

Borough of Pine Hill  
Council Meeting  
July 6, 2015  
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-present, Councilman Burke-present, Mayor Green-present, Mr. Schultz-present, Mrs. Hendricks-present, Mr. Patterson-present, Mr. Angelastro-present, Mr. Cardis-absent

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

ORDINANCE #2015-930 BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF EQUIPMENT IN AND FOR THE BOROUGH OF PINE HILL, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$600,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF PINE HILL, COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$379,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

Motion to move Ordinance #2015-930: Councilman Robb, 2<sup>nd</sup> Councilman Knott

Roll Call: 6 yes votes

RESOLUTION #2015-91 RESOLUTION AUTHORIZING AN ELECTRONIC TAX SALE

Motion to remove Resolution #2015-91 from table: Councilman Knott, 2<sup>nd</sup> Councilman Jaxel

All in Favor: 6 yes votes

Motion to move Resolution #2015-91: Councilman Knott, 2<sup>nd</sup> Councilman Jaxel

All in Favor: 6 yes votes

RESOLUTION #2015-99 RESOLUTION OF THE BOROUGH OF PINE HILL AUTHORIZING THE FILING OF DECLARATORY JUDGMENT FOR TEMPORARY IMMUNITY FROM EXCLUSIONARY ZONING LAWSUITS AND CONFIRMING CONSTITUTIONAL COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATION

Motion to move Resolution #2015-99: Councilman Robb, 2<sup>nd</sup> Councilman Burke  
All in Favor: 6 yes votes

RESOLUTION #2015-100 RESOLUTION AUTHORIZING THE RENEWAL OF  
ALCOHOLIC BEVERAGE CONTROL LICENSE

Motion to move Resolution #2015-100: Councilman Warrington, 2<sup>nd</sup> Councilman Jaxel  
Roll Call: 6 yes votes

RESOLUTION #2015-101 RESOLUTION APPROVING AND AUTHORIZING A LIEN  
ON REAL PROPERTY FOR MAINTENANCE WORK PERFORMED BY THE BOROUGH  
OF PINE HILL (Block 160/Lot 21 – 27 Melrose Drive)

RESOLUTION #2015-102 RESOLUTION APPROVING AND AUTHORIZING A LIEN  
ON REAL PROPERTY FOR MAINTENANCE WORK PERFORMED BY THE BOROUGH  
OF PINE HILL (Block 48/Lot 55 – 88 East Branch Avenue)

RESOLUTION #2015-103 RESOLUTION APPROVING AND AUTHORIZING A LIEN  
ON REAL PROPERTY FOR MAINTENANCE WORK PERFORMED BY THE BOROUGH  
OF PINE HILL (Block 115.14/Lot 5 – 1303 Willow Drive)

RESOLUTION #2015-104 RESOLUTION APPROVING AND AUTHORIZING A LIEN  
ON REAL PROPERTY FOR MAINTENANCE WORK PERFORMED BY THE BOROUGH  
OF PINE HILL (Block 6/Lot 17 – 17 Signal Hill Road)

RESOLUTION #2015-105 RESOLUTION APPROVING AND AUTHORIZING A LIEN  
ON REAL PROPERTY FOR MAINTENANCE WORK PERFORMED BY THE BOROUGH  
OF PINE HILL (Block 107/Lot 24 – 127 Greenwood Avenue)

Motion to move joint Resolutions #2015-101 thru #2015-105: Councilman Knott, Councilman  
Warrington All in Favor: 6 yes votes

RESOLUTION #2015-106 RESOLUTION APPROVING AND AUTHORIZING A LIEN  
ON REAL PROPERTY FOR MAINTENANCE WORK PERFORMED BY THE BOROUGH  
OF PINE HILL (Block 48/Lot 3 – 1005 Pine Street)

Mayor Green reported that Resolution#2015-106 (Block 48/Lot3 – 1005 Pine Street) is Borough  
owned property, therefore it is not required to have lien placed on this property.

Mayor Green opened the floor to the public.

There was no public discussion.

Motion to close the floor to the public: Councilman Warrington, 2<sup>nd</sup> Councilman Knott

All in Favor: 6 yes votes

Mayor Green asked Council if there were any reports. Council has nothing to report.

