

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE COUNTY
OF CAMDEN, NEW JERSEY, HELD FEBRUARY 10, 2026, IN THE
MUNICIPAL BUILDING AT 6 PM**

A Special Meeting of the Board of Commissioners of the Township of Haddon held this 10th day of February, 2026 at 6:00 PM in the Municipal Building, 135 Haddon Avenue, Westmont, NJ.

Flag Salute

Confirmation of Sunshine Law: Chapter 231, Public Law 1975 requires that adequate notice of this meeting be provided. Public notice was published in the newspaper and on the Township website at least 10 days prior to the meeting. This has been done through Notice in the Courier Post and by posting on two bulletin boards in the Municipal Building.

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

PUBLIC COMMENT MINUTES:

Mayor Teague

We have two members from Key Engineers here who have prepared the grant application based on community input who are here to answer any of questions and respond to any comments the public may have.

Fred Stine, Haddon Township Resident & Delaware River Keeper Network Member

Question 1: I've read all the documentation that was provided online, could you please go over the points on your concept plan?

Joshua Bryk, Key Engineers Inc.

- The Scope of Work includes:
 - Improvements to the existing irrigation system
 - Regrading/ reshaping the two (2) soccer fields that currently exist for the purpose of restoring proper field drainage and playability
 - Drainage system installation
 - Providing topsoil and hydroseeding to establish new natural turf surfaces
 - Providing barrier free parking along with curb side barrier free access
 - The project scope is intended to include the existing soccer field limits of disturbance, and the work will not extend the limits as shown on the concept plan.
- The estimated cost of the improvements is \$440,283.00
- As mentioned in the Environmental Impact Assessment, according to the information obtained from the N.J.D.E.P. GeoWeb mapping system, the soccer field limits do not contain surface waters, freshwater wetlands, or regulated water bodies within the proposed project area limits. These maps are displayed on the concept plan.
- According to the FEMA FIRM, the project site is not located within the special flood hazard area, nor is it within the boundaries of the 0.2% Annual Chance Flood Hazard Area. This map is displayed on the concept plan.

Mayor Teague

Question 2: Is this a matching grant application?

Joshua Bryk, Key Engineers Inc.

Yes, and Green Acres will fund up to 25% of the proposed improvements.

Commissioner Mulroy

Question 3: Where does the drainage go?

Joshua Bryk, Key Engineers Inc.

On the concept plan, the existing inlets along crystal lake avenue and the existing outfall pipe were pointed out. All of the proposed drainage structures on the concept plan will be tied into the existing outfall pipe.

Fred Stine, Haddon Township Resident & Delaware River Keeper Network Member

Question 4: Do the existing soccer fields drain to Crystal Lake with sheet flow?

Joshua Bryk, Key Engineers Inc.

Yes, both fields are meant to slope towards the outfall pipe, but standing water remains on the fields, and the grading needs to be corrected to alleviate the ponding.

Fred Stine, Haddon Township Resident & Delaware River Keeper Network Member

Question 5: How will the new flow be managed?

Joshua Bryk, Key Engineers Inc.

All the water that will be collected by the drainage system was already being directed to Crystal Lake. Stormwater will instead be intercepted by yard drains and a type 'E' inlet and piped out to the existing stormwater outfall.

Fred Stine, Haddon Township Resident & Delaware River Keeper Network Member

Question 6: Will a new headwall or splash pad be put in? Converting the sheet flow from the field to a point source could add a lot of flow to the pipe during heavy rainfall.

Shawn Seroka, Key Engineers Inc.

Yes, All outfalls are required to have a rip rap Apron.

Fred Stine, Haddon Township Resident & Delaware River Keeper Network Member

Question 7: Is there anything aesthetically pleasing improvements that could be made at the outfall? Bright concrete and a new rip rap could be an eyesore for nearby residents with a view of the outfall pipe.

Shawn Seroka, Key Engineers Inc.

The outfall is existing and improvements may not be necessary to it. All existing outfalls are required to have a Rip Rap Apron, but we may improve the rip rap apron if it is deemed necessary.

Fred Stine, Haddon Township Resident & Delaware River Keeper Network Member

Question 8: I see the points on your display. The first note is that no trees will need to be cleared as a part of this upgrade. No trees even along the perimeter will need to be taken out?

Joshua Bryk, Key Engineers Inc.

Yes, that's correct. No trees will need to be removed.

