

Borough of Pine Hill
Council Meeting
July 21, 2014
Pine Hill Borough Hall
7:30 P.M.

Mayor Green called the meeting to order.

Deputy Clerk, Patricia Hendricks delivered the Sunshine Law and the awareness for the town.

Roll Call: Patricia Hendricks, Deputy Clerk
Councilman Warrington-absent, Councilwoman McCullen-present, Councilman Knott-present, Councilman Jaxel-present, Councilman Robb-present, Councilman Burke-present, Mayor Green-present, Mrs. Hendricks-present, Mr. Patterson-present, Mr. Cray-present, Mr. Cardis-present

Approval of Minutes: July 7, 2014 – Closed Session

Motion to approve: Councilwoman McCullen, 2nd Councilman Burke
All in Favor: 5 yes votes

Approval of Bills: July 2014

Motion to approve: Councilman Robb, 2nd Councilman Jaxel
Roll Call: 4 yes votes Councilman Burke Abstained

Committee Reports: June 2014

Deputy Clerk Hendricks read the Committee Reports
Motion to approve: Councilwoman McCullen, 2nd Councilman Knott
All in Favor: 5 yes votes

Council Discussion:

Mayor Green reported that the Borough owns a piece of property on Blackwood Clementon Road which is in front of the Mason Run Condominium Complex. He stated that a portion of that is paved and it used to be a parking lot for a business that was there and now residents or anyone is parking on that Borough property. Mayor Green commented that some of the cars that were left there were in disarray and the Chief ticketed those. He stated that it is Council's decision what they want to do, they can leave it the way it is, post no parking signs, the lot can be cornered off and have no one enter and eventually that lot will be sold off in the land sale but right now it is a parking lot. He commented that he actually thought it belonged to Mason Run, so did a lot of people until we did some research on it.

Councilwoman McCullen asked Mayor Green what would be in the best interest of the Borough.

Mayor Green reported that some of the residents that live in Mason Run are using it as a parking lot so they are probably not going to be too happy when the Borough takes it down. He stated on the other hand there are a lot of abandon cars there that is probably some liability to the Borough.

Councilwoman McCullen commented that initially that is what she was going to say that anything that happens there the Borough will be liable for.

Councilman Burke asked Mayor Green who clears the snow for the parking lot.

Mayor Green stated that he does not believe that anyone clears the snow there. He commented that neither Mason Run nor Borough Public Works clears the snow there. He reported they may go down the streets but they do not clear the parking lot.

Councilman Robb suggested that the most cost effective thing for the Borough to do is post no parking and not get involved with putting up any barricades and maybe that would take care of it.

Councilman Burke commented that maybe the Borough could contact Mason Run and see if they are interested in taking it.

Mayor Green reported that he highly doubts they would be interested at all.

Mr. Patterson commented that the Borough would post it because there is a liability issue. He stated for the first time people park there they would be given a warning so that their not given a ticket, then after that the second time they would be ticketed.

Mr. Cardis asked when the Borough wanted to have a land sale.

Mayor Green answered that it is difficult right now without an Administrator on board.

Mr. Cardis commented that the Borough can have more than one land sale.

Mayor Green stated that it makes sense to have one land sale.

Mr. Cardis said that he thinks on the property the Borough would need a survey because they do not know much about it.

Mayor Green commented that the Borough knew they had property out there and they do know the boundaries of it.

Mr. Cardis asked if it was a buildable lot.

Mayor Green reported that the property is commercial but he did not know what the requirements would be.

Councilman Robb asked Mayor Green how the property got paved.

Mayor Green commented that there used to be a business there, the parking lot was part of the business and years ago the business burned down. He stated that eventually the Borough got the ground because someone did not pay the taxes and the Borough foreclosed on the property which part of it is the parking lot.

Mr. Patterson reported that the Borough post no trespassing prohibited no parking by order of Borough Council.

Chief Winters asked Mayor Green if he could add to that. Chief Winters stated that it is Council's decision to make it no trespassing, no parking, but he would recommend adding some columns and chains across the driveway to have a visible barrier there. He reported that having that should help them to enforce it.

Mr. Cardis reported to be careful putting chain up in case someone would run into it; if somebody on a bicycle runs into to it so whatever they put up would have to be safe.

Mr. Patterson commented that it would have to be safe and noticeable at night.

Mayor Green stated that the Borough will work it out.

Mayor Green reported that Mr. Patterson was contacted by an attorney for the executor of the estate of Hope E. Whiting on West Third Avenue in regards to the Borough selling them some lots back in 1949 and it appears that there are some deficiencies with who owns the lot.