Mayor Green reopened the floor to the public.

### **Constance Savage – 37 Congress Road**

Ms. Savage reported that she was here in 2011 in reference to a house at 38 Congress Road. She stated that this house is dangerous; it is an eyesore and has been unoccupied since 2007 when the fire occurred. She commented that the grass is not being cut and it is really embarrassing to my family. Ms. Savage stated that she has an adult son, daughter, husband and it is embarrassing to us for our church family and friends to see this house. She reported that at one point there was a neighbor who was cutting the grass, but he stopped because one time a truck came and cut the grass and he found out that they got paid. She stated since then he has not found it in his heart to cut the grass again. She stated that her husband and she have seen people go behind the building; at one point a lady said that she was going back there to feed a cat. She reported that they just found out that the house is owned and she has talked to the owner but has seen no results. Ms. Savage commented that she also talked to the previous owner and the most current one nothing has been done. She stated that she was under the impression that he was going to have the house repaired. She reported that she has seen him go inside only one time. Ms. Savage commented that she is really concerned that if her husband and she wanted to sell their property nobody would want to buy it because she would not want to buy it if she went into a neighborhood and saw this house. Ms. Savage reported that she had a petition when she came in 2011. She stated that she has a copy of it with her but it should be on file because she did submit and it was probably the original. She commented that she would really like to have this house renovated so it would be an asset to Congress Road and not a detriment.

Mayor Green reported that the Borough does agree with you. He said the Borough would send the Code Enforcer out there if the grass is not being cut. Mayor Green stated that other than that the Borough does not own the house so there is not much they can do.

Mr. Schultz asked if they know the owner of the house.

Mayor Green answered yes. He commented that if there was a fire and the person who owned it could not live in it anymore but they did continue to pay the taxes up until two years ago when he died. He stated at that point the son took it over through bankruptcy or something he thought. Mayor Green reported that it was his understanding that they paid eighty thousand dollars or something in taxes in 2007. He stated since then this house has been boarded up, the front lawn was being cut and it is not being cut now.

Mr. Schultz commented that he will talk to Mr. Greer in the morning and they will take care of it.

Mayor Green reported that the Borough will take a look at it.

Ms. Savage stated that she appreciated it and thanked everyone.

Motion to close the floor to the public: Councilman Knott, 2<sup>nd</sup> Councilman Jaxel  
All in Favor: 6 yes votes

Mayor Green stated to let the record reflect that all of the Council Members, Mayor, Business Administrator and Attorney are present and back in from Closed Session.

RESOLUTION #2015-107 RESOLUTION AUTHORIZING A CLOSED SESSION OF THE  
BOROUGH OF PINE HILL

Motion to Move Resolution 2015-107: Councilman Warrington, 2<sup>nd</sup> Councilman Jaxel  
All in Favor: 6 yes votes

Closed Session began at 7:43 pm.  
Closed Session ended at 8:10 pm.

Mr. Patterson reported that there was one decision made in closed session. Mr. Schultz stated that Robert LaBree Public Works employee has requested an unpaid leave of absence. He commented that the discussion was that Council would approve an unpaid leave of absence through 7/31/15 subject to the statement of retirement effective 8/1/15.

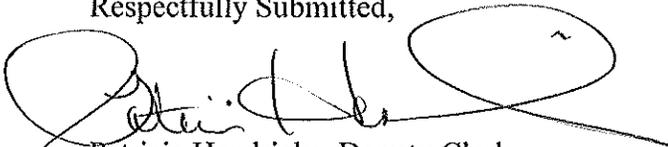
RESOLUTION #2015-108: RESOLUTION OF THE BOROUGH OF PINE APPROVING  
UNPAID LEAVE OF ABSENCE

Motion to Move Resolution 2015-108: Councilman Knott, 2<sup>nd</sup> Councilman Jaxel  
Roll Call: 6 yes votes

Motion to adjourn: Councilman Knott, 2<sup>nd</sup> Councilman Jaxel  
All in Favor: 6 yes votes

The meeting adjourned at 8:23 pm.

Respectfully Submitted,



Patricia Hendricks, Deputy Clerk