

Borough of Pine Hill
Council Meeting
February 25, 2013
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 Shultz –absent, Councilman Jaxel-present, Councilman Robb-present, Mayor Green-present, Mrs. Hendricks-present, Mr. Patterson-present, Mr. Cray-present, Mr. Cardis-absent

Approval of Minutes: February 4, 2013
February 4, 2013 Closed Session

Motion to approve: Councilman Knott, 2nd Councilman Robb
All in Favor: 3 yes votes
Councilman Warrington abstained - Councilman Jaxel abstained

Approval of Bills: February 2013

Motion to approve: Councilman Warrington, 2nd Councilman Knott
Roll Call: 5 yes votes

Committee Reports: January 2013

Deputy Clerk Hendricks read the Committee Reports
Motion to approve: Councilman Warrington, 2nd Councilman Jaxel
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.

ORDINANCE #2013-903: ORDINANCE AMENDING CHAPTER VIII OF THE CODE OF THE BOROUGH OF PINE HILL, CAPTIONED "TRAFFIC" AUTHORIZING TITLE 39 OF THE REVISED STATUTES TO BE IMPLEMENTED AT BROMLEY ESTATES CONDOMINIUM ASSOCIATION, PHASES I & II

First Reading
Mayor Green read the Ordinance

Motion to move Ordinance #2013-903: Councilwoman McCullen, 2nd Councilman Jaxel
Roll Call: 5 yes votes

ORDINANCE #2013-900: ORDINANCE TO RELEASE, VACATE AND EXTINGUISH ANY AND ALL PUBLIC RIGHTS IN AND TO RAVEN AVENUE, IN THE BOROUGH OF PINE HILL, COUNTY OF CAMDEN, STATE OF NEW JERSEY

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 #2013-900: Councilman Jaxel, 2nd Councilman Robb
Roll Call: 5 yes votes

ORDINANCE #2013-901: ORDINANCE AN ORDINANCE AMENDING, RATIFYING, AND RE-ADOPTING CHAPTER 10 OF THE BOROUGH OF PINE HILL CAPTIONED LICENSING OF RENTAL PROPERTIES

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 Warrington, 2nd Councilwoman McCullen
All in favor: 5 yes votes

Motion to move Ordinance #2013-901: Councilman Robb, 2nd Councilman Jaxel
Roll Call: 5 yes votes

ORDINANCE #2013-902: ORDINANCE AMENDING CHAPTER II, SECTION 9, OF THE CAPTIONED "POLICE DEPARTMENT"

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 Warrington, 2nd Councilman Robb
All in favor: 5 yes votes

Motion to move Ordinance #2013-902: Councilman Warrington, 2nd Councilwoman McCullen
Roll Call: 5 yes votes

RESOLUTION #2013-50: RESOLUTION AUTHORIZING A TAX REFUND FOR A TAX OVERPAYMENT OF \$1307.44 ON 2013 TAXES FOR BLOCK 107 LOT 1 TO GREEN TREE SERVICING

Motion to Move Resolution 2013-50: Councilwoman McCullen, 2nd Councilman Jaxel
Roll Call: 5 yes votes

RESOLUTION #2013-51: RESOLUTION AUTHORIZING A SENIOR CITIZEN DEDUCTION IN THE AMOUNT OF \$250.00 TO GERALDING C. SUMMERSETT FOR THE PROPERTY KNOWN AS 25 EAST 7TH AVENUE, PINE HILL, NEW JERSEY, BLOCK 64 LOT 45 FOR YEAR 2013

Motion to Move Resolution 2013-51: Councilman Jaxel, 2nd Councilwoman McCullen
Roll Call: 5 yes votes

RESOLUTION #2013-52: RESOLUTION RESCINDING RESOLUTION #2011-116

Motion to Move Resolution 2013-52 Councilman Robb, 2nd Councilwoman McCullen
Roll Call: 5 yes votes

RESOLUTION #2013-53: RESOLUTION AUTHORIZING IN REM TAX FORECLOSURE

Motion to Move Resolution 2013-53: Councilman Jaxel, 2nd Councilman Robb
Roll Call: 5 yes votes

RESOLUTION #2013-54: RESOLUTION ACCEPTING THE RETIREMENT OF WILLIAM BUCHANAN AS THE SUPERINTENDENT OF PUBLIC WORKS FOR THE BOROUGH OF PINE HILL

Motion to Move Resolution 2013-54: Councilman Knott, 2nd Councilman Jaxel
All in Favor: 5 yes votes

RESOLUTION #2013-55: RESOLUTION APPOINTING INTERIM PUBLIC WORKS SUPERINTENDENT

Motion to Move Resolution 2013-55: Councilman Robb, 2nd Councilman Jaxel
Roll Call: 5 yes votes

RESOLUTION #2013-56: RESOLUTION APPROVING PROPERTY REPAIR AGREEMENT

Motion to Move Resolution 2013-56: Councilwoman McCullen, 2nd Councilman Robb
Roll Call: 5 yes votes

Mayor Green made a motion to open to the public.

