

Borough of Pine Hill  
Council Meeting  
July 17, 2017  
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-present, Councilwoman McCullen-present, Councilman Knott-present, Councilman Jaxel-present, Councilman Robb-absent, Councilman Burke-present, Mayor Green-present, Mr. Greer-present, Mrs. Hendricks-present, Mr. Patterson-present, Mr. Magill-present, Mr. Cardis-present

**Approval of Minutes:** May 15, 2017

Motion to Approve: Councilman Jaxel, 2<sup>nd</sup> Councilman Knott  
All in Favor: 5 yes votes

**Approval of Bills:** July 2017

Motion to Approve: Councilman Warrington, 2<sup>nd</sup> Councilman Jaxel  
Roll Call: 4 yes votes Councilman Burke Abstained

**Committee Reports:** June 2017

Motion to Approve: Councilwoman McCullen, 2<sup>nd</sup> Councilman Knott  
All in Favor: 5 yes votes

Mayor Green asked Council if there were any matters to be discussed. Council had no matters to be discussed.

RESOLUTION NUMBER 2017-128

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL AWARDING BID FOR RESURFACING  
OF PINE STREET TO ASPHALT PAVING SYSTEMS, INC.

WHEREAS, the Borough of Pine Hill advertised for and received competitive Bids for the resurfacing of Pine Street; and

WHEREAS, upon review of said Bids, it has been determined that the lowest bid submitted for this Project was by Asphalt Paving Systems, Inc. in the amount of \$407,000.00; and

WHEREAS, opinions of the Borough Attorney and Consulting Engineer have found the Bidder to be qualified and meeting the Bid Specifications; and

WHEREAS, funds are available for this Bid as set forth on the Certification of Funds attached hereto and incorporated by reference herein.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, and State of New Jersey, that it hereby Awards the Bid for the resurfacing of Pine Street to Asphalt Paving Systems, Inc. in the amount of \$407,000.00, subject to the following conditions:

1. The Low Bidder satisfying all Post-Award Bid conditions.
2. The Low Bidder providing a Performance Bond in form and amount satisfactory to the Borough Legal Counsel and Consulting Engineer.
3. The Low Bidder executing a Contract with the Borough of Pine Hill for the performance of this work.

BE IT FURTHER RESOLVED that upon satisfaction of the above conditions that the appropriate Borough Officials are hereby authorized to execute the Contract with Asphalt Paving Systems, Inc. for the performance of this work.

BE IT FURTHER RESOLVED that this Resolution will take effect immediately upon adoption.

CERTIFICATION AS TO AVAILABILITY OF FUNDS

I herewith certify that as of July 7, 2017, the free and unencumbered balance in the appropriation entitled: Ordinance #2015- 930 for the Resurfacing of Pine Street is \$365,176.51 and the remaining free balance after the above contract has been properly encumbered is 0.00. The remaining \$41,823.49 encumbered under Ordinance 2014-920 and the remaining free balance after the above contract has been properly encumbered is \$880,972.55.

\_\_\_\_\_  
Thomas Cardis/Chief Financial Officer

BOROUGH OF PINE HILL

BY: \_\_\_\_\_  
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

\_\_\_\_\_  
THOMAS CARDIS, BOROUGH CLERK

	WARRINGTON		MCCULLEN	KNOTT	JAXEL	ROBB	BURKE
YES	✓		✓	✓	✓		✓
ABSTAIN							
NO							
ABSENT						✓	

CERTIFICATION

I, Thomas Cardis, Borough Clerk of the Borough of Pine Hill, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Mayor and Borough Council of the Borough of Pine Hill at a meeting of said Council held on the 17<sup>th</sup> day of July, 2017, at the Borough Municipal Building.

