

Borough of Pine Hill  
Council Meeting  
May 1, 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-present, Councilman Burke-present, Mayor Green-present, Mr. Greer-present, Mrs. Hendricks-present, Mr. Patterson-present, Mr. Angelastro-present, Mr. Cardis-absent

**Approval of Minutes:** March 20, 2017

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

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

RESOLUTION NUMBER 2017-89

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL  
TO ADOPT A TEMPORARY CAPITAL BUDGET

WHEREAS, the need has arisen to introduce a capital ordinance to provide funds for Improvements to the Senior Center prior to adoption of the 2017 Capital Budget, and;

WHEREAS, the regulations of the Local Finance Board (N.J.A.C. 5:30-4.3(b)) of the Division of Local Government Services, Department of Community Affairs requires that a municipality adopt a temporary capital budget if a capital ordinance is to be passed prior to adoption of the Annual Capital Budget,

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Pine Hill, County of Camden that:

Section 1. 2017 Temporary Capital Budget is hereby created for the following:

Improvements to Senior Center	\$38,500.00
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Section 2. The projects will be included in the adopted 2017 Capital Budget, and

Section 3. One certified copy shall be forwarded to the Director of the Division of Local

Government Services immediately after passage.

BE IT FURTHER RESOLVED 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 1<sup>st</sup> day of May, 2017, at the Borough Municipal Building.

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

Motion to move Resolution #2017-89: Councilman Robb, 2<sup>nd</sup> Councilwoman McCullen  
Roll Call: 6 yes votes

ORDINANCE NUMBER 2017-956

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

ORDINANCE APPROPRIATING THE SUM OF \$38,500.00  
TO BE USED FOR VARIOUS CAPITAL IMPROVEMENTS  
WITHIN THE BOROUGH OF PINE HILL,  
COUNTY OF CAMDEN, STATE OF NEW JERSEY

WHEREAS, the Governing Body desires to authorize the completion of various capital improvements within the Borough of Pine Hill: and

WHEREAS, sufficient funds are available for said purpose from the Camden County Community Development Block Grant Program;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of Pine Hill, County of Camden and State of New Jersey, that:

SECTION 1: There is hereby appropriated from the following sources the sum of \$38,500.00 to be used for the following capital project within the Borough of Pine Hill:

<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Capital Improvement Fund</u>	<u>Grants</u>
A Improvements to Senior Center	38,500.00	-0-	38,500.00

SECTION 2: In connection with the amounts authorized in Section 1, the Borough makes the following determinations:

- a) The purpose described in Section 1 is not a Current Expense and is an improvement, which the Borough may lawfully make as a general improvement.
- b) The period of usefulness of the purpose described in Section 1 hereof is within the limitations of the Local Bond Law and according to the reasonable life thereof is five (5) years or more.
- c) No debt is authorized by this ordinance.
- d) The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services, is on file with the Borough Clerk and available for inspection.

SECTION 3: All ordinances or parts of ordinances that are inconsistent with the terms of this ordinance be and the same are hereby repealed to the extent of their inconsistency.

SECTION 4: This ordinance shall take effect immediately upon proper passage, publication in accordance with law and after final adoption as provided by law.

Introduced: May 1, 2017

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

Public Hearing: May 15, 2017

	WARRINGTON	MCCULLEN	KNOTT	JAXEL	ROBB	BURKE
YES						
ABSTAIN						
NO						
ABSENT						

BOROUGH OF PINE HILL:

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

ATTEST:

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

Motion to move Ordinance #2017-956: Councilman Knott, 2<sup>nd</sup> Councilwoman McCullen  
Roll Call: 6 yes votes

RESOLUTION NUMBER 2017-90

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL APPROVING  
ENTERING INTO A SHARED SERVICES AGREEMENT WITH THE  
CAMDEN COUNTY IMPROVEMENT AUTHORITY FOR THE COMMUNITY  
CHAMPIONS CORPORATION PROPERTY REGISTRATION PROGRAM

WHEREAS, the Camden County Improvement Authority has entered into an Agreement with Community Champions Corporation for municipalities to participate in a Property Registration Program related to abandoned and vacant properties with defaulted mortgages and/or in a foreclosure action; and

