

Borough of Pine Hill
Council Meeting
June 16, 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-absent, Mr. Cardis-present

Approval of Minutes: May 5, 2014

Motion to approve: Councilman Knott, 2nd Councilman Jaxel
All in Favor: 5 yes votes

June 2, 2014 – Closed Session

Motion to approve: Councilman Knott, 2nd Councilman Jaxel
All in Favor: 4 yes votes Councilwoman McCullen Abstained

Approval of Bills: June 2014

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

Committee Reports: May 2014

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

Mayor Green reported that the next order of business is the Council discussion for a donation of vacant property at West 1st Avenue, Block 84, Lots 40-45. Mayor Green stated that he was contacted by an attorney who represents his father and the father's partner. He commented that they own the property on West 1st Avenue under the name of Buy Rite Plaza, LLC. He commented that the address is West 1st Avenue, Block 84, Lots 40-45 which is a vacant land and the dimensions are 150 by 150. He stated at the present time they do not know of any environmental issues. He reported that the property is wooded and it does slope somewhat downhill. He commented the property is assessed at \$60,000.00 but he doubts that it would be sold for that today. He stated that anyone that would buy the property and want to build on it would have to put in street drainage, utilities and most likely issue running sewer. Mayor Green reported that he does not know what they will do if the Borough does not take the property. He stated they may just let it go for taxes in which case eventually it would foreclose anyway. Mayor Green commented that if the Borough accepts the donation

they will have to do some homework, spend a little bit of money and asked Dave Patterson what investigation the Borough needs to do.

Mr. Patterson reported that the first thing they would need to do is run a title report and make sure there are no liens or judgments on the property or any mortgages of that nature. He stated after that it is just a matter whether or not the Borough will be accepting the property. He commented that they can donate the property to the Borough for a \$1.00. Mr. Patterson stated that he presumes it is what they would want to do and the Borough would accept it. Mr. Patterson stated that if the Borough does not accept he agrees with the Mayor that they would leave the taxes go, it would go into foreclosure and the Borough would end up with the property anyway.

Mr. Cardis stated that he would place the caveat that they will pay for the title search.

Mr. Patterson reported that the Borough would ask them to reimburse for the cost of the title search and any problems with the property.

Councilwoman McCullen asked how close the location was to Davis Avenue. She asked if the location was where it dead ends at the top of the hill near the area where they all kind of slope down towards Davis Avenue.

Mayor Green said he was not sure how far it goes down as to how close the location is to Davis Avenue. He commented that the property is somewhat sloped but once the property is cleared of the trees it is buildable. He was not sure what the cost involved would be.

Mr. Cardis stated that the Borough would be wise to have an environmental done on it.

Mr. Patterson reported that it would be a Phase 1 Environmental and would cost \$250.00.

Mr. Cardis commented that they would have to pay for it.

Mayor Green reported that it is all wooded. He commented that the trees have been there for years and looking around it does not look like there are any underground storage tanks.

Mr. Patterson stated that he took a ride by and it is in an area where he doubts there are any environmental problems because there is just nothing there. He commented that he does not know what else there is with title issues and that is the main thing for him. He reported that the property is not close to any other environmental issues. Mr. Patterson stated that if the Borough does want to accept the donation it would be conditioned on any favorable title report and they would have to pay for it. He commented that once the Borough has the property they are not going to keep it, the Borough would put it up for sale which should probably be done with some of the other properties that are on the foreclosure list that he completed last year.

Mr. Cardis stated that the Borough could schedule a land sale.

Mayor Green reported that when the Borough gets a new Administrator it will probably be in the fall sometime. Mayor Green asked what Council wishes to do.

Councilwoman McCullen stated that if the Borough accepts the donation and gets it in this year and it goes into the tax lien thing will we have to wait almost two years for taxes and encumber additional expenditures against the property. She commented that it seems more cost effective doing the research and making sure that there is not a lien against it.

Mr. Patterson said that before the Borough does anything official he will send them a letter saying that the Borough is thinking about accepting the property, but it would be subject to a title search that they would have to pay for it; then if they are in agreement of that the Borough will do a Resolution at the next meeting.

Mayor Green asked if anyone else had any other comments.

Councilman Robb reported that he is in agreement with that as long as the Borough has no cost involved.

Mayor Green reported that the solicitor will reach out to the attorney and based on that conversation the Borough will make a final decision.

