

**MINUTES OF A REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE
COUNTY OF CAMDEN, NEW JERSEY, HELD JUNE 23, 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, June 23, 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

Chief Tim Hak, Lee Palo, Greg Fusco, PE, Jim Stevenson, Kate Burns and Justin Strausser, Esq. were present.

Mayor Teague welcomes Mayor Burns, Councilwoman Paratore and Councilman James Hassett from the Borough of Audubon Park to the meeting.

SWEARING IN OF JOHN MCLAUGHLIN AS POLICE OFFICER:

Commissioner Mulroy administered the Oath of Office to John McLaughlin along with his parents, John and Debbie McLaughlin while his mother held the Bible.

PROCLAMATIONS:

The following Proclamation was read in full by Commissioner Mulroy:

Township of Haddon Proclamation
Recognizing the
100th Anniversary of the
Haddon Township Police Department

WHEREAS, the Haddon Township Police Department was officially formed on June 1, 1926; and

WHEREAS, the department has grown over the past century into a premier, modern agency that proudly protects and serves the residents of both Haddon Township and Audubon Park; and

WHEREAS, the department has continuously achieved excellence in law enforcement, earning official accreditation from the New Jersey State Association of Chiefs of Police by adhering to the absolute highest standards of honesty, integrity, and ethical practice; and

WHEREAS, for 100 years, generations of dedicated police officers, dispatchers, and civilian staff have worked in steadfast partnership with the citizenry to suppress crime, maintain peace, and elevate the quality of community life; and

WHEREAS, this historic Centennial milestone offers a profound opportunity for our community to reflect on a century of faithful protection and express our deepest gratitude to the brave men and women who risk their lives daily to keep our neighborhoods safe.

NOW, THEREFORE, the Mayor and Board of Commissioners of the Township of Haddon, County of Camden, State of New Jersey, do hereby proclaim June 1, 2026, and the year following as:

THE HADDON TOWNSHIP POLICE DEPARTMENT CENTENNIAL YEAR in Haddon Township and call upon all citizens to celebrate this historic 100th anniversary and extend their heartfelt appreciation to our officers, past and present, for their centennial legacy of sacrifice, service, and safety.

The following Proclamation was read in full by Commissioner Linhart and presentations made to the team members:

Proclamation honoring the 2015 White Hawks Boys Soccer Team

WHEREAS, the 2015 Haddon Township White Hawks boys' soccer team has demonstrated exceptional teamwork, athletic excellence, and unwavering dedication, culminating in a historic championship victory; and

WHEREAS, through their grit, passion, and true sportsmanship, the players, coaches, and staff have proudly represented the values of our community, bringing immense pride across the township; and

WHEREAS, by capturing the prestigious South Jersey Cup Championship, the White Hawks have reached the pinnacle of regional youth soccer, proving that hard work and determination on the field yield outstanding success; and

WHEREAS, this triumph was earned through the tireless training of the players, the strategic leadership of the coaching staff, and the unmatched energy of the Haddon Township families and fans who cheered them on through every round;

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Township of Haddon, do hereby officially recognize and congratulate the 2015 Boys White Hawks on winning the South Jersey Cup Championship and encourage all

citizens in joining us in celebrating this monumental victory and honoring our hometown champions.

The following Proclamation was read in full by Mayor Teague:

**2026 HADDON TOWNSHIP PROCLAMATION
DECLARING THE FIRST FRIDAY IN JUNE TO BE
NATIONAL GUN VIOLENCE AWARENESS DAY**

This proclamation declares the first Friday in June to be National Gun Violence Awareness Day in the Township of Haddon to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to end this public health crisis; and

WHEREAS, every day, nearly 130 people in the United States are killed by gun violence and more than 260 are shot and wounded, with an average of more than 19,000-gun homicides every year; and

WHEREAS, people in the United States are 26 times more likely to die by gun homicide than people in other high-income countries; and

WHEREAS, New Jersey has 442-gun deaths every year, with a rate of 4.8 deaths per 100,000 people, a crisis that costs the state 5.3 BILLION each year, of which \$168.9 MILLION is paid by taxpayers. New Jersey has the 5th LOWEST rate of gun deaths in the US; and

WHEREAS, gun homicides and assaults are concentrated in cities, with more than half of all gun homicides in the nation occurring in 42 cities; and

WHEREAS, cities across the nation, including in Township of Haddon, are working to end the senseless violence with evidence-based solutions; and

WHEREAS, protecting public safety in the communities they serve is mayors' highest responsibility; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from those who are a danger to themselves or others; and

WHEREAS, mayors, councilmembers, and law enforcement officers — in partnership with local violence intervention activists and resources — know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

