

ORDINANCE 2023:1536

AN ORDINANCE AUTHORIZING SALARIES, WAGES AND REIMBURSEMENTS TO BE PAID TO NON-CONTRACTUAL EMPLOYEES OF THE BOROUGH OF HADDON HEIGHTS

WHEREAS, the Mayor and Council of the Borough of Haddon Heights need to establish salaries, wages or reimbursement rates for non-contractual municipal employees that are commensurate with the offices or positions held and the experience of persons appointed to said offices or positions,

NOW, THEREFORE BE IT ORDAINED, by the Governing Body of the Borough of Haddon Heights in the County of Camden, that the following sections are hereby adopted for purposes of compensating non-contractual municipal officers and employees:

Section 1 – Salaries and Wages

The annual base salaries and wages for the following Borough positions shall be amended and set at between the following amounts:

<u>Title/Position</u>	<u>Annual Salary</u>
Borough Clerk/Operations Mgr.	\$ 60,000.00 to \$ 90,000.00
Borough Administrator	\$ 30,000.00 to \$ 50,000.00
Tax Collector	\$ 50,000.00 to \$ 80,000.00
Public Works Superintendent	\$ 50,000.00 to \$ 80,000.00
Tax Assessor	\$ 15,000.00 to \$ 55,000.00
Chief Financial Officer/Treasurer	\$ 35,000.00 to \$ 65,000.00
Construction Official	\$ 15,000.00 to \$ 40,000.00
Zoning Officer	\$ 10,000.00 to \$ 30,000.00
Fire Chief	\$ 15,000.00 to \$ 25,000.00
Code Enforcement Officer	\$ 5,000.00 to \$ 15,000.00
Building Sub Code Official	\$ 5,000.00 to \$ 15,000.00
Electrical Sub Code Official	\$ 5,000.00 to \$ 15,000.00
Plumbing Sub Code Official	\$ 5,000.00 to \$ 15,000.00
Fire Sub Code Official	\$ 5,000.00 to \$ 15,000.00
Fire Safety Inspector	\$ 10,000.00 to \$ 18,000.00
Uniform Fire Official	\$ 5,000.00 to \$ 12,000.00
Recycling Coordinator	\$ 2,500.00 to \$ 5,000.00
Purchasing Agent (certified QPA)	\$ 1,500.00 to \$ 5,000.00
Payroll Supervisor	\$ 1,500.00 to \$ 5,000.00
Finance Clerk	\$ 4,000.00 to \$ 8,000.00
Licensed Collection System Operator (C-2)	\$ 1,500.00 to \$ 5,000.00
Summer Recreation Exec. Director	\$ 1,500.00 to \$ 7,000.00
Summer Recreation Director	\$ 1,500.00 to \$ 7,000.00

<u>Title/Position</u>	<u>Hourly Pay Rate</u>
Crossing Guard	\$ 13.00 to \$20.00 per hour
Class II/Traffic Officer	\$ 15.00 to \$40.00 per hour

Class II/School Resource Special Officer	\$ 15.00 to \$40.00 per hour
Class III Special School Security Officer	\$ 15.00 to \$40.00 per hour
Relief Firefighter	\$ 15.00 to \$20.00 per hour
Temporary Labor	\$ 13.00 to \$20.00 per hour
Summer Recreation Staff	\$ 13.00 to \$20.00 per hour
Tax Assessor (Redevelopment)	\$125.00 per hour

Salaries, wages and reimbursement rates of Borough employees covered under collective bargaining contracts, which may include titles and positions listed in this section and may include titles and positions not listed in this section, shall be paid pursuant to these contracts as agreed to by the Mayor and Borough Council.

Section 2 – Duties and terms of employment

Except as otherwise provided by state statute or collective bargaining contract, the duties and terms of employment, including hours of employment and other pertinent information, shall be set forth by ordinance, personnel manual, and/or personnel policy approved by the Mayor and Borough Council.

Section 3 – Maximum amounts

The base salaries and wages authorized by this ordinance are a range of amounts for each office or position, excluding compensation for working overtime. Actual salaries and wages paid are determined by the Mayor and Borough Council.

Section 4 – Compensation for mileage and expenses

A Borough employee who utilizes his or her own motor vehicle for travel outside the borough that is related to borough business or their official Borough duties, shall be reimbursed for mileage set at a rate determined by the Mayor and Council, and for the cost of parking and tolls incurred during such travel.

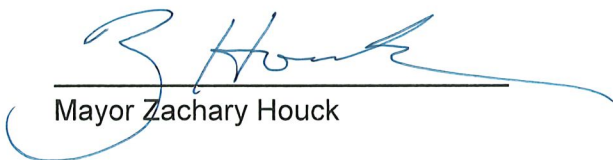
Section 5 – Past ordinances repealed

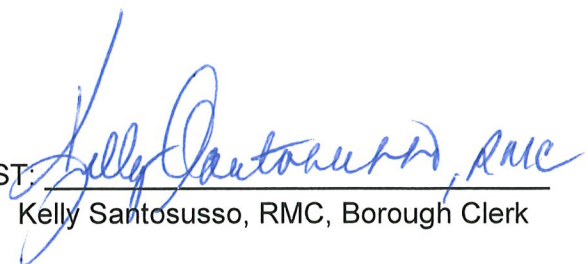
All ordinances or parts of ordinances of the Borough of Haddon Heights that are inconsistent with any part of this ordinance are hereby repealed to the extent of such inconsistency.