Mr. Patterson reported that an attorney came to him; apparently they met with the Borough some years ago in regards to the issues with the property and they have attached a map to it so the Borough can see what is being proposed. He stated that they are saying they have been paying taxes on a piece of property that they don't own actually the Borough owns it. He commented that there is a little piece of property that they want to give back to the Borough because they have no use for it and they want to do something called a quick claim deed. He reported that we would quick claim the piece that the Borough owns to them and they would quick claim the piece that we have been taxing them on back to the Borough. He

commented that the part that they are going to keep has already been fenced in so there is really no issue as to what is owned and what they would own. Mr. Patterson stated that for years this has been an outstanding issue and nobody has stepped forward and tried to correct it. Mr. Patterson reported at one time somebody recommended going to court and acquire title action but that would mean the Borough would be the defendant in that case and it would cost them money. Mr. Patterson stated doing quick claim deeds that it is just an exchange of deeds; they give to the Borough whatever we own and it clears up the title to the property.

Councilwoman McCullen commented that this would square up their property.

Mr. Patterson commented it would square up their property and clear up the discrepancy as to what they have been taxed on.

Mr. Patterson reported that he would get back to the attorney and let him know that the town Council has agreed to the exchange of the properties for quick claim deeds.

Mr. Patterson reported that he wanted to talk about the piece of property that the attorney wrote to the Borough on. He commented that it was in regards to them having no need for the property and would like to pass it on to the Borough. He stated that the title report indicated that there were no issues on the property due to liens or encumbrances. He commented that it is a piece of property that if the Borough is interested in taking that maybe they could turn around and sell it. He stated that it is a buildable piece of property.

Mayor Green asked if Council has any questions but there were none.

ORDINANCE #2014-915 ORDINANCE AMENDING CHAPTER VIII OF THE CODE OF THE BOROUGH OF PINE HILL, CAPTIONED "TRAFFIC"

Public Hearing

Mayor Green read the Ordinance

Mayor Green opened the floor to the public.

No one spoke on behalf of the ordinance.

Motion to close the floor to the public: Councilwoman McCullen, 2nd Councilman Knott

All in favor: 5 yes votes

Motion to move Ordinance #2014-915: Councilman Robb, 2nd Councilman Jaxel

Roll Call: 5 yes votes

RESOLUTION #2014-104 RESOLUTION OF THE BOROUGH OF PINE HILL TO ADOPT THE PROJECT REVISION TO THE YEAR 35 COMMUNITY DEVELOPMENT BLOCK GRANT

Public Hearing
Mayor Green read the Resolution

Mayor Green opened the floor to the public.

Walt Davis – 1 Franklin Avenue

Mr. Davis asked who decided on the project transfer.

Mayor Green reported that it was the engineer and him that decided on the project transfer.

Motion to close the floor to the public: Councilwoman McCullen, 2nd Councilman Knott
All in favor: 5 yes votes

Motion to move Resolution #2014-104: Councilwoman McCullen, 2nd Councilman Knott
Roll Call: 5 yes votes

RESOLUTION #2014-105 RESOLUTION AUTHORIZING THE RENEWAL OF ALCOHOLIC BEVERAGE CONTROL LICENSE FOR MARY E INC (PINE HILL DINER)

Motion to move Resolution #2014-105: Councilman Jaxel, 2nd Councilman Knott
Roll Call: 5 yes votes

RESOLUTION #2014-106 RESOLUTION AUTHORIZING EXTENSION OF A SHARED SERVICES AGREEMENT BETWEEN THE BOROUGH OF PINE

HILL, CAMDEN COUNTY, NEW JERSEY AND THE PINE HILL BOARD OF EDUCATION, FOR CLEANING SERVICES COMMENCING ON JULY 1, 2014 FOR A 1 YEAR PERIOD

Motion to move Resolution #2014-106: Councilman Knott, 2nd Councilwoman McCullen
Roll Call: 5 yes votes

RESOLUTION #2014-107 RESOLUTION APPROVING AND AUTHORIZING A LIEN ON REAL PROPERTY FOR MAINTENANCE WORK PERFORMED BY THE BOROUGH OF PINE HILL (1613 Lake Avenue-Block 19 Lot 75)

RESOLUTION #2014-108 RESOLUTION APPROVING AND AUTHORIZING A LIEN ON REAL PROPERTY FOR MAINTENANCE WORK PERFORMED BY THE BOROUGH OF PINE HILL (1206 Cedar Road – Block 115.15 Lot 5)

RESOLUTION #2014-109 RESOLUTION APPROVING AND AUTHORIZING A LIEN ON REAL PROPERTY FOR MAINTENANCE WORK PERFORMED BY THE BOROUGH OF PINE HILL (1005 Pine Street – Block 48 Lot 3)

RESOLUTION #2014-110 RESOLUTION APPROVING AND AUTHORIZING
A LIEN ON REAL PROPERTY FOR MAINTENANCE WORK PERFORMED BY
THE BOROUGH OF PINE HILL (98 Estates Road – Block 160 Lot 26)

Motion to move joint Resolutions #2014-107 through #2014-110:
Councilman Knott, 2nd Councilman Jaxel
Roll Call: 5 yes votes

RESOLUTION #2014-111 RESOLUTION OF THE BOROUGH OF PINE HILL
AUTHORIZING A TAX REFUND (Block 115.01 Lot 12 – 14 Madison Avenue)

RESOLUTION #2014-112 RESOLUTION OF THE BOROUGH OF PINE HILL
AUTHORIZING A TAX REFUND (Block 66 Lot 37 – 39 E. 9th Avenue)

Motion to move joint Resolutions #2014-111 through #2014-112:
Councilman Robb, 2nd Councilman Burke
Roll Call: 5 yes votes

Mr. Patterson reported that there will be a resolution for acceptance of the property to be donated.