WHEREAS, gun violence prevention is more important than ever as we see gun violence continue to impact communities across the country; and

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 5, 2026 to recognize the 29th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to —

- (1) Hadiya Pendleton and other victims of gun violence; and
- (2) the loved ones of those victims; and

WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods, and orange is a color that symbolizes the value of human life; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 5, the first Friday in June 2026, to help raise awareness about gun violence; and

WHEREAS, by wearing orange on June 5, 2026 people across the United States will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, gun violence prevention **through advocacy and education, leveraging Momsdemandaction.org**, is more important than ever as we see gun violence continue to impact communities across the country; and

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them and encourage responsible gun ownership to help keep our families and communities safe.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Commissioners of the Township of Haddon declare the first Friday in June, June 5, 2026, to be National Gun Violence Awareness Day. I encourage all citizens to support their local communities' efforts to prevent the tragic impacts of gun violence and to save lives.

Gabby - Moms demand action, we advocate for Common Sense Gun Laws and we also have some gun safety classes presentations that we do at schools and for parents to teach them how to keep their guns safe and out of the hands of children. She thanked the Mayor & Commissioners for Wear Orange Day.

MINUTES:

M06232026

Commissioner Mulroy moved, seconded by Commissioner Linhart that the Minutes of the Regular Meeting held on Tuesday, May 26, 2026 be approved, with all members voting in the affirmative.

ORDINANCES:

2ND READING/PUBLIC HEARING:

#1485 – Ordinance of the Township of Haddon, County of Camden, and State of New Jersey Amending and Revising Chapter 54 of the Code of the Township of Haddon Entitled “Police Department”

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.

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

1ST READING/INTRODUCTION:

The following ordinance was read by title only:

#1486 – An Ordinance to Amend an Ordinance Authorizing Salaries to be Paid to the Employees of the Township of Haddon, County of Camden, State of New Jersey, Designating the Various Positions, Amounts of Salary and Time of Payment

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 July 28, 2026, 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 on the Township Website (www.haddontwp.com/current-legal-notices/) 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

1ST READING/INTRODUCTION:

The following ordinance was read by title only:

#1487 – Ordinance of the Township of Haddon, Adopting the Financial Agreement under N.J.S.A. et seq. Authorizing Tax Exemption and Payment in Lieu of Taxes Under N.J.S.A. 40A:20-1 et. seq. in Connection with the Rohrer Towers II Project

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 July 28, 2026, 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 on the Township Website (www.haddontwp.com/current-legal-notices/) 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 are approved by consent agenda, Resolution #2026-083 and Resolution #2026-084, and Resolution #2026-086 through Resolution #2026-092, with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring.

- #2026-083 - Bill Resolution (Payment of Claims)
- #2026-084 – Authorizing Renewal of Various Liquor Licenses for the 2026-2027 Licensing Term
- #2026-086 – Authorizing the Hiring of Sarah McCall as Part-time Fire Inspector
- #2026-087 – Approval to Submit a Grant Application and Execute a Grant Agreement with NJ DOT for Improvements to Crystal Terrace from Hopkins Road to 620’ West of Crystal Lake Avenue
- #2026-088 – Imposition of Lien on 101 Grant Avenue for Lawn Maintenance
- #2026-089 – Approval of Change Order No.2 for Improvements to Cornwall Drive – Phase 3
- #2026-090 – Approval of Change Order No. 3 for 2025 Road Improvements Program
- #2026-091 – Promotion of Christopher Haigh to Water/Sewer Crew Chief in the Water/Sewer Department
- #2026-092 – Authorizing the Renewal of Plenary Retail Consumption Alcoholic Beverage License for Piperno Hospitality Group, LLC for the 2026-2027 Licensing Term

The following resolution was tabled and discussion ensued regarding having a special meeting with a closed meeting to discuss contract negotiations:

- #2026-085 – Authorizing and Approving Settlement Agreement with Kimco Realty Corp.

