. He mentions Haddon and Cuthbert specifically and he would like the municipal government to represent us at the County level in pushing for these improvements.

John Mascaro, 217 Harding Avenue – Mr. Mascaro reported that he has a two-year-old and a four-year-old and he chose Haddon Township as an area to move to because his wife and her family are from this area and he is excited that the Board of Commissioners are considering adoption of the Complete Streets Policy. Currently his four-year-old is attending Edison and he does drive him over there because it is quite a distance but he does like the opportunity to be able to walk and bike to school for their children. Mr. Mascaro believes encouraging people to walk will bring down traffic congestion. He further reports the bluebird section does not have crosswalks and he is concerned for his four-year-old who will be walking to school. He stated, he will walk with his child the first couple of years. He mentions children up to 5th grade are smaller and less visible and adopting the Complete Streets Policy will allow for public input and help correct some of these things so that children have safe passage to school.

David Murdock, Haddonview Apartments – Mr. Murdock, thanked Greg Fusco for the update on the Pedestrian Crossway between the South Building and Westmont Plaza as it's a project and you are working diligently on it. Mr. Murdock asked for an update on who owns Haddonview North. The Mayor reported that our Solicitor sent a letter to McDonald's a while ago. Mr. Strausser replied that there are 4 different lots that share ownership of that area and Mayor Teague commented that they were all put on notice by Mr. Strausser. Mr. Strausser asked for specific areas that are an issue. Mayor Teague responded that shrubbery is an issue, it becomes overgrown and the road is not too bad now but eventually it will be in disrepair, many of Haddonview residents utilize that road as well as consumers. There is a plan in place for it to get repaved when it gets in bad shape. Mayor Teague reports the Township took the first step by notifying the responsible parties and we have our Compliance Officer, Lee Palo, go out there which is the first step. Mayor Teague reiterates the Township will be diligent in making sure responsible parties take care of the road when it gets in disrepair.

Angela Paoli, 305 Yale Road – Ms. Paoli along with several neighbors came to the meeting for a very critical water issue. She mentioned she spoke with Walt of the Water Department back on December 23rd, and Walt had given her an update and it didn't sound like other neighbors heard the same thing. She mentions one neighbor had some digging in front of his home and Walt told her as a result of that digging, he told her that it's not a water pressure problem but a water volume problem and they are unsure what the difference is between water pressure and water volume. She reports that when they turn on their faucets sometimes there literally is only droplets that come out. Mayor Teague replied that volume impacts pressure so the Township needs to get more volume to that area. Mayor Teague mentions one of the neighbors sent him an email and he spoke to Mr. Fusco, Township Engineer, and the Township has been working on this for quite some time. Mayor Teague reported, the Township needs to extend the water main to their street to get more volume and once that is done, we are fairly confident that will solve the issue with the pressure. Mayor Teague mentions the plans are here and they are welcome to review them with Mr. Fusco. The Township was initially trying to apply for funding, the approximate cost to the Township will be \$400,000 to \$600,000 and initially thought we could pursue this through the state and get some funding or low interest loans to get this done. Mayor

Teague mentions that giving the issues they are experiencing; the Township needs to jump on this immediately. He points out the Township is putting funds in this year's Capital Budget. It was mentioned that during showers, the water shuts off and they have to wait for it to come back and dishwashers are not getting water. Ms. Paoli mentions receiving her water bill in a timely manner and whether they pay or not, they need water. Mr. Fusco asked when this all started. The reply was at least 6 months ago. Mayor Teague asks how often this happens with the water shutting off and the reply was every day. Mayor Teague states that the Township Water Department and Engineer need to get out there as soon as possible. Mayor Teague reported that the Township can declare this an emergency so we can make sure you have water on a daily basis and he would like to do this, this week. Mayor Teague requests that they each supply their addresses and telephone numbers.

Myles Grady, 506 Avondale Avenue – Mr. Grady thanked the Commissioners and Chief Hak for the increase in police activity along Crystal Lake and it looks like people are slowing down. Mr. Grady states that with the Complete Streets initiatives, they would like to see choke points, tabletops, and speed bumps on Crystal Lake. Mayor Teague replies that it is a county road as are most of the bigger roads and more traffic roads in the Township. Mayor Teague responds, the Township has received a grant to put ADA curb cut ramps all the way up to Redman and the Township has already reached out to Camden County about adding traffic calming measures which will help reduce issues on Crystal Lake. Mr. Grady states that when you look at Euclid in Haddonfield, you see the choke points coupled with the speed bumps and you can't speed on that road and it is fantastic.

Doug Marshall, 712 Graisbury Avenue – Mr. Marshall thanks the Board of Commissioners emulating Mr. Grady's comments. Mr. Marshall noticed in the paper that Haddonfield received \$750,000 for the Safe Routes to School and commends the Commissioners and further states just go for the money. Mr. Marshall then speaks of their street, Graisbury, getting widened so there aren't any trees anymore, in reference to global warming and water runoff, and how he used to have a mighty oak in front of his house and now he has a small decorative cherry tree and a crape myrtle. He reports that if you really want to impact the environment, trees are important and he mentions the ordinance the Township adopted, whereby if you cut down a tree you have to pay and trees are expensive, so nobody replants trees. Mayor Teague responds that the Township has a Shade Tree Commission and every year the Township funds them to plant 50 to 100 trees. Mr. Marshall suggested a tax rebate for people that have full grown trees on their property. Mayor Teague responds that would result in the Township having to charge all other tax payers in Haddon Township more taxes.

Jason Miller, 428 Addison Avenue – Mr. Miller came to the meeting to lend support for the Complete Streets Policy that the Commissioners are considering adopting next month. He mentions how important he thinks it is to know what the community has to say which isn't always considered. Mr. Miller mentions how important a checklist is as he worked as a planner in Burlington County for a long time and saw these policies implemented, which was good for projects and keeping track of them with this checklist and keeping records so when the 10-year plan comes up you have a record to go back and look at down the road when you are doing projects. In December the State was one of the first to pass the Vision Zero Program, which Safe Routes to School is one and it is good to be on the record doing the right thing ahead of time.

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 7:44 PM, with all members voting in the affirmative.

January 28, 2025

BOARD OF COMMISSIONERS

Dawn M. Pennock, Municipal Clerk

Randall W. Teague, Mayor

James Mulroy, Commissioner

Ryan Linhart, Commissioner