

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF  
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE  
COUNTY OF CAMDEN, NEW JERSEY, HELD MARCH 12, 2026  
IN THE MUNICIPAL BUILDING AT 4 PM**

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A special meeting of the Board of Commissioners of the Township of Haddon was convened in the Municipal Building, 135 Haddon Avenue, Westmont, NJ on Thursday, March 12, 2026 at 4:00 PM.

Flag Salute

Mayor Teague announced that Chapter 231, Public Law 1975 requires adequate notice of this meeting be provided. This has been done through Notice on the Township Website and by posting on two bulletin boards in the Municipal Building.

|            |                      |                  |
|------------|----------------------|------------------|
| ROLL CALL: | Mayor Teague         | Present          |
|            | Commissioner Mulroy  | Absent (excused) |
|            | Commissioner Linhart | Present          |

**ORDINANCES:**

Mayor Teague explains that we are here because the Township had to file its Fourth Round Affordable Housing Plan by the end of December which was done. There was an extension because there was some kind of criteria that had to be met and the Fair Share Housing Group required it, and that has to be done by March 15<sup>th</sup>. We have two ordinances that we are passing today in order to fulfill our obligation and meet the requirements of the Affordable Housing with the State of New Jersey. The two ordinances up for adoption tonight, one just models the State Ordinance regarding affordable housing provided by the DCA. The second ordinance is for two overlays, one for the Acme and one for the Westmont Plaza. These are just to fulfill our obligation; there's nothing in the works. We have a need of 40 some units for Fair Share Housing from the Third Round. We are entering the Fourth Round. Fair Share Housing is allowing us to roll those 40 some units that we did not meet from the Third Round to the Fourth Round. The Fourth Round gives us 10 years to meet the new obligation and to satisfy the previous obligation since there's no land to build and we don't have the money to build affordable housing units. We are rolling it over into the Fourth Round. Rather than building, we are doing overlays, an overlay just changes the zoning for these two particular parcels, we did it back in November or December for the PATCO Area. There are no plans to build. Owners of those sites have not approached us saying they want to build housing. There is no developer out there. This is just an accommodation to get us to the Fourth Round without losing our Builders Immunity Remedy Lawsuit. If we don't come to a negotiated settlement with Fair Share Housing, then we could potentially lose our immunity and that means any builder could come in and build whatever they want anywhere they want. If we say no to Fair Share Housing and the Planning Board can say no. The builder would appeal it and win and we would lose our immunity. With these overlays we have control. It's a negotiated settlement and we continue with our immunity through the next round. We are pushing this off to the Fourth Round which is another ten years without having to commit funds and without having to commit to anything.

**2<sup>nd</sup> Reading/Public Hearing:**

#1479 – Ordinance of the Township of Haddon, County of Camden, and State of New Jersey Repealing and Replacing Chapter 142, Section 49, “Affordable Housing” and Chapter 142, Section 50, “Housing Development Fee”

Commissioner Linhart moved, seconded by Mayor Teague 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 Linhart moved, seconded by Mayor Teague that the hearing be closed. Commissioner Linhart moved, seconded by Mayor Teague that the Ordinance be adopted and recorded in the Ordinance Book for the Commissioners to sign.

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

**2<sup>nd</sup> Reading/Public Hearing:**

#1480 – An Ordinance of the Township of Haddon, County of Camden, and State of New Jersey, Amending Chapter 142, Entitled “Land Use and Development” of the Code of the Township of Haddon by Rezoning Sites and Creating the Cuthbert Boulevard Inclusionary Affordable Housing Overlay District in Furtherance of the Fair Housing Act

Commissioner Linhart moved, seconded by Mayor Teague that the public hearing on the Ordinance would be open at this time, with all members voting in the affirmative.