Mayor Teague asked for Resolution 2026-085 to be tabled because he is concerned it looks like the Township is going to be losing \$21,000,000.00 of assessed value and according to his calculation that is about a \$500,000.00 credit that Kimco is going to get. Mayor Teague further stated that he wasn’t sure how that would impact the Township financially due to the fact that the \$500,000.00 includes school taxes, county taxes and fire taxes as well. Mayor Teague asks if those entities reimburse us for their portion of the taxes? He asks or do they not have to reimburse us? And how do we deal with the lump sum we are missing in our budget? Mayor Teague further mentions that some of this should be in closed session. What are the ramifications of not agreeing to the settlement? Possible success or not success if we have to go through litigation. If we don’t settle this, it’s just a significant amount of money of assessed value coming off the books. The Mayor further points out that it is capped at \$25 million over the next year. Mayor Teague mentions he would like to hear a little more from Martin in a closed session. Commissioner Mulroy concurs with the Mayor that a Closed Meeting is warranted to discuss this issue. He stated that it’s not his department so he is not involved in it and he would like to know where the settlement negotiations started, where they ended, what the demands were because that does seem like a large hit for the Township to take and certainly there are budget ramifications when the money the Township expected to be there is not there next year. Mayor Teague responds in addition to paying back money for the prior two years according to the settlement. Commissioner Mulroy states, I thought it was a credit going forward? Mayor Teague responds it is a credit but a credit for numerous years. Commissioner Linhart said that Target is the cornerstone of the property. Commissioner Linhart further states he cannot speak on if money is owed so he was told that part of the agreement is to have an anchor store like Target, they are charged a reduced rate to essentially bring other businesses to the strip mall to show they can thrive and get other businesses to move in. He thinks the assessment comes in higher for them because Target is being assessed at a higher square footage rate when in fact they have a reduced square footage rate. Commissioner Linhart also states, there are negotiations and mechanics and he’s sure Mayor Teague and Commissioner Mulroy were part of those discussions. Mayor Teague responded he was not part of any of those conversations. Commissioner Mulroy replies, this is the first time he is hearing about it. Commissioner Linhart responded, so that may be between Kimco and Target then. He further stated he doesn’t know and couldn’t tell you how. Mayor Teague reiterated, he doesn’t understand how the assessed value came down \$21,000,000.

The Township just had a reval done by professionals and they had to justify it and if that was the case then they are paying significantly less and that should have been picked up on the original assessment because the assessed value was based on the amount rented. Commissioner Linhart responds the assessed value doesn't capture lease agreements. Mayor Teague commented, it captures in part how much they are getting for a lease agreement because that's a value of the property. If there was nobody there then they would appeal it and, in this case, it is almost fully leased. Commissioner Linhart asked how this made it to the agenda if you had a concern with it? Mayor Teague responds that Martin wanted to have it on the agenda as per Justin because it was such a large amount he felt uncomfortable. Commissioner Linhart stated, well it's been tabled so we can discuss it at a closed session. Mayor Teague reiterates it seems like such a lot and he's not sure how that impacts the schools. Mayor Teague asks if there is a timeline that this needs to be approved? Justin responds, the plaintiff wants the Township to get it done quicker so they can have it in by the third quarter which is August 1st. Mayor Teague asks how does it work with other entities, the Township is only 20%, is the Township responsible for the 100%? Justin responds there is no refund, it is just a credit. They would be paying less on future payments to make up the back amount so there's no refund that is issued. Mayor Teague, it's still a credit; an amount of money that the Township is 100% responsible for. Mayor Teague asked more questions, does the school district have to share in that? The Fire District? Commissioner Mulroy states and would it include the County as well? Commissioner Linhart responded that they wouldn't receive less because they would receive whatever they were budgeted for; whatever their budgets are approved for, we would then cut their checks for. He further responds that Martin can do a better job of explaining it.

According to what Justin is saying, a credit isn't actually a transaction because our taxes would be taxing them on essentially what they could rent out the property for but because they have an existing lease with Target. Mayor Teague states the value of the property is based on the value of all the leases and the value of the land it is built on. And the credit is still money instead of them paying us a \$200,000.00 in taxes which would be distributed to all the different entities. The Township has to give them a credit and the Township collects the taxes and the Township distributes to the schools and the county. They aren't paying the Township, the Township is giving them a credit and whatever that amount is, say it's a \$200,000.00; the Township isn't getting that \$200,000.00 and if Township was getting that \$200,000.00, we would get 20% of it, the school would get 50 to 55% and the county would get 20% and the fire district would get 5%. Mayor Teague asks, where does that money come from? The Township is not going to get that \$200,000.00 this year, which the property would have otherwise paid us. We have to give them a credit according to this settlement so that \$200,000.00 we would put in our budget and each entity gets a %; that money is not coming in now. We can't pay the school their \$100,000.00. We aren't getting our \$20,000.00. Commissioner Linhart responded that's not how taxes work. When the school says they get \$40 some million dollars a year they will get \$40 some million dollars a year. What you're really asking is who is paying for it? Mayor Teague says I pay the town for my property tax, if I got a credit that would be great. You have to pay. I use my money that I pay to give to the different entities. How are we making up this \$200,000.00?