Fred Stine, Haddon Township Resident & Delaware River Keeper Network Member

Question 9: Can we create more passive recreation opportunities for the perimeter walkway by restoring the riparian buffer? If we could plant more shrubs and native trees and maybe remove the invasive species like elanthis or spruce it could be beneficial for the riparian buffer. Could we also include environmental signage along the path informing users about the Newton Creek Watershed and Crystal Lake's great history?

Joshua Bryk, Key Engineers Inc.

Thank you for your suggestions, we can investigate these options moving forward.

Mayor Teague

These improvements could be a great task for the environmental or historical commissions to get involved with the project.

Fred Stine, Haddon Township Resident & Delaware River Keeper Network Member

Question 10: Is all the stormwater pipe on the plan existing?

Joshua Bryk, Key Engineers Inc.

Utilizing the concept plan, we highlighted that the proposed improvements are not existing, these improvements are shown in a dark bold line weight, and the existing improvements are in a lighter and thinner line weight.

Mayor Teague

Question 11: There's substantial flow from that existing outfall. Will this additional flow cause flooding issues at the Crystal Lake Pools? In a normal state it may take more time to flood, but with this addition could it flood quicker?

Shawn Seroka, Key Engineers Inc.

The source of the flow comes from a wide area, and the timing of the water will reach the lake much sooner than before. The same total amount of water will still reach the lake. We can investigate different pipe sizing to better understand the proposed flow.

Commissioner Mulroy

Question 12: Do you have any idea how much higher the pipe would be from the surface of the water?

Joshua Bryk, Key Engineers Inc.

I believe the outfall pipe is between 6 and 8 feet above the waterline.

Joshua Bryk, Key Engineers Inc.

The following was presented during public comments/questions to ensure that all necessary subjects were covered according to the Public Hearing Requirements.

Alternatives to the proposed action

- Relocating the project to an alternate site was determined to be infeasible since other available open space within the township is not conducive for the construction of a flat soccer field surface area. Developing a new site would require disturbance of previously undisturbed land, installation of new supporting infrastructure, and potential impacts to natural resources such as vegetation, soils, and drainage patterns.
- The no-action alternative was also evaluated. Under this scenario, existing field conditions would continue to deteriorate due to poor drainage, soil compaction, and uneven playing surfaces, resulting in ongoing safety hazards and reduced usability. While this option would avoid immediate costs, it would fail to address current deficiencies and would likely lead to higher long-term maintenance needs and potential field closures.
- Another alternative considered was implementing minimal improvements without comprehensive regrading or drainage enhancements. The improvements would consist of hydroseeding the areas of the field which are not in playing condition. While this approach could provide short-term surface improvements, it would not address the underlying causes of recurring ponding and playing surface failure.
- The installation of synthetic turf fields was also evaluated. This alternative was determined to be the least cost-effective option due to higher initial construction costs, increased long-term maintenance and replacement expenses, and potential environmental concerns related to material lifecycle impacts.
- Compared to these alternatives, the proposed action represents the minimum level of development necessary to restore safe, functional, and durable playing conditions. From an environmental perspective, the proposed improvements are limited to previously disturbed areas and are designed to improve stormwater management, reduce erosion, and promote healthy playing surface establishment.

Mitigation Measures

- Soil erosion and sediment control measures, such as silt fencing and stabilized construction entrances, will be installed and maintained throughout construction. Disturbance will be limited to the immediate work area, and all disturbed surfaces will be restored with appropriate playing surface or vegetation upon completion.

Commissioner Mulroy

Question 13: Do you know what the distance is from the field to the new pickleball courts?

Joshua Bryk, Key Engineers Inc.

It was demonstrated that the Pickleball courts are situated directly next to the Gaga Ball pit which was visible on the concept plan.

Commissioner Mulroy

Question 14: Can you show me the location of the existing outfall?

Joshua Bryk, Key Engineers Inc.

The location of the existing outfall was demonstrated on the concept plan.

Fred Stine, Haddon Township Resident & Delaware River Keeper Network Member
Question 15: Would you consider utilizing perforated pipe for the yard drains to increase infiltration?

Joshua Bryk, Key Engineers Inc.

Yes, the proposed pipe is a 4” perforated underdrain pipe to help increase infiltration.

ADJOURNMENT:

There being no further business to discuss, Commissioner Mulroy moved, seconded by Mayor Teague that the meeting be adjourned at 6:17 PM, with both members voting in the affirmative.

February 10, 2026

BOARD OF COMMISSIONERS

Dawn M. Pennock, Municipal Clerk

Randall W. Teague, Mayor

James Mulroy, Commissioner

Ryan Linhart, Commissioner