\_\_\_\_\_  
THOMAS CARDIS, BOROUGH CLERK

Motion to move Resolution #2017-128: Councilman Knott, 2<sup>nd</sup> Councilman Warrington  
Roll Call: 5 yes votes

RESOLUTION NUMBER 2017-129

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL  
AUTHORIZING A TAX SALE CERTIFICATE CANCELLATION

WHEREAS, certain adjustments are necessary to the records of the Tax Collector; and  
WHEREAS, the Pine Hill Municipal Utilities Authority provided balances for block 97 lot  
18, 47 Lakeview Avenue to include in the 2016 Tax Sale;

WHEREAS, the Borough Tax Collector, Kathryn A. Merkh, has indicated that the Pine  
Hill Municipal Utilities Authority didn't realize there was a 2014 municipal lien and were  
compounding the balance and put the property back in the 2016 tax sale so the tax sale certificate,  
struck off to the Borough, #16-00162, needs to be cancelled.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the  
Borough of Pine Hill, County of Camden, that the above cancellation be approved and authorize  
the Tax Collector to adjust the tax records accordingly.

This Resolution shall take effect immediately upon adoption.

BOROUGH OF PINE HILL

BY: \_\_\_\_\_  
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

\_\_\_\_\_  
THOMAS CARDIS, BOROUGH CLERK

	WARRINGTON	MCCULLEN	KNOTT	JAXEL	ROBB	BURKE
YES	✓	✓	✓	✓		✓
ABSTAIN						
NO						
ABSENT					✓	

CERTIFICATION

I, Thomas Cardis, Borough Clerk of the Borough of Pine Hill, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by Borough of Pine Hill at a meeting of said Council held on the 17<sup>th</sup> day of July, 2017, at the Borough Municipal Building.

\_\_\_\_\_  
Thomas Cardis, Borough Clerk

RESOLUTION NUMBER 2017-130

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL  
AUTHORIZING A TAX SALE CERTIFICATE CANCELLATION

WHEREAS, certain adjustments are necessary to the records of the Tax Collector; and

WHEREAS, the Pine Hill Municipal Utilities Authority provided balances for block 87 lot 50, 100 Walnut Lane to include in the 2016 Tax Sale;

WHEREAS, the Borough Tax Collector, Kathryn A. Merkh, has indicated that the Pine Hill Municipal Utilities Authority didn't realize there was a 2011 municipal lien and were compounding the balance and put the property back in the 2016 tax sale so the tax sale certificate, struck off to the Borough, #16-00151, needs to be cancelled.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, that the above cancellation be approved and authorize the Tax Collector to adjust the tax records accordingly.

This Resolution shall take effect immediately upon adoption.

BOROUGH OF PINE HILL

BY: \_\_\_\_\_  
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

\_\_\_\_\_  
THOMAS CARDIS, BOROUGH CLERK

	WARRINGTON	MCCULLEN	KNOTT	JAXEL	ROBB	BURKE
YES	✓	✓	✓	✓		✓
ABSTAIN						
NO						
ABSENT					✓	

CERTIFICATION

I, Thomas Cardis, Borough Clerk of the Borough of Pine Hill, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by Borough of Pine Hill at a meeting of said Council held on the 17<sup>th</sup> day of July, 2017, at the Borough Municipal Building.

\_\_\_\_\_  
Thomas Cardis, Borough Clerk

Motion to move Joint Resolutions #2017-129 thru #2017-130: Councilman Knott, 2<sup>nd</sup>  
Councilwoman McCullen                      Roll Call: 5 yes votes

RESOLUTION NUMBER 2017-131

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION AUTHORIZING AN ELECTRONIC TAX SALE

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services, and

WHEREAS, the Director of the Division of Local Government Services has promulgated rules and regulations for pilot programs, and

WHEREAS, the Director of the Division of Local Government Services has NJ Tax Lien Investors/RealAuction.com to conduct pilot programs, and

WHEREAS, the rules and regulations authorize a municipality to submit an application for the participation in the pilot program for an electronic tax sale, and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating an environment for a more complete tax sale process.

WHEREAS, the Borough of Pine Hill wishes to participate in the pilot program for an electronic tax sale for 2017.

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Pine Hill, New Jersey, that the Tax Collector is hereby authorized to complete an application to participate in the electronic tax sale program and submit same to the Director of Local Government Services.

BOROUGH OF PINE HILL

BY: \_\_\_\_\_  
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

\_\_\_\_\_  
THOMAS CARDIS, BOROUGH CLERK

	WARRINGTON	MCCULLEN	KNOTT	JAXEL	ROBB	BURKE
YES	✓	✓	✓	✓		✓
ABSTAIN						
NO						
ABSENT					✓	

CERTIFICATION

I, Thomas Cardis, Borough Clerk of the Borough of Pine Hill, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by Borough of Pine Hill at a meeting of said Council held on the 17<sup>th</sup> day of July, 2017, at the Borough Municipal Building.