RESOLUTION #2014-113 RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE PROPERTY TO BE DONATED ON WEST FIRST AVENUE SUBJECT TO THE
ATTORNEY FOR THE PROPERTY OWNER PROVIDING THE APPROPRIATE DEED

Motion to move Resolution #2014-113: Councilwoman McCullen, 2nd Councilman Knott
Roll Call: 5 yes votes

Mayor Green made a motion to open to the public.

Walt Davis – 1 Franklin Avenue

Mr. Davis commented that the National Night Out is not posted on the Borough website.

Chief Winters reported that the flier was finalized today and it will be posted by tomorrow.

Mr. Davis asked what is going on with finding a new administrator.

Mayor Green stated that the Borough is in the process of conducting a search. He commented that resumes are being submitted up till August 1st and at that point the Borough will start phase two by sending out questionnaires; then hopefully at that point interviewing the candidates.

Mr. Davis asked when the Trump National lease is up and he believed in 2014. He asked if there was anything going on with the lease as far as renewing.

Mayor Green reported that the lease itself he believed goes till 2021 but there is a buyout clause in there for the end of 2014. He stated that it is up to Trump as to whether or not they wish to exercise that option and the Borough has not been contacted yet.

Mr. Davis asked about Estates Avenue and what was going on with the grant.

Mr. Cray reported that they are going out to bid shortly, the survey work is complete and video has been done on the existing utilities.

Mr. Davis asked when the Borough expects the work to start.

Mr. Cray stated that it might not be until September because of the DOT process involved.

Mayor Green reported he anticipates the work not to start until late November or early spring. He commented the bids have to be approved by Council, have to go out to bid, then have to get the bids back and select the bidder.

Mr. Cray agreed with Mayor Green and reported procedure that there will be some activity on paper but on the ground it will be later than that.

Mr. Davis commented about Maguire Park and the fact that he is upset with what is going on over there. He stated it was a really good thing that people donated there, Public Works put a lot of hours in there last year and that is tax payer's money and this year it has been abandon. He reported that there are eight dead bushes and an orange and red caution barrel over there.

Mayor Green stated that they are doing some pipe work over there but it is not Public Works. He commented that a portion of the park is dug up where the barrel is. Mayor Green reported that it is being maintained.

Motion to close the floor to the public: Councilman Robb, 2nd Councilman Knott
All in Favor: 5 yes

Council Reports:

Councilman Jaxel reported a reminder regarding National Night Out it is the first Tuesday in August which is August 5th. He commented that he hopes to see everyone out there.

Councilwoman McCullen reported that the Parks and Rec Commission meeting that was scheduled for last Wednesday had to be rescheduled for conflicts of work and other issues from some of the members so they were unable to attend and they did not have a quorum but there was no action required. She commented that everything has been pretty smooth with the scheduling of the fields. Councilwoman McCullen reported that she observed the Soccer Camp initiated by the Pine Hill Youth Association for the young people in town to try to restart a soccer program. She commented that they had a nice turn out even though it was the week after Fourth of July. She stated that there was a lot of enthusiasm from the little participates and most of the children were under the age of 8, 9 years of age. She commented that this may be the start of providing athletic opportunities to the young kids in our town.

Councilman Burke reported that the Environmental Committee met last Thursday and the main topic was the Community Garden that we talked about recently. He stated that they did follow up with Gloucester Township and they did give us an idea on how their process works with the rule and regulations. He commented that they said it is a slow process but we need to get Council and Public Works on board. He reported that they know that it will not happen overnight.

Mr. Cray reported about DOT Safe Routes to School Grant Application Program. He stated that they submitted a grant for the Albert Bean Elementary School at the end of June and they received a lot of help from the Board of Education and from the Police Department. He commented that it is a very competitive grant much more than others but there is an important need there and we are hoping that we are successful with the application.

Mr. Patterson commented that he thought everyone saw his memo on the recent litigation and that it was successful.

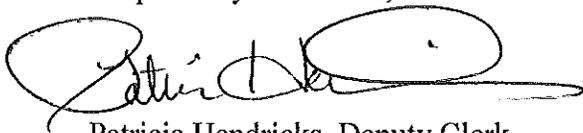
Mayor Green reported the following meetings.

Council Meeting – Monday, August 4, 2014
Fire Commission – Thursday, August 7, 2014
Municipal Utility Authorities – Wednesday, August 20, 2014
Planning Board – Thursday, August 14, 2014
School Board - Tuesday, August 26, 2014

Motion to adjourn: Councilman Robb, 2nd Councilman Jaxel
All in Favor: 5 yes votes

The meeting adjourned at 8:17 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Patricia Hendricks", written in a cursive style. The signature is positioned above the typed name of the signatory.

Patricia Hendricks, Deputy Clerk