ORDINANCE #2014-914 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: Councilman Jaxel, 2nd Councilwoman McCullen

All in favor: 5 yes votes

Motion to move Ordinance #2013-914: Councilman Robb, 2nd Councilman Jaxel

Roll Call: 5 yes votes

RESOLUTION #2014-92 RESOLUTION AUTHORIZING THE RENEWAL OF ALCOHOLIC BEVERAGE CONTROL LICENSES

Motion to move Resolution #2014-92: Councilman Knott, 2nd Councilwoman McCullen

Roll Call: 5 yes votes

RESOLUTION #2014-93 RESOLUTION OF THE BOROUGH OF PINE HILL, COUNTY OF CAMDEN, STATE OF NEW JERSEY TO APPROVE RAFFLE LICENSES FOR THE TYLER CARDIS FOUNDATION, INC

Motion to move Resolution #2014-93: Councilwoman McCullen, 2nd Councilman Robb

All in Favor: 5 yes votes

RESOLUTION #2014-94 RESOLUTION OF THE BOROUGH OF PINE HILL APPROVING AUDUBON BANK TO PROVIDE BANKING SERVICES

Motion to move Resolution #2014-94: Councilman Robb, 2nd Councilman Burke

Roll Call: 5 yes votes

RESOLUTION #2014-95 RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET OF THE BOROUGH OF PINE HILL PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

Municipal Court Alcohol Education, Rehabilitation and Enforcement Fund

Motion to move Resolution #2014-95: Councilman Knott, 2nd Councilman Jaxel
All in Favor: 5 yes votes

RESOLUTION #2014-96 RESOLUTION APPROVING AND AUTHORIZING
A LIEN ON REAL PROPERTY FOR MAINTENANCE WORK PERFORMED BY
THE BOROUGH OF PINE HILL (614 Kayser Avenue-Block 64 Lot1)

Motion to move Resolution #2014-96: Councilwoman McCullen, 2nd Councilman Jaxel
All in Favor: 5 yes votes

RESOLUTION #2014-97 RESOLUTION APPOINTING JOHN GREER AS
EMERGENCY MANAGEMENT COORDINATOR TO A THREE YEAR TERM
EFFECTIVE JULY 1, 2014 THROUGH JUNE 30, 2017

Motion to move Resolution #2014-97: Councilwoman McCullen, 2nd Councilman Knott
All in Favor: 5 yes votes

RESOLUTION #2014-98 RESOLUTION APPOINTING MEMBERS TO THE
PLANNING BOARD FOR THE BOROUGH OF PINE HILL

Motion to move Resolution #2014-98: Councilman Robb, 2nd Councilman Burke
All in Favor: 5 yes votes

Mr. Patterson reported that he has an addition to the agenda tonight. He stated that this item came in the last minute. He commented that the owner developer to be of the Karley Home subdivision which will be known as the King George subdivision asked if he could post a cash escrow performance bond. He reported under the Municipal Land Use Law the Borough cannot require them to post more that 10% but they can volunteer to post the entire amount which they are asking to do. He stated that he has no problem with that and this Resolution will establish approving the cash performance bond escrow payment at approximately \$98,000.00 based on the consulting engineers estimate. He commented that they will have to sign an agreement very similar to a performance bond. He stated since closing is the end of this week or the beginning of next week he would like to see it get approved tonight to get this underway.

RESOLUTION #2014-100 RESOLUTION OF THE BOROUGH OF PINE HILL
APPROVING CASH PERFORMANCE BOND ESCROW AGREEMENT

Motion to move Resolution #2014-100: Councilman Jaxel, 2nd Councilwoman McCullen
Roll Call: 5 yes votes

Mayor Green made a motion to open to the public.

Walt Davis – 1 Franklin Avenue

Mr. Davis asked about the Resolution 2014-97 Emergency Management Coordinator and what the position entails.

Mayor Green reported that the Emergency Management Coordinator is the person who is charge of coordinating all of the emergency services in the Borough anytime an incident of such nature would require emergency management. He commented typically it would be a large winter storm, Governor declares a state of emergency, hurricane, criminal activity or a major fire.

Mr. Davis asked if it was a paid position.

Mayor Green answered yes it is.

Mr. Davis asked what the yearly salary was.

Mayor Green commented that he thought it was around \$2,800.00 a year.

Mr. Davis asked about the Resolution 2014-98 Appointing Members to the Borough Planning Board and what those positions entailed.

Mayor Green reported that they are residents who are appointed to the Planning Board for the service of reviewing applications. He commented in this particular case we needed one new member because one member had stepped off.

Mr. Davis asked what they do and if they have meetings regularly.

Mayor Green stated that their meetings are the second Thursday of the month at 7:30 here.

Mr. Davis asked if the meeting was open to the public.

Mayor Green answered yes.

Mr. Davis asked how the appointments work.

Mayor Green stated that as far as the Planning Board members they are appointed by the Mayor then approved by Council.

Mr. Davis asked how the appointment worked for the Emergency Management Coordinator.

Mayor Green reported that the appointment for Emergency Management Coordinator is a Mayor appointment. He commented that the state statue says that it is a Mayor appointment only.

Mr. Davis asked about the budget which is posted on the Borough website. He stated for the auditors that is what they do but for someone like him there are no specifics there. He commented that it is very vague. He stated that he would like to go over the budget with somebody from the Borough and see all the specifics of it. He asked who it would be the Administrator or the Chief Financial Officer and if those arrangements could be made for him.

Mayor Green reported that he could OPRA a copy of the budget and if there was a particular question he could send it to the CFO or Administrator and maybe they would answer it but there is no arrangement to have a sit down one on one with members of the professional staff for a lesson on how to read the budget.

