

**MINUTES OF A REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE
COUNTY OF CAMDEN, NEW JERSEY, HELD APRIL 23, 2024
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, April 23, 2024 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

James Stevenson, DPW, Greg Fusco, Chief Timothy Hak, Lee Palo, Bonnie Richards, Kim Schemeley and Chris Norman, Esq. were present.

MINUTES:

Commissioner Mulroy moved, seconded by Commissioner Linhart that the Minutes of the Regular Meeting held on Tuesday, March 26, 2024 and the Minutes of the Closed Meeting held Tuesday, March 26, 2024 be approved, with all members voting in the affirmative.

ORDINANCES:

2nd Reading/Public Hearing

#1452 – Ordinance of the Township of Haddon, County of Camden, and State of New Jersey Amending and Supplementing the Township of Haddon Code at Chapter 142 “Land Use and Development”, Article 1, Section 142-38 to Repeal and Replace the Cannabis “Opt Out” Provisions of Section 142- 5P with Article V, Section 142-38I to Authorize Class 1,2,3 and 5 Cannabis Licensure as a Conditional Use in Certain Zoning Districts and to Define the Term “Cannabis Microbusiness” in accordance with State Law

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.

John Kendall, 120 Washington Avenue – Mr. Kendall inquired as to the process once approved for a cannabis business to start. Mayor Teague responded as follows, first there would have to be someone interested in opening a cannabis business pursuant to one of the licenses the Township is offering, and second, they would have to acquire or rent a property that is within the designated areas, third they would make application to the Planning Board. Mr. Kendall wanted to know if it would be advertised that these licenses are available or is it just public knowledge. Mayor Teague responded, it is just public knowledge and he reiterated the Township is not cannabis hunting. Mr. Kendall mentioned that area across Route 130 (Red Barn and Sgt. Scrap area), if that area was in the zone. Mayor Teague responded in the affirmative. Mr. Kendall further stated that the area across from Red Barn and Sgt. Scrap are in the area as well as all of Black Horse Pike? Mayor Teague responded it is those areas that are C3 and industrial zoned, C3 is heavy commercial, other requirements need to be fulfilled such as parking. Mr. Kendall inquired as to the parking requirement. Mayor Teague responded 5.5 spots, one for retail 1,000 feet and a spot for an employee, if it’s retail. It’s one per 1,000 if it’s the other license.

Debbie Kraponick, 210 Wilson Avenue – Ms. Kraponick inquired in reference to zones and parking, how far away from homes and schools are the limits. Mayor Teague responded it

is the zone requirements for those areas. She further inquired if they are the same for whatever business is zoned for those areas. Mayor Teague responded in the affirmative. Ms. Kraponick asked if there are any other areas that she's not aware of and Mayor Teague responded any area such as trucking. Those areas are highways, 4 lane highways, you tend to get more of the C3 heavy commercial and industrial type of highways. She asked specifically about the area where the Barber Shop is in West Collingswood Heights and Mayor Teague responded he is not sure if that is zoned C3. Mayor Teague replies it does not appear to be zoned C3 from what he recalls about that property. Commissioner Linhart responded, the interested party would bring an application to the Planning Board and the determination would be made at that point. Commissioner Mulroy inquired if there is a source she can use to see what the different zones are in the area. Commissioner Linhart responded, if you google Haddon Township Tax Map you should get a pdf with the zones.

There being no further 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

2nd Reading/Public Hearing:

#1453 – Ordinance of the Township of Haddon, County of Camden, State of New Jersey Amending and Supplementing the Code of the Township of Haddon at Chapter 212, Taxation, to Establish Article V. “Municipal Cannabis Tax” Section 212-16, to Collect a Statutorily Authorized Two Percent (2%) Municipal Tax on Sales by Class 1 Cultivation, Class 2 Manufacturing and Class 5 Retail Cannabis License Holders and One Percent (1%) Municipal Tax on Class 3 Wholesale Cannabis License Holders

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.

John Kendall, 120 Washington Avenue – Mr. Kendall inquired if this is for the 2% tax on the cannabis that would come to the municipality. Mayor Teague responded in the affirmative. Mr. Kendall reported that since West Collingswood Heights is the neighborhood that is affected, if a portion of those monies raised can be used for improvements for West Collingwood Heights neighborhood. Mayor Teague responded they are Township's and it goes throughout the Township, they are not designated for one area nor can they be designated for one particular area. Mayor Teague also explained that those areas, if there is an interested cannabis party, that they will improve some of those areas along Black Horse Pike or Route 130. Mayor Teague further explains we waited to do this to see what arose from other towns and even after this is approved, we will keep an eye on it so that we can address any issues that come up such as an increase in traffic, which would immediately be addressed with the police. If there are funds needed to assist with the cannabis sale, we will spend those funds there. Mr. Kendall stated, he believes he was told last week the area that is for sale is the adult bookstore, What-a-wiener and the warehouse. Mayor Teague explained that the adult bookstore, which is operational and What-a-wiener are owned by the same person and the warehouse is owned by someone else and all of that is for sale. He does not know if the prices they are asking are reasonable or not. Mr. Kendall replied that someone else could buy that area that has nothing to do with cannabis. Mayor Teague responded in the affirmative.