\_\_\_\_\_  
Thomas Cardis, Borough Clerk

Motion to move Resolution #2017-131: Councilman Warrington, 2<sup>nd</sup> Councilman Jaxel  
All in Favor: 5 yes votes

RESOLUTION NUMBER 2017-132

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL  
AUTHORIZING A TAX REFUND

WHEREAS, the Borough of Pine Hill held their 2012 tax sale on August 3<sup>rd</sup>, 2012; and  
WHEREAS, Block 7.01 Lot 5 was struck off to the Borough; and  
WHEREAS, the municipal certificate number 12-00054 assigned to the above block and  
lot redeemed on June 26<sup>th</sup>, 2017; and

WHEREAS, the Borough Tax Collector, Kathryn A. Merkh, has indicated that the  
PHMUA needs to be reimbursed \$632.66.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the  
Borough of Pine Hill, County of Camden, that for the reasons set forth hereinabove, it hereby  
authorizes a tax refund of \$632.66 to PHMUA and to authorize the Tax Collector to adjust the tax  
records accordingly.

This Resolution shall take effect immediately upon adoption.

BOROUGH OF PINE HILL

BY: \_\_\_\_\_  
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

\_\_\_\_\_  
THOMAS CARDIS, BOROUGH CLERK

	WARRINGTON	MCCULLEN	KNOTT	JAXEL	ROBB	BURKE
YES	✓	✓	✓	✓		✓
ABSTAIN						
NO						
ABSENT					✓	

CERTIFICATION

I, Thomas Cardis, Borough Clerk of the Borough of Pine Hill, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by Borough of Pine Hill at a meeting of said Council held on the 17<sup>th</sup> day of July, 2017, at the Borough Municipal Building.

\_\_\_\_\_  
Thomas Cardis, Borough Clerk

Motion to move Resolution #2017-132: Councilman Warrington, 2<sup>nd</sup> Councilman Burke  
Roll Call: 5 yes votes

RESOLUTION NUMBER 2017-133

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL CONFIRMING  
EXTENSION OF TIME FOR PURCHASE OF BLOCK 91, LOTS 9/10  
ON THE OFFICIAL TAX MAP OF THE BOROUGH OF PINE HILL

WHEREAS, on May 1, 2017, the Borough of Pine Hill approved the sale of Block 91, Lots 9/10 on the Official Tax Map of the Borough to Michael Wilson pursuant to the terms and conditions of a Private Land Sale for this property; and

WHEREAS, part of the conditions of the sale was for a Title Report to be submitted to the Borough to determine that clear Title could be passed and for the preparation of a Deed of Conveyance, all within thirty days from the date of the approval Resolution; and

WHEREAS, Michael Wilson has indicated that he is still waiting for the Title Report for the property in order to complete this transaction, but that it will be beyond the thirty day time period as set forth in the conditions of sale; and

WHEREAS, the Borough of Pine Hill has the ability to extend the time period in order for this transaction to be completed and finds that good cause exists to approve same.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, and State of New Jersey, that for the reasons set forth hereinabove, it hereby approves an extension of time of twenty days to Michael Wilson to complete the purchase of Block 91, Lots 9/10.

BE IT FURTHER RESOLVED that this Resolution will take effect immediately upon adoption.

BOROUGH OF PINE HILL

BY: \_\_\_\_\_  
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

\_\_\_\_\_  
THOMAS CARDIS, BOROUGH CLERK

	WARRINGTON	MCCULLEN	KNOTT	JAXEL	ROBB	BURKE
YES	✓	✓	✓	✓		✓
ABSTAIN						
NO						
ABSENT					✓	

## CERTIFICATION

I, Thomas Cardis, Borough Clerk of the Borough of Pine Hill, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by Borough of Pine Hill at a meeting of said Council held on the 17<sup>th</sup> day of July, 2017, at the Borough Municipal Building.