WHEREAS, the services to be performed by Community Champions Corporation on behalf of a municipality are set forth in a Shared Services Agreement between the Camden County Improvement Authority and the local municipality, said Shared Services Agreement is attached hereto and incorporated by reference herein; and

WHEREAS, the Borough of Pine Hill wishes to take advantage of being a participant in this Program due to the number of abandoned and vacant properties within its municipality, especially those with a defaulted mortgages and in the foreclosure process.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, State of New Jersey, that it hereby approves entering into the Shared Services Agreement with the Camden County Improvement Authority for the Community Champions Corporation Property Registration Program relating to abandoned and vacant properties within the Borough which are in mortgage default or proceeding through the foreclosure process.

BE IT FURTHER RESOLVED that the appropriate Borough Officials are hereby authorized to execute said Shared Services Agreement on behalf of the Borough.

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 the Mayor and Borough Council of

the Borough of Pine Hill at a meeting of said Council held on the 1<sup>st</sup> day of May, 2017, at the Borough Municipal Building.

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THOMAS CARDIS, BOROUGH CLERK

Motion to move Resolution #2017-90: Councilman Burke, 2<sup>nd</sup> Councilwoman McCullen  
Roll Call: 6 yes votes

RESOLUTION NUMBER 2017-91

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL AWARDDING  
SALE OF BLOCK 91, LOTS 9/10 TO MICHAEL WILSON

WHEREAS, on April 12, 2017, the Borough of Pine Hill received sealed bids for the private sale of land in accordance with N.J.S.A. 40A:12-13(a); and

WHEREAS, Block 91, Lots 9/10 were identified as properties presented for sale at that time; and

WHEREAS, the minimum bid for said property was set at \$2,000.00, with the final bid for the property in the amount of \$2001.00 by Michael Wilson; and

WHEREAS, Michael Wilson has signed the Offer to Purchase this property with the Borough of Pine Hill and provided a deposit of \$500.00 which is more than the 10% required by the conditions of sale.

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 the sale of Block 91, Lots 9/10 to Michael Wilson in the amount of \$ 2001.00.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be provided to Michael Wilson in order for him to complete the purchase of the property within the required 30 day time period. Failure to complete the sale within that time shall constitute a default and terminate any and all rights of Michael Wilson to the property and the Borough shall retain the \$500.00 deposit.

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 the Mayor and Borough Council of the Borough of Pine Hill at a meeting of said Council held on the 1<sup>st</sup> day of May, 2017, at the Borough Municipal Building.

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

Motion to move Resolution #2017-91: Councilman Robb, 2<sup>nd</sup> Councilman Burke  
Roll Call: 6 yes votes

RESOLUTION NUMBER 2017-92

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL AWARDED  
SALE OF BLOCK 65, LOT 40 TO CHRISTOPHER J. SALER

WHEREAS, on April 12, 2017, the Borough of Pine Hill received sealed bids for the private sale of land in accordance with N.J.S.A. 40A:12-13(a); and

WHEREAS, Block 65, Lot 40 was identified as property presented for sale at that time; and

WHEREAS, the minimum bid for said property was set at \$1,000.00, with the final bid for the property in the amount of \$1,050.00 by Christopher J. Saler; and

WHEREAS, Christopher J. Saler has signed the Offer to Purchase this property with the Borough of Pine Hill and provided a deposit of \$105.00 which is the 10% required by the conditions of sale.

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 the sale of Block 65, Lots 40 to Christopher J. Saler in the amount of \$ 1,050.00.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be provided to Christopher J. Saler in order for him to complete the purchase of the property within the required 30 day time period. Failure to complete the sale within that time shall constitute a default and terminate any and all rights of Christopher J. Saler to the property and the Borough shall retain the \$105.00 deposit.

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 the Mayor and Borough Council of the Borough of Pine Hill at a meeting of said Council held on the 1<sup>st</sup> day of May, 2017, at the Borough Municipal Building.