Section 6 – Effective date of ordinance

This ordinance shall become operative 20 days after final adoption.

Introduction Date: September 19, 2023
 Public Hearing: OCTOBER 3, 2023
 Adoption Date: OCTOBER 3, 2023


 Mayor Zachary Houck

ATTEST: 
 Kelly Santosusso, RMC, Borough Clerk

ORDINANCE 2023:1535

**ORDINANCE AUTHORIZING THE RENEWAL OF THE PILOT AGREEMENT WITH
HADDON HEIGHTS SENIOR CITIZEN HOUSING CORP. FOR BLOCK 25, LOT 11**

WHEREAS, Haddon Heights Senior Citizen Housing Corp. (“Sponsor”) is a not for profit, urban renewal entity qualified to do business under the provisions of N.J.S.A. 40A:20-1 et seq., and is the Owner of all that certain 100% affordable housing project established in the Borough of Haddon Heights (“Borough”) in 1976, known as “Stanfill Towers” (the “Project”), which is situated on that certain tract of real property, consisting of approximately 1.5 acres, designated on the Borough Tax Map as Block 25, Lot 11, commonly known as 117 E. Atlantic Avenue, Haddon Heights, NJ 08035 (the “Property”); and

WHEREAS, the Project consists of 123 Senior rental units, inclusive of one (1) superintendent unit, 100% of which, or 123 units, are occupied by extremely low and very low-income Senior Citizens (30-50% of median income), consistent with affordability controls and parameters established in regulations promulgated by the U.S. Department of Housing and Urban Development under Section 8(o) of the United States Housing Act of 1937); and

WHEREAS, the Project currently is the subject of certain federal subsidies (HUD Section 8) rental housing assistance payments and which subsidies impose affordability controls on the Project consistent with the current occupancy of the units, as aforesaid; and

WHEREAS, in furtherance of and to further support the sustainability of the Project for affordable housing, in 1975, the Borough entered into a written financial agreement with the Haddon Heights Senior Citizen Housing Corp.. providing for the payment of an annual service charge for municipal services in lieu of traditional taxes, for so long as the Project remained subject to the original NJHMFA mortgage and the affordability controls imposed as a condition of HUD Section 8 Housing Assistance Payments (HAP) (the “Existing Financial Agreement”); and

WHEREAS, the original NJHMFA mortgage was fully paid in 2002, whereupon the Existing Financial Agreement was renewed for a period of 20 years; and

WHEREAS, upon expiration of the original term of the said agreement, the aforesaid affordability controls also will terminate or expire pursuant to N.J.S.A. 55:14K-37b, whereupon all of the units in the Project may be marketed and rented or sold as market rate units, to the detriment of the Senior Citizens in residence at the Project and other low -income Senior Citizens who may wish to reside in the Borough in the future; and

WHEREAS, the Sponsor desires that the Project continue to be operated as an affordable housing project, and has requested that the Borough enter into a new financial agreement providing for the continued payment of an annual service charge for municipal services in lieu of traditional taxes, and, in furtherance thereof; and

WHEREAS, the Borough also desires that the Project continue to be operated as an affordable housing project for the benefit of low and moderate-income Senior Citizens residing,

or who in the future may wish to reside, in the Borough, and is willing to enter into this Agreement providing for payments in lieu of traditional taxes; and

WHEREAS, the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.) (the "NJHMFA Law") and the Long Term Tax Exemption Law (N.J.S.A. 40A:20-1 et seq.) (the "LTTE Law") authorize a municipality to continue a tax exemption previously granted to a State or federally subsidized affordable housing project, such as the Project, beyond the date on which initial NJHMFA financing is fully paid, so long as the project remains subject to affordability controls pursuant to, inter alia, project-based federal rental assistance authorized pursuant to Section 8 of the United States Housing Act of 1937; and

WHEREAS, the Borough desires to approve an agreement with Haddon Heights Senior Citizen Housing Corp. to provide for a Payment in Lieu of Taxes in a form attached hereto and made apart hereof.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Heights, County of Camden and State of New Jersey as follows:

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The Borough of Haddon Heights approves the attached Agreement with Haddon Heights Senior Citizen Housing Corp. to provide for a Payment in Lieu of Taxes
3. This Ordinance shall become effective immediately upon final passage and publication as required by law.

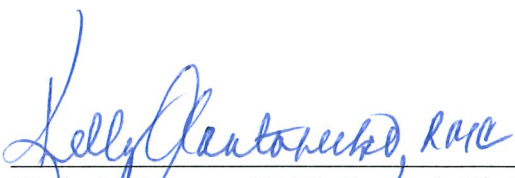
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Final Adoption: OCT. 3, 2023



Mayor Zachary Houck

ATTEST: 

Kelly Santosusso, RMC, Borough Clerk