Motion to close the floor to the public: Councilman Burke, 2nd Councilman Robb

All in Favor: 5 yes

Council Reports:

Councilman Burke reported that they had an Environmental Meeting last Thursday. He stated that one of the topics that came up was that they are actively looking for candidates for Pride in Pine Hill contest. He asked if anyone on Council knows of any addresses or candidates please let them know. He commented in regards to a Borough Garden to grow vegetables and that one of the addresses brought up was Clearview and Hickstown Road because it is just all overgrown weeds. He reported that they would like to do something to beautify it, make those properties look more appealing and reach out to the community. He stated that they were looking for ideas from Council or the Borough professionals on what are the legal issues or other considerations.

Councilman Robb asked what the liability would be for the Borough.

Mayor Green stated that it would be like any Borough property their liability would be the same. He stated that Hope Chapel approached him a year and a half ago regarding a community garden. He stated that people who worked the community garden would benefit from the food that was grown because they were in need of it any way. He commented that they never got back to him and he thought that they kind of let the project die. Mayor Green stated that part of the issues they would have is getting water to the site, security and vandalism.

Mr. Cardis reported that they have that program in Gloucester Township and he believed it was near the Gabreil Daveis Tavern. He stated that he did not know the particulars of it and how their getting their irrigation. He commented that he could check into it and put them in touch with somebody that is running the program over there. He said that it is a secured location and tucked away where nobody is driving past it every day. He said for Pine Hill they are right on the main drag and how would they guard against vandalism and things like that.

Mayor Green stated that the other issue would be that the property would be in the land sale. He stated that there may be other properties on the list that may not get foreclosed on.

Councilwoman McCullen reported that the Parks and Rec Commission met this past Saturday. She stated that approval was granted for a second Soccer Camp to the Pine Hill Youth Association which will be held at the Bowen Complex July 7th through the 11th 9:30am till 2:00pm. She commented that it is primarily the youth but they also reached out and they are going to be working with Hope Chapel who has the following week. She stated that Hope Chapel is more concerned in their application and literature to look at the young people that are at the Middle School that are going into High School and also conducting clinics for coaching to work with those young people who may be interested in coaching teams. She reported that also approved was a request from the Pine Hill Youth Association for practices and games for the minor age level for soccer August 20th through November 6th from 6:00 to 8:00 on field one of the Joey Green Complex. She commented in checking the calendar this would be in their allotment of days which is a Wednesday and Thursday they have their program. Councilwoman McCullen reported that Interboro submitted their football schedule and now they are waiting for the coordination of games from the Pine Hill Youth football game schedule. She commented that the two teams usually work their schedules together for home and away games. She stated that the July meeting that was originally scheduled for July 12th has been rescheduled to Wednesday evening July 16th. She commented that the meeting was rescheduled at the request of the Commission members because many of them have event conflicts for the following weekend.

Councilman Jaxel reported that they had their Municipal Alliance meeting for the summer. He stated that their big focus now is National Night Out which is August 5th. He commented that they are hoping everyone will come out and join them.

Mayor Green reported that two Saturdays ago they had their Clean Communities Day. He stated that they had 167 volunteers come out which was a great turn out and they cleaned up the town very nicely which seems to get better every year. He reported that a lot of it was put together by Les Gallagher because the Borough Administrator is no longer here. He commented it was a nice job and congratulations to everybody. Mayor Green reported that the Middle School graduation is this coming Thursday night and the High School graduation is this coming Friday night which are both at 6:00pm.

Mayor Green reported the following meetings.

Council Meeting – Monday, July 7, 2014
Fire Commission – Thursday, July 3, 2014
Municipal Utility Authorities – Wednesday, June 18, 2014
Planning Board – Thursday, July 10, 2014
School Board - Tuesday, June 24, 2014

RESOLUTION #2014-99 RESOLUTION AUTHORIZING A CLOSED
SESSION OF THE BOROUGH OF PINE HILL

Mayor Green read the Resolution

Motion to Move Resolution 2014-99: Councilwoman McCullen, 2nd Councilman Jaxel

Roll Call: 5 yes votes

Closed Session began at 8:08 pm.

Closed Session ended at 8:58 pm.

Roll Call vote to return into open session:

Roll Call: 5 yes votes

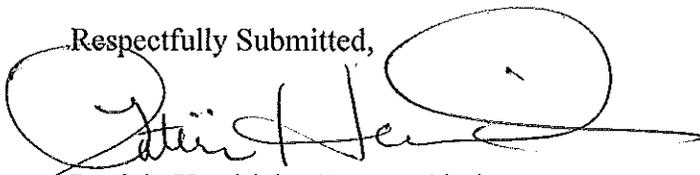
Mr. Patterson reported that there were no final decisions made in closed session except an offer of employment to a prospective Administrator for the Borough.

Motion to adjourn: Councilman Jaxel, 2nd Councilwoman McCullen

All in Favor: 5 yes votes

The meeting adjourned at 9:05 pm.

Respectfully Submitted,



Patricia Hendricks, Deputy Clerk