Sara Carmody, 224 Buckner Avenue – Ms. Carmody reported that she is concerned about the density of apartment developments around her area since we already have Haddon Hills, the Towers and others. Mayor Teague responded that he understands her concerns and this is being forced by the State of New Jersey Fair Share Housing requirements that all the Municipalities have to undertake at this time. We need to get into the Fourth Round as we are currently in the Third Round and we do have an unmet obligation that the State is allowing us to roll into the Fourth Round, as far as the density, there are no plans to build anything. These overlays are just overlays. Nobody has approached us about building anything. This is purely to satisfy our requirements. Enabling us to push those requirements to the next ten years, otherwise we would have to find a place in our town and we would have to build something. You can say there is nowhere in town to build anything, so just tell them no. We can say no and then we lose our immunity. Right now, we have an immunity if any builder comes in and tries to build something. We have an immunity to that builder filing a lawsuit, if we were to say no. These overlays do allow it but it is restricted somewhat based upon the overlay requirements. If we didn't do this, and we lost our immunity, they (the developer or owner of the property) can build something that is significantly larger, significantly denser, could have more affordable housing units to it, and there would be nothing we could do. The builder would appeal go to Superior Court and they would win because we have an obligation pursuant to the State. This is an accommodation, which in my opinion works well for us, because we are not committing any funds, not building anything right now, but it enables us to get to the next round. Ms. Carmody commented it's a good explanation and she appreciates it but when you get a registered letter? She likes the feel of her neighborhood and doesn't want to lose it. Mayor Teague explains it's the same thing we had to do with Patco, send these letters out to residents near there and there was concern, justifiably so, and we explained the same thing to them.

Commissioner Linhart comments, he understands Ms. Carmody's concerns regarding the density, there are different measures within an ordinance that you could put in to prevent a 20-story building from being built; to build appropriately for the town. In this ordinance in particular, it is 4 stories. We are against the timeline to accommodate the guidelines of Affordable Housing. Commissioner Linhart further commented that he would like something that is more mixed use, that is neighborhood friendly, that doesn't over densify an area just enough to meet all the communities needs. Mayor Teague follows-up by saying by us doing the overlay, we have some control of the parameters; if we lose our immunity, there are no parameters and we lose all control and someone could build something that is 10 to 15 stories that doesn't fit the town.

Miles Grady, 506 Avondale – Mr. Grady stated there is no use arguing, there's no way to say the impact this is going to have on our community to our grids? Mayor Teague reports as a matter of fact, there were a bunch of communities, primarily in North Jersey, maybe 20

to 30, that fought this and didn't file anything. They said it was unconstitutional and they lost. The State has a formula and there is an expectation for the municipalities.

Mr. Grady stated so this is going to go on indefinitely? So even when you build the 40 there will be another expectation. Mayor Teague points out, every ten years there is going to be an additional obligation. We, as a smaller town, will probably get this at some point, some of the larger parcels that are vacant, are opened, are Green Acres, you can't build anything there. By doing overlays in certain areas that are vacant that can potentially be developed, leads to something that is a little denser, we are putting some control in it and on it and we are locking up everything at the same time. At some point, in the future, we may have to say, there is nothing more that we can do and at that point we may lose. Laws can change, the politics can change and at some point, we may lose our immunity. If we were to say that we couldn't do anything more or decided we couldn't do anymore overlays or some other governing body but the idea is to get everything locked up so you don't have a developer that could come in and build something that is completely out of character to our town. Mr. Grady stated, at a cost of the rights of the municipality and the people that own homes and that kind of thing. And to that point, for example, the Thriftway Shopping Center, as I understand it the rents that are being charged there far exceed what is normally charged for that size space and that is done intentionally to keep the place vacant so that they can rezone it. Mayor Teague responds that was part of our affordable housing plan as well, the Thriftway and Wells Fargo. For that specific parcel and for MacArthur, with the bank and what you have, that's a tremendous amount of strain on all of the resources. Mayor Teague said just to give you an idea, back in the Third Round, 10 years ago, we had an obligation, we met some of it with the Haddon Towne Center, the senior housing got reduced, it wasn't 1 for 1 anymore, and we got some affordable housing through Russell Cast Stone. We still had an obligation, so the owners of the Thriftway, came to us very aggressively, and said we want to put housing here and if you are not going to cooperate, we are just going to make a motion to the court and we are going to put a very large, all affordable housing at this site. We said, wait a minute, we will talk to you about it, because we don't want to lose our immunity. We had immunity but we had an obligation. They came on pretty strong at that point and their position was that they weren't so successful there with just the retail. They are close to the Speedline; housing and retail would work very well there. We started working with them and then COVID came and the costs went way up, and interest rates went way up. It's the same issue we are having with Wells Fargo, and you can't have too many because you have stormwater management issues, that's an example of an owner/developer that came on strong initially knowing the law. Mr. Grady, and manipulating it in his favor.

