

**MINUTES OF A REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE
COUNTY OF CAMDEN, NEW JERSEY, HELD JANUARY 27, 2026
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 27, 2026 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

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

MINUTES:

Commissioner Mulroy moved, seconded by Mayor Teague that the Minutes of the Regular Meeting held on Tuesday, December 16, 2025 be approved, with both members voting in the affirmative. Commissioner Linhart abstained.

Commissioner Mulroy moved, seconded by Mayor Teague that the Minutes of the Special Meeting held on Thursday, January 8, 2026 be approved, with both members voting in the affirmative. Commissioner Linhart abstained.

ORDINANCES: None

RESOLUTIONS:

The following Resolutions are approved by consent agenda, Resolution #2026-002 through Resolution #2026-013 and Resolution #2026-015 through Resolution #2026-029, with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring.

#2026-002 - Bill Resolution

#2026-003 – Administrative Authorization in Lieu of Vendor Certification

#2026-004 – Appointing Martin Blaskey as Authorized Agent to Represent Township for Tax Appeals

#2026-005 – Authorizing Purchases from State Contract Vendors

#2026-006 – Approval of the 2026 Temporary Municipal Budget

#2026-007 – Approval of the 2026 Temporary Water/Sewer Budget

#2026-008 – Approval of the 2026 Temporary B.I.D. Budget

#2026-009 – Appointment of Municipal Coordinator on Aging

#2026-010 – Designating the Month of May as “Litter Free NJ” Month

#2026-011 – Proclaiming Arbor Day in the Township of Haddon April 24, 2026

#2026-012 – In Observance of Earth Day in the Township of Haddon April 22, 2026

#2026-013 – Approving Salaries for Haddon Township Fire District No. 3 per N.J.S.A.40A:14-88

#2026-015 – Governing Body’s Commitment to the Camden County Municipal Joint Insurance Fund Safety Program

#2026-016 – Rejecting all Quotes for Government Banking and Re-advertising to Include Government Borrowing Rates

#2026-017 – Non-Fair and Open Process for Administrative Agent for Affordable Housing

#2026-018 – Authorizing and Submission of a NJDCA Local Recreation Improvement Grant for

Crystal Lake Park

- #2026-019 – Authorizing Tax Exemption for 100% Permanent and Total Disabled Veteran
- #2026-020 – Approving Salaries for Haddon Township Fire District No. 1 per N.J.S.A.40A:14-88
- #2026-021 – Authorizing NJ DEP Green Acres Grant for Soccer Field Improvements at Crystal Lake Complex
- #2026-022 – Authorize the Execution and Submission of an Application for a Low Interest Loan from the New Jersey Water Bank Financing Program for the Replacement of Lead and Galvanized Steel House Services
- #2026-023 – Authorize the Execution and Submission of an Application for a Low Interest Loan from the New Jersey Water Bank Financing Program for the Water Main Replacement Along Cuthbert Blvd.
- #2026-024 – In Support of NJ DOT Proposed Removal of On-Street Parking on the Westbound Side of the State Highway Route 30 between Holly Avenue and Park Avenue in the Township of Haddon
- #2026-025 – Amended Resolution Authorizing Municipal Support for Brotherly Bud Haddon Township LLC to Receive One Class 5 Cannabis Retail License from the NJ Cannabis Regulatory Commission
- #2026-026 – Awarding Contract for Cornwall, Phase 3
- #2026-027 – Authorizing and Approving a Redevelopment Agreement
- #2026-028 – Amending Resolution #2025-162 Shade Tree Commission
- #2026-029 – Imposition of Lien on Property in Accordance with Chapter 187

Motion made by Commissioner Mulroy to approve Resolution #2026-014, seconded by Mayor Teague with both members affirmatively concurring. Commissioner Linhart abstained.

Resolution #2026-014 – Accepting DRPA \$30,000 Check

OTHER BUSINESS:

Motion made by Commissioner Mulroy to approve the following Raffle License Applications as they appear on the agenda below, seconded by Commissioner Linhart, with all members voting in the affirmative.

