

COMMISSIONER WORK SESSION OF MAY 3, 2021

The Commissioner Work Session of May 3, 2021 meeting was called to order at 6:30 p.m. The meeting was held via ZOOM. The announcement of Public Meetings was read by the Administrator. In attendance were Mayor Rochford, Commissioner Kasko and Commissioner Bianco Bezich, the Borough Administrator, Borough Solicitor, and Borough Clerk.

The Administrator opened the public comment portion of the meeting.

John (Jack) Van Dalen, Kings Highway E, thanked the Commissioners for their years of service to the Borough and the briefly reviewed concerns he had detailed to the Commissioners in a letter dated April 26, 2021.

1. Stormwater Recharge (adopted 3/9/2021) and the Snowden Avenue Overlay – in his opinion these gave a blanket exemption to stormwater, which is an issue.
2. He stated that he feels that there was a lack of bidding for the Affordable Housing Developer. In his opinion this should have been done as a competitive bidding process and not a Request for Proposal (RFP). Because the property being used for the Snowden Avenue affordable housing project is public property it should have gone out to bid, just as the property for the recently discussed cell tower at Public Works was required to be. The RFP process used for the Snowden Avenue project was then reviewed by the Commissioners, the Borough Solicitor and various members of the public. At the end of this discussion Mayor Rochford asked the Administrator to follow up with the Borough's Affordable Housing Attorney to confirm that the law was followed in this process.

Jill Poretta, Potter Street, stated that she attended the site plan review meeting and found it alarming that there was no Fire Marshall report for the Snowden Avenue Affordable Housing development. Once that report was received after that meeting, she feels that the site plan should have been pulled once the issues reported were known, and was surprised that the sub-division for the lot is still on the agenda for Planning Board (PB). Ms. Poretta then commented about squeezing 20 units on under one acre and noted that the Judge recommended less than 20 units for the site, as well as increasing the property size. Ms. Poretta referenced the Judge's comments from the transcript. She is concerned that the Borough is moving forward with the sub-division and asked if the Borough was pushing thru the sub-division because you are taking into consideration of the Judge's comments on density? Commissioner Bianco Bezich stated that the Commissioners did not set the PB agenda, which is set upon the receipt of the site plan by the Community Developer Office. She then asked if Ms. Poretta was asking if the Commissioners put this on the agenda? Ms. Poretta then talked about the procedure and how the Historic Preservation Commission (HPC) was skipped. Discussions were held between Ms. Poretta and Commissioner Bianco Bezich regarding the PB agenda. The Borough Administrator reviewed the history of the items on the PB agenda for this project. The future timeline for the project in question was then reviewed. The Administrator finished by pointing out that the Fire Marshall's report is a recommendation. Ms. Poretta stated that this project is your legacy in this town. She then commented on how the Commissioners keep telling people that these affordable housing units are for working families with good jobs, i.e. fire fighters

and teachers, etc. She's Googled "talking points for Affordable Housing" and has gotten multiple responses saying "firefighters and teachers"; this is a canned response. She then pointed out that with regards to the townhomes proposed for the Bancroft site, Mayor Rochford stated that families would not be moving in there because they want yards, but you are not giving the families that would be moving into the units at Snowden Avenue yards or areas for their children to play. Commissioner Kasko replied that they could not solve this for everyone and pointed out that there will be single and retired people who will be moving into those units as well; these are attractive to different types of families. He finished by encouraging Ms. Poretta to ask these questions at the PB meeting. Commissioner Bianco Bezich stated that she is working on creating other options and that she believes there should be multiple affordable housing options throughout town.

As there were no further questions the Commissioners moved into the agenda items.

The first items discussed were the requests to use public property for various events:

1. Haddonfield Theater Art Center – the additional information previously requested has been provided by Haddonfield Theater Arts group. They are anticipating 200 people, which is in line with the Governor's outdoor limits. They will have people on-hand to make sure that seating is set up for family groups and individuals, as well as making sure proper adherence to the mask/social distancing guidelines. Any food purchased must be taken back to their seats and there will be no tables and chairs set up. The Commissioners agreed that their concerns had been addressed and approved the addition of the food vendors at the event.
2. Friends of the Library – They would like to repeat last year's event with Barre3 for a yoga class on the grass area in front of the library. They have pick June 12, 2021 as the date and the time is 10 a.m. to noon. This is a fundraiser for the Friends. The Commissioners approved the event.
3. Haddonfield Farmer's Market – the group is asking for permission to extend their market to include retailers that would like to participate and set up certain items from their stores during the Farmer's Market, as well as include other potential vendors on the sidewalk of Kings Highway. Ralph Ciallella joined the meeting to answer any questions. The Administrator asked what process would be followed to determine which stores and/or vendors would be included, and what restrictions would be put in place regarding the amount/size of what could be put out. Mr. Ciallella talked about the restrictions on space that would be provided and noted that they are trying to engage the stores, yet still address the social distancing requirements. He feels that this could create a great environment in town and suggested that one Commissioner meet with them regularly to review who would be included. Mayor Rochford asked how the insurance for these added vendors would be addressed. The Administrator stated that at this time the Farmer's Market is covered under the Borough's insurance and vendors are required to provide their own insurance. Commissioner Troy noted that each vendor has \$1 million in coverage. He also noted that we currently only have spaces for 12 vendors, but Haddon Township and Collingswood each have 25-30 vendors. He finished by expressing his concerns about spacing the space size for retailers. Mr. Ciallella stated that they would adhere to the Borough's guidelines on this. Commissioner Bianco Bezich asked if the Farmer's Market had looked into