My sources say when Thriftway moved to the Clover Shopping Center, he indicated they were renting that space which is twice as big as the Crystal Lake Space, for half the amount. It just seems like a manipulation and that should not be allowed in this community or any community. Mayor Teague responded that we don't have any control over private and I don't know if that is accurate either. My understanding is that the rents at the Clover Plaza are more. I think they bit off more than they could chew when they went there. Mr. Grady stated, but ultimately, they moved for a reason. He indicated it was because the rent at Crystal Lake was way too high. Adding more volume, in Mr. Grady's opinion, in every capacity whether it is water, traffic, sewer, electrical, all of that will have a negative impact on that street on that community and ultimately for no better whatsoever. Whatever as a community that we can do, to argue against that, is what we need to do especially since we don't have anymore space. A community center would have been better than apartments. Mr. Grady reported that he was involved on the periphery of Haddon Towne Center and watching Mayor Park at that time, screaming at the residents that were opposed to what they were trying to do. It was a bait and switch. It was supposed to be condos and then it's apartments. It was a really negative situation that didn't have to be. Commissioner Linhart reported, one of the elements of the Haddon Towne Center, one of the elements of a project like that is public space. And public space can be a community center. For the Haddon Towne Center they chose that little pocket park. Mayor Teague points out that is private property, you can't force a developer to put in a community center unless you want to pay him or her for that. Secondly, when you are dealing with the affordable housing, they still have the upper hand, they have to have the ability to build the affordable housing, it has to

be 15%, and if you put too many restrictions on it, they are just going to appeal it, and they are going to go to Superior Court and they are going to win. Mr. Grady asks a hypothetical question, so in this case with immunity if they try to put in a certain number of units and our zoning board requires two parking spots per unit, and they don't have that to offset, are we going to compromise our zoning board obligation. Mayor Teague responds, the overlay in the redevelopment plans accommodate most of those issues, not all of them. There was an issue with the Stormwater Management at that site but they are going to work that out, so the answer is yes and no. The answer is yes because there are certain stormwater requirements that have to be accomplished and they have to pay for that. As far as cars, it's potentially a transit-oriented development because it is near the trains, so there is some flexibility there if they were to appeal would probably be successful. If they appealed the stormwater management, they probably would not be successful. Mr. Grady asked if there is a height restriction. Mayor Teague responded there is through the overlay. Mr. Grady asked did we overrule that one as well on Haddon Avenue? Mayor Teague responded that matched Sentry and Rohrer II across the street on Crystal Lake is high.

For a longtime resident of this town, this is insanity. You can be like those municipalities up in North Jersey and say we aren't going to do it, and accumulate attorney fees and you lose, and now you are going to get punished. We were able to negotiate the number of affordable housing units. They are going to have to do 100% of what that calculation was. Commissioner Linhart commented that if we don't put the ordinance in place then we are held liable or vulnerable. They can just essentially pick a lot on the avenue, and redevelop it as 100% affordable housing. Where ideally mixed income housing builds a better sense of community and mixed use. Mayor Teague reports, the benefit of the developer doing it, as opposed to the town, when you do a 100% affordable there is a cost to the town to do that and there is funding available. But the town typically has to purchase the land, so the investment to the town for 100% affordable is at least 1 million to 2 million dollars. It could be more. If you do it like Haddon Towne Center or Russell Cast Stone, it didn't cost the town anything because they had to incorporate those affordable housing units within the development. Mr. Grady asked, if the guy on Crystal Lake is trying to do it through a PILOT? Mayor Teague responded that has not been negotiated yet. Mr. Grady comments, we can't continue to absorb this cost; we are in a financial crisis with the schools now. Mayor Teague, gives an example, Russell Cast Town and the Haddon Towne Center are over 350 units, there's approximately 5 kids that go to the schools. They don't bring as many kids as you think. And the schools get money per child. Mr. Grady reported that the Superintendent of the Schools said that they are at their highest enrollment in years. In a year and a half, I am done. And at that point, we have the ability to move on if necessary and that's something that we are considering very seriously. The town cannot maintain under these strains; it cannot maintain its character and that's unfortunate. Mr. Grady mentions the apartments they are building in Moorestown near the mall and stated they are unbelievable and they are doing them through stick framing, so if there is a fire, the whole place is going up. There is no firewall to stop the fire or contain it, the entire place will go up. He asked if Crystal Lake is pretty aggressive on the timeline. Mayor Teague responded there are still things that need to be negotiated. Mr. Grady asked if that's going to be up at the Zoning Board? Mayor Teague responded they are working on a redevelopment plan right now and at some point, they will go before the zoning board. There is still a way to go.