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

Motion to move Resolution #2017-92: Councilwoman McCullen, 2<sup>nd</sup> Councilman Knott  
Roll Call: 6 yes votes

RESOLUTION NUMBER 2017-93

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL AWARDDING  
SALE OF BLOCK 48, LOTS 3 and 4 TO CARRIE BRIGHT

WHEREAS, on April 12, 2017, the Borough of Pine Hill received sealed bids for the private sale of land in accordance with N.J.S.A. 40A:12-13(a); and

WHEREAS, Block 48, Lots 3 and 4 were identified as properties presented for sale at that time; and

WHEREAS, the minimum bid for said property was set at \$2,000.00, with the final bid for the property in the amount of \$2,100.00 by Carrie Bright; and

WHEREAS, Carrie Bright has signed the Offer to Purchase this property with the Borough of Pine Hill and provided a deposit of \$210.00 which is the 10% required by the conditions of sale.

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 the sale of Block 48, Lots 3 & 4 to Carrie Bright in the amount of \$ 2,100.00.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be provided to Carrie Bright in order for her to complete the purchase of the property within the required 30 day time period. Failure to complete the sale within that time shall constitute a default and terminate any and all rights of Carrie Bright to the property and the Borough shall retain the \$210.00 deposit.

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 the Mayor and Borough Council of the Borough of Pine Hill at a meeting of said Council held on the 1<sup>st</sup> day of May, 2017, at the Borough Municipal Building.

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

Motion to move Resolution #2017-93: Councilman Knott, 2<sup>nd</sup> Councilman Jaxel  
Roll Call: 6 yes votes

RESOLUTION NUMBER 2017-94

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL AUTHORIZING  
LAW ENFORCEMENT AGREEMENT WITH THE  
PINE HILL BOARD OF EDUCATION

WHEREAS, on a regular basis, the Borough of Pine Hill enters into an Agreement with the Pine Hill Board of Education to provide and assign a Police Officer to the Overbrook Senior High School on a part time basis and to cover calls in the Middle School on an as-needed basis; and

WHEREAS, a new Agreement is placed into effect each year for the assignment of Borough Police Officer, said new Agreement 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 for the reasons set forth hereinabove, it hereby approves the attached Agreement with the Pine Hill Board of Education for the Borough to provide one Police Officer to be assigned to the Pine Hill Overbrook Senior High School on a part-time basis and to cover calls in the Middle School on an as-needed basis.

BE IT FURTHER RESOLVED that the appropriate Borough Officials are hereby authorized to execute said Agreement on behalf of the Borough.

BE IT FURTHER RESOLVED 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 1<sup>st</sup> day of May, 2017, at the Borough Municipal Building.

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Thomas Cardis, Borough Clerk

Motion to move Resolution #2017-94: Councilman Warrington, 2<sup>nd</sup> Councilwoman McCullen  
Roll Call: 6 yes votes

Mayor Green opened the floor to the public.

**Les Gallagher – 49 East Cloverdale Avenue**

Mr. Gallagher expressed a thank you to Mayor and Council for Resolution 2017-94 commenting that the students and the staff appreciate it.

**Walt Davis – 1 Franklin Avenue**

Mr. Davis asked in regards to Resolutions 2017-91 thru 2017-93.

Mayor Green explained.

Mr. Davis asked about Resolution 2017-90.

Mayor Green explained.

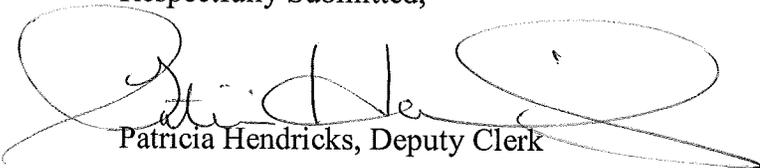
Motion to close the floor to the public: Councilman Knott, 2<sup>nd</sup> Councilman Jaxel  
All in Favor: 6 yes votes

Mayor Green asked Council if they had anything to report. Council had nothing to report.

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

The meeting adjourned at 7:50 pm.

Respectfully Submitted,

  
Patricia Hendricks, Deputy Clerk