Mayor Teague comments, when I saw this, I was like is this going to affect our budget? How do we make up the money? Commissioner Linhart responds, I think a closed session would be better. Mayor Teague comments that we can only go in a closed session if we are talking litigation but we are only talking about the premise of taxes. Where are we getting the \$200,000.00 from? Commissioner Linhart states, let's use round numbers and say \$100.00 is what they were paying, there was an increase of 20% but according to the reval you owe the Township \$120.00. Then they say we have a tenant that is an anchor tenant who we brought specifically to revitalize this strip mall, so they are paying a discounted rate so we aren't as profitable as we could be and it's necessary to have this tenant. I think this involves the savings at some level. Mayor Teague asks how does the assessment get to that amount to begin with though, if that's the agreement they would be appealing it because initially the first 3 or 4 years we didn't agree with that, so why wasn't the assessment at that number because that's how it works. Commissioner Linhart, this is essentially saying they were paying 100.00 and they were paying 100.00 every year and then all of a sudden, we have a reval and we are saying you owe us 20% more, these are hypothetical numbers, and essentially, it's a similar concept as a PILOT. Mayor Teague states, part of this we are giving them back is prior to the reval. This was our assessed value prior to the reval, reval came in and agrees this is what the assessed value is and the owner of the property is saying no, you are wrong this year, you are wrong 2024, you are wrong 2025 and your wrong in 2026. And it turns out that according to this settlement, we are saying they are right to the point of \$21 million dollars which is about \$500,000.00 worth of money that is not coming to our coffers. Mayor Teague reiterates, that's my concern. Commissioner Linhart states, he thinks this is why people have PILOTS because of the same concept. Mayor Teague points out to Commissioner Linhart that this is not a

PILOT; this is an assessed traditional taxed property as any commercial property would be. No PILOT involved with this property as a matter of fact, the school gets money from this that they are not going to get. Commissioner Linhart asks Justin if he was part of the negotiations. Justin responded in the affirmative; he's not going to discuss negotiations that would be better in a closed session. Mayor Teague stated, I'm just discussing the general concept.

Commissioner Mulroy asks Justin, the negotiations were ongoing with this property with Kimco who were the people negotiating reporting back to? In order to negotiate you need authority. Is the situation that the negotiations were done and then were brought to us for authority? Justin responded that's typically how it works. Mayor Teague states that pursuant to the appointment of the Tax Assessor, he has authority to negotiate, typically they are small amounts. Justin responds, negotiate and settle. Mayor Teague stated this is a large amount of money we may not be receiving in the future and I just want to make sure everyone is aware that we need to plan. How we are going to fix this if we go through with the settlement. Justin stated that Martin and him, after negotiations brought it to the governing body. This is not something you just want to do and find out 3 months later and your budget just took a significant hit because of this. Commissioner Mulroy, if there is a legal obligation on our part to give them a credit, in that amount of money that effects the sustainability of all our budgeted items going forward because it was based on a certain amount of revenue coming in that is now a different number, a lower number. There is a huge impact to us, because we now have to recalibrate a lot of our budget decisions, that we just made to determine if we are going to have essentially enough money going forward based on the current budget. Once again, I would like to hear from Martin concerning this before I go down that road. A meeting with Martin to discuss the negotiations, would be qualified for a closed session. Mayor Teague mentions he looks to see how it impacts the schools, it was a little bit all over the place, there was actually some legislation going thru that the schools, county, and fire should have to contribute if there is money paid out reimbursed and, in the past, it hadn't been the case. The municipality had to take the brunt of the entire amount even though they are only 20% of the entire amount so out of \$500,000.00, \$100,000.00 is ours and we have to replace credit for \$400,000.00 if that's the law then that's the law and if not the law and it has to be shared. We need to notify those other entities as well that they need to seek a little less than what they budgeted. Because the assessment is down, the tax is down. Commissioner Mulroy, at a minimum they need to be on notice of what is going on here. The Mayor asks the Clerk to schedule a Special Meeting.

REPORTS FOR MAY 2026:

The following reports for May 2026 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 Commissioner Linhart, with all members affirmatively concurring:

Terry Bussard, 1110 Collings Avenue – Mr. Bussard attended the meeting this evening about the condition of the monument in West Collingswood Extension and brought pictures. Mayor Teague informed Mr. Bussard that the Township applied for a grant last month for that monument.

Kevin Combe, Haddon Township Apartments - Mr. Combe stated he liked the Township very much and that he moved in with his mother 4 years ago and it's really nice. Mayor Teague responds that everyone loves seeing him at the Township events.

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 7:49 PM, with all members voting in the affirmative.

June 23, 2026

BOARD OF COMMISSIONERS

Dawn M. Pennock, Municipal Clerk

Randall W. Teague, Mayor

James Mulroy, Commissioner

Ryan Linhart, Commissioner