- #RA2026-01 – K of C #1443 Santa Maria Council – Calendar Raffle
- #RA2026-02 – PTA Haddon Twp HS – On Premise Merchandise Draw – 2/21/2026
- #RA2026-03 – PTA Haddon Twp HS – On Premise 50/50 – 2/21/2026

Motion made by Commissioner Mulroy to Authorize the Department of Public Works to go out to bid for the items below as they appear on the agenda, seconded by Commissioner Linhart, with all members voting in the affirmative:

- Vehicles
- Road Improvements
- Building Improvements/Municipal Facility Improvements
- Utility Improvements
- Chemicals
- Water Meters
- Storm Water Improvements
- Tree Removal
- Crystal Lake Pool
- Crystal Lake Pool Concession Stand
- Pump Stations
- Use of Sourcewell
- Use of Burlington County Co-op
- Use of Cherry Hill Co-op
- Water and Well Improvements

Motion by Commissioner Mulroy to approve the Business License Applications as they appear on the agenda below, seconded by Commissioner Linhart, with all members affirmatively concurring:

- | | | |
|---|----------------------|--------------------|
| 1 | Wawa | 1 Haddon Ave |
| 2 | Glidden Construction | 342 Haddon Ave |
| 3 | Caliber Collison | 6 W. Cuthbert Blvd |

4	Mavis Discount Tire	816 Black Horse Pike
5	Silver Dental Group	621 White Horse Pike
6	The Refill Market	10 Haddon Ave
7	Crown Fried Chicken	2992 Mt. Ephraim Ave
8	All State Insurance	316 Haddon Ave
9	JMS Plumbing LLC	407 Melrose Ave
10	Froggies Liquor Store	1009 White Horse Pike
11	Great Clips	672 W. Cuthbert Blvd
12	Compass New Jersey	222 Haddon Ave
13	Family Dollar	707 White Horse Pike
14	HHD Builders	435 E. Melrose Ave
15	Dar's Steaks	142 Haddon Ave
16	Keith Sparks CPA	332 Haddon Ave
17	Elena Stavisky DMD	341 Haddon Ave
18	Kettle Belle LLC	32 Haddon Ave, Ste B
19	Westmont Party	39 Haddon Ave
20	Rosewood Interiors	928 Belmont Ave
21	Severino's Pastis	110 Haddon Ave
22	Yuzu Sushi LLC	413 W. Crystal Lake Ave
23	Freedom Financial	153 W. Cuthbert Blvd
24	My Studio LLC	605 White Horse Pike
25	Delta Gas	150 Black Horse Pike
26	Yogo Factory	48 Haddon Ave
27	3 Dimensional Physical Therapy	413 W. Crystal Lake Ave
28	Team Tax Solutions LLC	311 W. Cuthbert Blvd
29	Bright Star Handyman Services	514 Beechwood Ave
30	US Gas	576 W. Cuthbert Blvd
31	Speed Gas	50 Haddon Ave
32	J & K Laundromat	2994 Mt. Ephraim Ave
33	Bella Nail Boutique	38 Haddon Ave
34	Franco's Place	53 Haddon Ave
35	Effizzi African Hair Braiding	635 White Horse Pike
36	FMP Haddon LLC	222 Haddon Ave
37	First Montgomery Management	222 Haddon Ave
38	Dunkin Donuts	145 Haddon Ave
39	Soulshine Garden & Home	62 Strawbridge Ave
40	Well Fargo Advisors	690 W. Cuthbert Blvd
41	Tony Dicesares Auto Service	305 Haddon Ave
42	Palma Classic Cars	508 Nicholson Road
43	Martin, Gunn & Martin	216 Haddon Ave, Ste 420
44	Cook's Liquors	26 Haddon Ave
45	Fine Edgez Hair Artistry	637 White Horse Pike
46	Westmont Bagel Corp	682 W. Cuthbert Blvd
47	Cross Country Mortgage LLC	306 W. Cuthbert Blvd
48	Shirey's Liquor	511 Hopkins Road
49	R. J. Severance & Sons	106-108 Black Horse Pike
50	Coin-Op Laundromat	625 White Horse Pike
51	Scoop Deville	101 Haddon Ave
52	Lammey & Giorgio PA	215 Highland Ave
53	Jamaica Vibes	3102 Mt. Ephraim Ave
54	Red Barn Books	600 Route 130
55	Haddonview Associates	1 MacArthur Blvd
56	Eclipse Hot Yoga LLC	225 Haddon Ave
57	Headquarters Hairstylist	119 Haddon Ave
58	Walgreens	8 Haddon Ave
59	RC Elite Diesel Corp	28 Main Street
60	The Westmont	572 W. Cuthbert Blvd
61	Acme Markets	400 Cuthbert Blvd
62	Bossie'z	631 White Horse Pike
63	Steve Shannon Tire Company	3114 Mt. Ephraim Ave