Thomas Cardis, Borough Clerk

Motion to move Resolution #2017-133: Councilwoman McCullen, 2<sup>nd</sup> Councilman Knott  
All in Favor: 5 yes votes

### RESOLUTION NUMBER 2017-134

#### BOROUGH OF PINE HILL COUNTY OF CAMDEN

#### RESOLUTION OF THE BOROUGH OF PINE HILL CONFIRMING EXTENSION OF TIME FOR PURCHASE OF BLOCK 65, LOT 40 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF PINE HILL

WHEREAS, on May 1, 2017, the Borough of Pine Hill approved the sale of Block 65, Lot 40 on the Official Tax Map of the Borough to Christopher Saler pursuant to the terms and conditions of a Private Land Sale for this property; and

WHEREAS, part of the conditions of the sale was for a Title Report to be submitted to the Borough to determine that clear Title could be passed and for the preparation of a Deed of Conveyance, all within thirty days from the date of the approval Resolution; and

WHEREAS, Christopher Saler has indicated that he is still waiting for the Title Report for the property in order to complete this transaction, but that it will be beyond the thirty day time period as set forth in the conditions of sale; and

WHEREAS, the Borough of Pine Hill has the ability to extend the time period in order for this transaction to be completed and finds that good cause exists to approve same.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, and State of New Jersey, that for the reasons set forth hereinabove, it hereby approves an extension of time of ten days to Christopher Saler to complete the purchase of Block 65, Lot 40 on or before July 31, 2017.

BE IT FURTHER RESOLVED that this Resolution will take effect immediately upon adoption.

BOROUGH OF PINE HILL

BY: \_\_\_\_\_  
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

\_\_\_\_\_  
THOMAS CARDIS, BOROUGH CLERK

	WARRINGTON	MCCULLEN	KNOTT	JAXEL	ROBB	BURKE
YES	✓	✓	✓	✓		✓
ABSTAIN						
NO						
ABSENT					✓	

CERTIFICATION

I, Thomas Cardis, Borough Clerk of the Borough of Pine Hill, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by Borough of Pine Hill at a meeting of said Council held on the 17<sup>th</sup> day of July, 2017, at the Borough Municipal Building.

\_\_\_\_\_  
Thomas Cardis, Borough Clerk

Motion to move Resolution #2017-134: Councilman Knott, 2<sup>nd</sup> Councilwoman McCullen  
All in Favor: 5 yes votes

Mayor Green opened the floor to the public.

**William Haines – 7 Hazel Lane**

Mr. Haines asked if anything was being done about all of the foreclosure houses in town and also the businesses that are leaving. He asked if there was something he could do to stop the businesses from leaving.

Mayor Green explained.

Motion to close the floor to the public: Councilman Knott, 2<sup>nd</sup> Councilman Warrington  
All in Favor: 5 yes votes

**Council Reports:**

Councilman Jaxel reported on National Night Out and that he hoped to see everyone there.

Councilwoman McCullen reported on Parks & Rec Commission meeting last Saturday. She commented that they were able to take formal action for requests in regards to the Bowen Field fall sports. She stated that they approved a Soccer Camp for the month of August. Councilwoman McCullen commented that the football home games have been submitted by two organizations and they were able to approve those dates with no conflict.

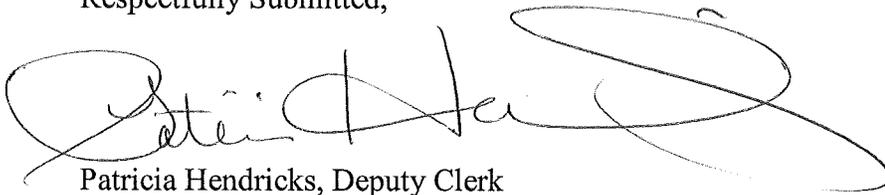
Councilman Warrington reported that Pine Hill Borough Police had a great safe with Gloucester Township in regards to a Narcan reversal.

Mayor Green stated that he wanted to thank everyone who came out to the Town Hall Meeting. He commented that it was a very nice event and that hopefully they would do it again.

Motion to adjourn: Councilman Warrington, 2<sup>nd</sup> Councilman Knott  
All in Favor: 5 yes votes

The meeting adjourned at 7:57 pm.

Respectfully Submitted,



Patricia Hendricks, Deputy Clerk