Michael Ziegler, 519 Rhoads Avenue – Mr. Ziegler reported that he heard about the development that is happening behind his house and he said he would like to object to it. He thinks it's a bad move for his neighborhood and the community as well. Mayor Teague explains this meeting is about the overlays for the Westmont Plaza and the Acme. The Thriftway Site was approved years ago and has been a part of our affordable housing plan. This is all dictated by the State Affordable Housing requirements for all municipalities. The owner of the Thriftway, they proposed a mixed-use site, which has some affordable housing components. Mr. Ziegler asked if this was discussed with the town about our feelings? Mayor Teague said yes, it was part of our affordable housing plan years ago before COVID. Mayor Teague reiterates his previous statements explaining the Third and Fourth Round and builders' immunity. Mr. Ziegler asks why the owner gets to dictate what's being built there. Mayor Teague explains; number one he is the owner and number two there is an affordable

housing component. Mr. Ziegler asks, isn't the building at Target Shopping Center also targeted for redevelopment. Mayor Teague responded yes and that's part of our affordable housing obligation. Mayor Teague explains, none of these are 100%, it is 15%. We have approximately 40 units we didn't meet in the Third Round, and typically the Fair Share people would require you to do that. We've negotiated a settlement with them, allowing us to rule over that unmet need, to the next round which gives us 10 years. The owners of the sites in any municipality have a lot of strength in negotiation when there is an unmet affordable housing obligation, and most of these communities have that. We do our best to negotiate a best settlement for our town. Mr. Ziegler responded, I'm curious, your plan for the school system being able to hold all these new community members once these things are built. Mayor Teague reiterates that only 5 kids enter the school system from both the Haddon Towne Center and Russell Cast Stone Sites. The State decided the municipalities have to absorb whatever kids come into the school system. Mr. Ziegler commented he is surprised that only 5 kids originated from those two developments and the Mayor responded it fluctuates between 0 to 10 kids. Mayor Teague stated that people are also surprised by traffic. We have a very valuable piece of property here and that is the PATCO. People that move in walk or take the Speedline. More units have attracted more businesses. More people come to our town now to shop and eat. Mr. Ziegler commented, he is worried about his property value as well. Mayor Teague said I'm going to use an example and explains at the Haddon Towne Center there was a similar concern, after the Haddon Towne Center was built we had our highest priced homes sell right near the Haddon Towne Center. People want to be near a downtown and they want to be near a shopping area and it drives property values up. Mr. Ziegler stated he would never pick a home that out the back window he stares at 4 or 5 stories. Mayor Teague said maybe 4 in the back. Mr. Ziegler said it will block the sun and I will be looking at a bunch of bricks or stucco. Do we have any strength as a town to say, you can only go 2 stories. Mayor Teague responds, therein lies our loss of strength. Less units, less cost they are able to absorb from building it, the less the ability to incorporate the affordable housing within it, and we have to hit a certain number. Mr. Ziegler asks the number of affordable units in that building. Mayor Teague responds 22 or 23. Mr. Ziegler, 22 or 23 are low income? Mayor Teague says affordable. What is the total units? Mayor Teague responds 160. Mr. Ziegler asks if those numbers can be changed? Mayor Teague responded No. Because that's what they want to do or they and the town want to do? Mayor Teague responds, they wanted to do more. Mr. Ziegler commented, it sounds like they are almost bullying. Mayor Teague responds that we have a strong bargaining position. Mr. Ziegler commented, I think we should hit back a little. Mayor Teague reiterates about the towns in North Jersey that fought this. Mr. Ziegler comments that you've had power for over 20 years now, that wooded area behind my house, is a nightmare and I've complained for the first 10 years I lived here, and then I gave up. Nothing was ever happening. They are not following any of the ordinances, on how to maintain that, trash is being dumped, my kids and I cleaned it the first couple of years we moved in. We cleaned out construction material and just trash from that area non-stop for a couple years. Mr. Ziegler stated this is ridiculous because it keeps happening. Mr. Ziegler reported he called the Township and said come look at what we got, they came and looked, they don't follow any ordinances for the upkeep of this space. The Township said they will send them a letter. I read if you send a letter and they don't do anything and they are non-compliant then you have motivation to take care of it yourself, put a tax lien against them and until they pay you back, then they accrue more money. Mayor Teague responds, you take it to court and they can be fined. Mr. Ziegler responded, nobody has ever done it. There is going to be a fire back here eventually because all the trees are falling because there are vines wrapped around everything, and those vines bring down the top third then the second third and the bottom third stays there and it looks atrocious. Mayor Teague asks which property are you referring to? Mr. Ziegler responds the Crystal Lake Plaza and the Tap room. They said they sent the letter and they did nothing. When does the tax lien start and they said we are talking to them. This went on for over ten years. Nothing ever happened. There's going to be a fire here eventually because of all the dead garbage and chemicals in here and I had to have fire extinguishers pulled out of there, during the first year of covid there was a fire. Where's the Fire Marshal? You have to express this to him. He's got to talk to the Township; he has to do something. Where my property line is to that wall, Mr. Ziegler stated I am mowing all that and removing these vines so they don't get into my trees that surround the perimeter of my property. Those vines are now on my neighbor's trees