64	The Starting Point	215 Highland Ave
65	LF Catering	901 White Horse Pike
66	A & R Bookkeeping & Tax Svcs	334 Haddon Ave
67	Diener Brick Company	1 Park Ave
68	Elmer's Auto Body	201-209 Route 130
69	Napa Auto Parts	600 Black Horse Pike
70	Brown and Connery LLP	360 Haddon Ave
71	Spin Cycle LLC	1 MacArthur Blvd
72	Mad Dawgz Tires	3014 Mt. Ephraim Ave
73	Westmont Liquors	125 Haddon Ave
74	Motion Auto Sales	400 Black Horse Pike
75	Kimco Accounting & Tax Solutions	309 Cooper Street
76	Gen X Construction LLC	610 Avondale Ave
77	Speedy's Liquors Inc	3200 Mt. Ephraim Ave
78	Bubba's Creamery	1001 White Horse Pike
79	CVS Pharmacy #17738	650 W. Cuthbert Blvd
80	CVS Pharmacy #2199	3004 Mt. Ephraim Ave
81	Walter R Earle Collingswood	116 Main Street
82	Dominos Pizza	149 Haddon Ave
83	Jazmin Decorations Events Y Flores	3016 Mt. Ephraim Ave
84	Jerry's Mobile Truck Repair LLC	414 Crestwood Ave
85	La Morelense Plus	1127 White Horse Pike
86	Engineered Hydraulics Inc	405 Route 130
87	Hanoi Cuisine	670 W. Cuthbert Blvd
88	European Hair Design	801 Hopkins Road
89	Tires Plus Total Car Care	660 W. Cuthbert Blvd
90	Firestone Tires	900 Black Horse Pike
91	Blue	43 Haddon Ave
92	Cobalt Electric LLC	1109 Newton Ave
93	McDonald's	566 W. Cuthbert Blvd
94	Leslie's Poolmart	658 W. Cuthbert Blvd
95	Native Colors Flag Company	123 French Ave
96	Shoobs Hand	210 Virginia Ave
97	Kingsway Cleaners	684 W. Cuthbert Blvd
98	Wing Shing Restaurant	3100 Mt. Ephraim Ave
99	Creatively You Therapy LLC	1001 White Horse Pike
100	New England Fitness South	49 Haddon Ave
101	Sattler's Hobby Shop	14 Haddon Ave
102	Joyful Tidying LLC	23 Melrose Ave
103	Jeffrey Brummer Architects	212 Morgan Ave
104	Real Value Management LLC	216 Haddon Ave
105	The Uncommon Pantry	162 Haddon Ave
106	Bills Vending	1278 Tanyard Road
107	Hair Cuttery	32 Haddon Ave
108	Green Valley Tennis Club	429 W. Crystal Lake Ave
109	The Hertz Corporation	201 Route 130
110	Affordable Insurance	2910 Mt. Ephraim Ave
111	Brightside Advisors LLC	25 W. Park Blvd
112	Brewers Towne Tavern	239 Haddon Ave
113	Chalet Beauty Salon	2902 Mt. Ephraim Ave
114	Margie Cedrone Artisan Jewelers	121 Haddon Ave
115	Tailored Tutoring LLC	800-802 Black Horse Pike
116	Crab Cove Seafood Restaurant	2900 Mt. Ephraim Ave
117	Sprouts Farmers Market	640 W. Cuthbert Blvd
118	Greenlight Auto Insurance	795 White Horse Pike
119	Papa Johns	104 Haddon Ave
120	Haddon Heights Fuel	3100 Route 130
121	Collingswood Fuel	2920 Route 130
122	Haddon Fuels	501 Route 130
123	Best Nails & Spa Salon	682 W. Cuthbert Blvd