There being no further 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
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Commissioner Mulroy Aye
Commissioner Linhart Aye

2nd Reading/Public Hearing

#1454 – Ordinance of the Township of Haddon, County of Camden, and State of New Jersey Amending and Revising Chapter 104 of the Code of the Township of Haddon, Entitled “Dogs”

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.

John Kendall, 120 Washington Avenue – Mr. Kendall inquired, what is the Dog Ordinance about. Mayor Teague responded there is an exemption for licensing dogs for the blind and it should also exist for service dogs for the hearing impaired. Mr. Kendall further inquired if it was still on the books that you can only have two dogs. Mayor Teague responded in the affirmative.

There being no further 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.

1st Reading/Introduction:

The following Ordinance was read by title only:

#1455 – Calendar Year 2024, Model Ordinance to Exceed the Municipal Budget Appropriation Limits and To Establish a CAP Bank (N.J.S.A. 40A:4-45.14)

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 May 28, 2024, 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

1st Reading/Introduction:

The following Ordinance was read by title only:

#1456 – 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 May 28, 2024, 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

1st Reading/Introduction:

The following Ordinance was read by title only:

#1457 – Bond Ordinance Authorizing Various Capital Improvements and the Acquisition of Capital Equipment in and for the Township of Haddon, County of Camden, New Jersey; Appropriating the Sum of \$1,995,000 Therefor; Authorizing the Issuance of General Obligation Bonds or Bond Anticipation Notes of the Township of Haddon, County of Camden, New Jersey, in the Aggregate Principal Amount of up to \$1,895,250; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Forgoing

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 May 28, 2024, 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

1st Reading/Introduction:

The following Ordinance was read by title only:

#1458 – Bond Ordinance Authorizing Various Water and Sewer Improvements and Acquisitions of Utility Equipment and Vehicles in and for the Township of Haddon, County of Camden, New Jersey; Appropriating the Sum of \$1,065,000 Therefor; authorizing the Issuance of General Obligation Bonds or Bond Anticipation Notes of the Township of Haddon, County of Camden, New Jersey in the Aggregate Principal Amount of up to \$1,011,750; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing

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 May 28, 2024, 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

1st Reading/Introduction:

The following Ordinance was read by title only:

#1459 – Bond Ordinance Authorizing the Acquisition of Capital Equipment for the Police Department in the Township of Haddon, County of Camden, New Jersey; Appropriating the Sum of \$250,000 Therefor; Authorizing the Issuance of General Obligation Bonds or bond Anticipation Notes of the Township of Haddon, County of Camden, New Jersey, in the Aggregate Principal Amount of up to \$237,500; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing

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 May 28, 2024, 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

1st Reading/Introduction:

The following Ordinance was read by title only:

#1460 – Ordinance of the Township of Haddon, County of Camden, and State of New Jersey Amending and Revising Chapter 111 of the Code of the Township of Haddon Entitled “Fees”

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 May 28, 2024, 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

1st Reading/Introduction:

The following Ordinance was read by title only:

#1461 – Ordinance of the Township of Haddon, County of Camden and State of New Jersey Amending and Revising Chapter 223 of the Code of the Township of Haddon Entitled “Vehicles and Traffic”

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 May 28, 2024, 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 #2024-050 through Resolution #2024-061 inclusive, with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring.

#2024-050 - Bill Resolution (Payment of Claims)

M04232024

- #2024-051 – Governing Body Certification of Compliance with the United States Equal Employment Opportunity Commission’s “Enforcement Guidance on Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964”
- #2024-052 – Authorizing Temporary Summer Hours
- #2024-053 – Certification of 2024 Municipal Budget for Local Review
- #2024-054 – Authorizing a Shared Service Agreement for Lawn Maintenance
- #2024-055 – Authorizing a Shared Service Agreement for Chief Financial Officer
- #2024-056 – Authorizing A Shared Service Agreement for Assistant to HR and Police Dept. Admin.
- #2024-057 – Authorizing Submission of the Application for Round 24 Camden County Recreation Facility Enhancement Funding for Playground Improvements at the Robert Krupinski Sr. Memorial Park
- #2024-058 – Authorizing Award of Contract for Crystal Lake Pool Concession Stand
- #2024-059 – Proclamation Declaring the First Friday in June to be National Gun Violence Awareness Day
- #2024-060 – Cancellation of Unexpended Utility Capital Improvement Appropriation
- #2024-061 – Authorizing and Approving an Agreement with The Metro Company, LLC

BUDGET RESOLUTION WITH PUBLIC HEARING MAY 28, 2024:

The following Resolution #2024-062 was approved with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring:

#2024-062- Introduction of the 2024 Municipal Budget and W/S Operating Budget

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

BUSINESS IMPROVEMENT DISTRICT BUDGET WITH PUBLIC HEARING MAY 28, 2024:

The following Resolution #2024-063 was approved with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring:

#2024-063 - Introduction of the 2024 Business Improvement District Budget

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

OTHER BUSINESS:

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

#RA2024-09 - Haddon Township Rowing Club, Off Premise Merchandise Draw

The Following 27 Business License Applications are approved with a motion by Commissioner Mulroy, seconded by Commissioner Linhart, with all members affirmatively concurring:

License #	Business Name	Address
333	Haddon Handyman	235 Burrwood Ave
334	Imperial Parking	216 Haddon Ave, Ste 400
335	Kirksey Woodworking	227 Highland Ave
336	Stephanie Hirt DMD	216 Haddon Ave, Ste 109
337	My Underwater Worlds	1001 White Horse Pike
338	H.D. Stein Bookkeeping	220 Lincoln Ave

339	Jakubowski Heating & A/C	111 Bewley Road
340	JNJ Convenience Store	2904 Mt. Ephraim Ave.
341	Planet Fitness	49 Haddon Ave
342	Escape Factory Inc.	400 Lincoln Ave
343	DHR Global	216 Haddon Ave, Ste 322
344	Velvet Ivy Photography	803 White Horse Pike
345	Top Line Remodeling	105 Denver Ave
346	JM Electric Contractors LLC	11 W. Nicholson Rd.
347	Engwall's Body Studio	212 Haddon Ave, Ste 7
348	Tuxedo Junction	611 White Horse Pike
349	Fine Edgez Hair Artistry	637 White Horse Pike
350	Art Therapy Services, LLC	1001 White Horse Pike
351	Lefty's Dogs	601 W. Park Ave
352	Sugar Mama Bake Shoppe	1001 White Horse Pike
353	The Kitchen & Bath of NJ	100 S. Crescent Blvd
354	Dazzling Nails	115 Haddon Ave
355	Capture 360 LLC	23 Cooper Street
356	Ultra Stop Laundromat	104 Haddon Ave
357	Chandler Upholstery	16 Haddon Ave
358	Vituska Painting LLC	33 E. Collingswood Ave
359	Holy Cannoli Shop LLC	31 Haddon Ave

REPORTS FOR MARCH 2024:

The following reports for March 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:

John Kendall, 120 Washington Avenue – Mr. Kendall asked if there was any word on the old Oaklyn Diner property. Mayor Teague responded in the negative and continued by saying there was an interested party one year ago and when they went through the Planning Board they were not approved and they moved on. Mr. Kendall asked if they were still paying their taxes and if someone still owns it and is it still for sale? Mayor Teague responded in the affirmative. Mr. Kendall stated we could use a diner; there aren't that many diners in South Jersey anymore. Mr. Kendall asked what the vehicles and traffic ordinance pertains to. Mayor Teague responded that when Reunion Hall received its approval to operate at their current location, there was a concern that on Glenwood Avenue there are a number of homes that don't have driveways and due to the close proximity to Reunion Hall, there was a concern that they wouldn't be able to park their vehicles. The Planning Board made a recommendation to designate spots for those that did not have driveways. As Reunion Hall has opened, they have been doing very well, it's a nice place, and it has been very crowded. They are using a lot of those spots in the evening time where the residences don't have driveways would ordinarily park their vehicles. In some cases, they would go out to the store and comeback and there wouldn't be anywhere to park. We took an area that is right across the street from where these homes are, it's almost like a cutout on the street, and we are delineating those areas as parking areas for those homes that do not have driveways. Those homes that do have driveways will be required to park in their driveways. Mr. Kendall stated that he thinks it's great that the Township is going to improve the playground in the Heights and requested details. Mayor Teague responded that

they did the lower softball field last year by improving the drainage and they asked if we could do something with the softball field above, which is in closer proximity to the playground and we did that too. He further reported the Township applied for \$25,000 recreation grant last year just to upgrade and expand the playground equipment are applying for another \$25,000 as well and we still have another larger outstanding grant to address some of the other drainage issues on the rest of the field and we have not heard on that one. Mr. Kendall mentioned 3 little gulleys in the walking track that are filling with water and he asked if they can be filled in with dirt so the water doesn't collect there for mosquitos. Commissioner Linhart responded that he believes that area is deemed wetlands and you are not allowed to fill that in. Mayor Teague responded that we will have Greg Fusco, PE take a look at that area. Mr. Kendall also asked for more trees in the area and gravel stone where people park to cutdown on the mud. It was good that a new roof was put on the gazebo last year and mentions the other two need new roofs, too. Mr. Kendall mentioned, the Crystal Lake Pool concession stand was a disaster last year due to the vendor leaving early and they were hardly ever there. Mayor Teague responded that it actually was the last two years, so we have a new vendor this year. He pointed out that it hasn't been easy getting agencies to bid so we are left to go with those that bid or are interested. This year we have someone that we think is going to work out well. It's called Lefty's Dogs and they are going to do hotdogs, hamburgers, etc. Mr. Kendall ended by informing the governing body they are doing a good job and to keep up the good work.

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 7:33 PM, with all members voting in the affirmative.

April 23, 2024

BOARD OF COMMISSIONERS

Dawn M. Pennock, Municipal Clerk

Randall W. Teague, Mayor

James Mulroy, Commissioner

Ryan Linhart, Commissioner