and they don't maintain it and they are coming over on this side of my house now. If this would have been taken care of almost 20 years following the ordinance, I wouldn't spend hours each week clearing this out. I'm out there every day doing stuff. The Township has let me down on that fact and I'm hearing with this that we are being bullied as a town, you're not hitting back at them, you're not following the ordinances. You haven't been for decades. Get this cleaned up now and we are going to put a lien against you. Start pushing back on them. And take care of your community members. I feel like the ball has been dropped, I have text messages, I have emails and most of the correspondence through the township and myself. Betty Band did nothing. The guy after her did nothing. Mayor Teague responds that he will talk to the Fire Marshal and compliance officer and see if they can go out tomorrow to your house, 519 Rhoads Avenue.

There being no further discussion on the matter, Commissioner Linhart moved, seconded by Mayor Teague that the hearing be closed. Commissioner Linhart moved, seconded by Mayor Teague that the Ordinance be adopted and recorded in the Ordinance Book for the Commissioners to sign.

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

**RESOLUTIONS:**

The following Resolutions are approved by consent agenda, Resolution #2026-039 and Resolution #2026-040, with a motion by Commissioner Linhart, seconded by Mayor Teague, with both members affirmatively concurring.

- #2026-039 – Endorsing the 2026 Housing Element and Fair Share Plan Amendment to the Township's Master Plan for the Fourth Round Affordable Housing Obligation
- #2026-040 – Adopting an Affirmative Marketing Plan

**PUBLIC COMMENT**

There being no further business on the agenda, Commissioner Linhart made a motion to open the meeting for public comment, seconded by Mayor Teague, with both members affirmatively concurring:

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

**ADJOURNMENT**

There being no further business to discuss, Commissioner Linhart moved, seconded by Mayor Teague that the meeting be adjourned at 4:43 PM, with both members voting in the affirmative.

March 12, 2026

BOARD OF COMMISSIONERS

\_\_\_\_\_  
Dawn M. Pennock, Municipal Clerk

\_\_\_\_\_  
Randall W. Teague, Mayor

\_\_\_\_\_  
James Mulroy, Commissioner

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Ryan Linhart, Commissioner