the possibility of closing Kings Highway for this. Mr. Ciallella noted that this is a County roadway, and they were taking a conservative approach at this time and trying to promote the retailers in town. The Administrator noted that the State is still under COVID-19 guidelines, which means that closing the highway would be better suited to give the required distances. Commissioner Kasko asked when they would like to start including these participants. Mr. Ciallella stated they were talking about a June start. He also noted that they used to have 30 vendors at one point, and actually received 33 applications for this year. The Administrator commented that one of the issues that was found during the last sidewalk sale was that most stores did not have staff for two locations. Mr. Ciallella noted that they have volunteers that would be willing to help. Additionally, this is a different vibe from the sidewalk sale and he hears from retailers that they understand that they need to do something different these days and what they are trying to create is a new environment. Commissioner Kasko stated that this was a great idea and suggested trying to push to see how many retailers you can get for a June 1st start. He also cautioned that not all retailers like to have the highway closed. Commissioner Bianco Bezich agreed with Commissioner Kasko. She also suggested that they try to think of an identity that they are shooting for on the event and stated that they would need to get a buy-in from the Partnership for Haddonfield, LLC (PfH). However, it would be best to not have a mixed identity associated with the event; either Farmer's Market or PfH. Additionally, she only mentioned the possible closing of the highway as a way to give more space. It was noted that the Craft Fair had been cancelled again for this year, so the retailers cannot expect those crowds in July. Even though this is the first conversation about this event, she would like to be able to continue the conversation to possibly work through potential issues. Various options were discussed – closing Mechanic Street instead, the size of the spaces for retailers/vendors, how often this expansion would occur – every weekend, once a month, etc. Commissioner Bianco Bezich invited Mr. Ciallella to the next PfH meeting to further discuss the idea. Mr. Ciallella finished by stating that there has to be a plan about where vendors are placed and the relationship of the various products being sold.

4. British American Business Council – the Administrator stated that the various issues brought up at the last work session have been worked out regarding the food and beverages. After a brief discussion the Commissioners agreed to approve the event and include three tables in Kings Court that would not block pedestrian traffic. No alcohol will be served in Kings Court.

Next, the Commissioners reviewed the process for announcing the election results for the May 11th Commissioner Election after the polls have closed. The Administrator suggested holding a ZOOM meeting that people could join to watch the results being tallied, especially since we most likely will not have the Vote-By-Mail (VBM) numbers that evening. Mayor Rochford noted that the Governor had released new guidelines today and asked if they had they been reviewed for possibly opening the auditorium. The Administrator noted that the indoor gathering maximum is 250 people with social distancing. If that is what is decided, the Administrator asked if we would bring in additional staff to ensure the distancing is maintained. Commissioner Kasko felt that the VBM numbers would be available at that time and suggested having a limited number

of attendees in the auditorium, as well as broadcast it out somehow. Commissioner Bianco Bezich stated that she did not believe that people should be gathering in the Borough Hall, especially since we aren't even holding our Commissioner Meeting that evening in person, but indicated that she would be okay with it as long as it was limited to 2-3 people from each candidate. The Commissioners agreed to a limited number of people per candidate and broadcast via ZOOM the night of the election.

A donation of a bluebird box was reviewed by the Commissioners. It was unanimously agreed that the Administrator would work through Public Works to have the box set up in Crows Woods.

The Administrator and the Borough Solicitor reviewed the ambulance agreements that were provided for discussion. Commissioner Bianco Bezich provided a brief history on these agreements and noted that they should be signed by the Borough and not the Ambulance Association since they involve borough owned property. Of the three agreements the two that are not in question at this time, HIPPA and training services, can be signed if the Commissioners are okay with the wording. The Commissioners agreed to add a resolution to the May 11, 2021 agenda authorizing the signing of these agreements.

The May 11, 2021 agenda was then reviewed. It was agreed to remove the budget amendment resolution at this time. The Commissioners were reminded that the meeting is scheduled to start at 7:00 p.m.

In reference to the outdoor seating for restaurants in the downtown area, as well as the recent changes to the restrictions by Governor Murphy, the Administrator asked the Commissioners if they were willing to continue with the unlimited outdoor tables until the inside seating is at 100% capacity. The new restrictions are that there is no limit to the number of customers, as long as the tables are six feet apart, or there are partitions between each. The Commissioners agreed to keep the unlimited outside tables because everything is not back to 100% capacity technically. Commissioner Bianco Bezich then provided an update for the Partnership for Haddonfield, LLC (PfH). They are working on the job description for a Director, as well as the budget. The Girls' Day Out event was an incredible success. There was positive feedback, as well as new feedback from store owners they had not heard from before. She also announced that there would be no Fine Arts and Crafts Festival for 2021. As a side note, they have also lost the Subaru sponsorship. Mayor Rochford asked if this could be rescheduled for later in the year. Commissioner Bianco Bezich replied that this would be difficult to do as there is a definite circuit that these vendors utilize for various shows that are held at specific times throughout the year.

Mayor Rochford made a motion to adjourn the meeting at 8:01 p.m., which was seconded by Commissioner Bianco Bezich. The motion was approved unanimously.

Respectfully submitted,

Deanna Bennett, RMC
Borough Clerk