124	Tom Fischers Tavern	18 W. Cuthbert Blvd
125	Rexy's	700 Black Horse Pike
126	Jewell Family Daycare	9 E. Ormond Ave
127	Cork N Bottle	632 W. Cuthbert Blvd
128	Heather House Condo Assoc	201 W. Cuthbert Blvd
129	B. Komplete	340 Haddon Ave
130	Giumarellos Ristorante	329 Haddon Ave
131	Sugar Sugar LLC	946 Merrick Ave
132	Mag Concrete	141 E. Holly Ave
133	West Side Hair Salon Studio	801 Hopkins Road
134	John Fitzpatrick	1001 White Horse Pike
135	Fashion DuJour	911 White Horse Pike
136	Meineke Car Care Center	504 Black Horse Pike
137	Aster's Floral Shop	41 Haddon Ave
138	Maria Christopher, LLC	1001 White Horse Pike
139	Pride and Joy	648 W. Cuthbert Blvd
140	Asian Yummy	44 Haddon Ave
141	Crescent Moon Wellness	601 White Horse Pike
142	Kebap Ora, LLC	150 Haddon Ave
143	Burn Boot Camp	652 W. Cuthbert Blvd
144	Guaranteed Rate	332 Haddon Ave
145	Sai's Styling Salon	648 W. Cuthbert Blvd
146	Just Hair	429 W. Cuthbert Blvd
147	Bamboo	678 W. Cuthbert Blvd
148	Dazzling Nails	115 Haddon Ave
149	Mimi Hair Braiding	3110 Mt. Ephraim Ave
150	Laurel Architectural Mill Work	301 Route 130
151	Superbloom Bake Shoppe	225 Haddon Ave, Ste 2101A
152	Peter Golboro Therapy	210 Haddon Ave
153	Hong Yun Health Spa LLC	32 Haddon Ave
154	Wayne's Auto Sales	409 Route 130
155	Rocky's Wash & Lube	18 MacArthur Blvd
156	Beauty by Vicki LLC	648 W. Cuthbert Blvd
157	Cloud Smoke Shop	145 Haddon Ave
158	Central Taco & Tequila	350 Haddon Ave
159	Treno	231-235 Haddon Ave
160	PJ Whelihan's	400 Haddon Ave
161	The Pour House	124 Haddon Ave
162	Nobles Automotive	343 Haddon Ave
163	Urbano Electric	223 Highland Ave
164	Koupa Espresso Bar	24 Haddon Ave
165	Marcello's Pizza	3112 Mt. Ephraim Ave
166	McGunnigle Chiropractic	450 W. Crystal Lake Ave
167	G-Ride	237 Fern Ave
168	East Coast Upholstery LLC	1300 Collings Ave
169	Williams Construction	200 Fern Ave
170	Advance Auto Parts	400 W. Cuthbert Blvd
171	W.T. Jones Insurance Agency	47 Haddon Ave
172	Aunt Berta's Kitchen	639 White Horse Pike
173	Ultra Stop Laundromat	104 Haddon Ave
174	Acme Accordion School	322 Haddon Ave
175	Nova Care	1103 White Horse Pike
176	MRL Counseling	210 Haddon Ave
177	New Diamond Auto Sales	124 S. Black Horse Pike
178	Beth Pollander Beauty LLC	648 W. Cuthbert Blvd
179	Village Coins & Collectibles	158 Haddon Ave
180	Better Than a Husband Handyman	223 Norwood Ave
181	Novatae Risk Group	216 Haddon Ave, Ste 403
182	Cheese, Etc & Gourmet Gifts	31 Haddon Ave
183	Que Ricas	46A Haddon Ave

184 The Heights School
185 Avis Budget Car Rental LLC

660 W. Cuthbert Blvd
206 Black Horse Pike

REPORTS FOR DECEMBER 2025:

The following reports for December 2025 were presented and ordered filed:

Budget Status Report
Revenue 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 Mayor Teague, with all members affirmatively concurring:

There being no public comments, Commissioner Mulroy moved to close the meeting for public comment, seconded by Commissioner Linhart, with all members voting in the affirmative.

Commissioner Linhart made a motion to go into an Executive Session. Mayor Teague read the allowable subject matters to go into an Executive Session. Justin Strausser, Esq. commented that he didn't think it is the time to go into an Executive Session yet.

After a brief recess, Commissioner Linhart made a motion to enter into an Executive Session at 7:09 PM for Property Acquisition and Contract Negotiations, seconded by Mayor Teague, with all members affirmatively concurring:

Motion made by Commissioner Mulroy to return to the regular order of business at 7:25 PM, seconded by Commissioner Linhart, with all members affirmatively concurring.

ADJOURNMENT

There being no further business to discuss, Commissioner Mulroy moved, seconded by Commissioner Linhart, that the meeting be adjourned at 7:27 PM, with all members voting in the affirmative.

January 27, 2026

BOARD OF COMMISSIONERS

Dawn M. Pennock, Municipal Clerk

Randall W. Teague, Mayor

James Mulroy, Commissioner

Ryan Linhart, Commissioner