Walter Davis – 1 Franklin Avenue

He stated that on the Berlin side of Franklin Avenue there is a lot that originally had a building on it that was torn down. He reported that a landscaping company moved in there and during the winter now there is no landscaping equipment but they have moved a trailer in there. He said that they have a truck at the entrance. He commented that it does not look like anyone is living in the trailer but they could possibly be. He stated that the reason he is bringing it up is that it is pretty rural right there but right behind it you have a lady there that has three little kids that play in the back yard there. He said that he thinks it should be accountable and he does not know what they are doing there.

Mayor Green reported that he would have the Code Enforcement Official check it out.

Mr. Greer reported that it is directly across the street from Albion Bible Church and it was a single family residence there that burned. He commented that there is activity there because he looked into it as far as code enforcement code. He stated that he has no jurisdiction regarding anything that is going on. He said that there is a trailer on that lot and whether the individual is living in it or not he did not know, but he has periodically seen a person out there doing different things. Mr. Greer stated that he did bring it to Mr. Clark's attention.

Walter Davis commented on 2 Franklin that the people that walked away from it came back. He stated that the husband and the wife came up in separate cars and they also had a guy with a camera there. He said the guy with the camera was taken pictures of everything. He is wondering if anyone got in contact with anyone at the Borough of what is going on over there. He said that he would like to know if something is going on over there because they walked away from it and just abandoned it and now they are coming back and going in there like they never left which is not right.

Mayor Green stated that he does not know of anything with the property, but that he would have the Chief take a look because maybe we can reach out to whoever owns the property and let them know.

Mr. Patterson stated that if there was something going on the Borough would not be noticed on that. He commented that the only time we would get notice is if it was a third party tax sale certificate or something like that.

Chief Winters reported that he would follow up on it. He stated that they have had that in the past where the house is empty but it is actually still owned by those individuals.

Walter Davis asked if Jennica the Administrator was not at the Borough anymore.

Mayor Green reported that she gave her notice last December and left in January.

Walter Davis asked Mr. Cray if Franklin Avenue has been completed yet. Mr. Cray stated that there are a few items on the punch list and they are going to come back in warm weather to complete. Mr. Cray reported at that time he will close out the paperwork with them and submit it to DOT for final reimbursement.

Motion to Close to the Public: Councilman Warrington, 2nd Councilman Shultz
All in Favor: 5 yes votes

Council Reports:

Councilman Jaxel reported that they had their Municipal Alliance meeting this evening. He stated that they were going over on what to get involved in this year. He commented that they are waiting on funding so it will depend on that. He reported that there are tighter restrictions this year and they are really what the drug and alcohol related to the funding.

Councilman Knott reported that the Easter Egg Hunt will be March 23rd at 11:00 am at the Pine Hill Middle School. He stated that anyone who would like to donate baskets can do so and drop them off at the Pine Hill Middle School or John Glen School.

Councilwoman McCullen reported that the Recreation Commission meets this Saturday. She stated that they have received requests for use of the facilities of the Bowen Field. She commented that she made awareness of the possible conflict of dates and we will try to accommodate both organizations to the best of our ability. She commented that they will still take in mind that those who have participated on the field in the past and given them maybe a preference over new applicants. She stated that since they encountered some problems last year especially at the Bowen Field it was her understanding that the Mayor and the Solicitor were discussing the requirements of those applicants to posting a performance bond and if there was no problem incurred that would require a monetary expense they would receive their performance bond back at the conclusion of their usage time.

Mayor Green reported that he and the Solicitor are discussing it but at this time there is no resolution.

Councilwoman McCullen asked at the meeting this Saturday should we approve those applications without any mention of a possible performance bond or let them know that it might be forth coming.

Mr. Patterson stated that if you approve it without then their probably going to reject it after the fact. Mr. Patterson stated that one of the problems he has is he doesn't think that it can preferentially be determined to do it for some people and not for others.

Councilwoman McCullen asked if that would include the public school.

Mr. Patterson stated no.

Councilwoman McCullen reported that the only group that has received permission so far is the Public School and the Middle School to use the Bowen Field which is in close proximity to their school. She stated that the trade-off is the working relationship that we have with the pre-approved director of their school. She reported that none of the other groups have received permission. She stated that they can discuss and come up with

some kind of approval agreement and in their letter of approval we can site that the Borough would require a maintenance bond.

Mr. Patterson commented that he did not think that they could afford to buy a performance bond. He stated that it would be a cash escrow that they would have to post. He reported that the Borough would hold separate accounts and they would have to be interest bearing. He commented that at the end of the year and there was no problem they would get their money back, however if there was a problem the Borough would use that money to help defray any expense for the repairs. He stated that we are still discussing what the amount should be and how it should be done if by resolution or if it should be done by an ordinance because the Borough is collecting money.

Councilwoman McCullen reported that an official part of the agreement which they started last year is that they must name the Borough as an additional insured and that is binding upon them before they can even step onto the field.

Mr. Patterson stated that when they name the Borough as an additional insured they should also be naming Elected Officials, Officers and Employees. He commented in case there would any issues everyone is covered.

Councilwoman McCullen asked if Mr. Patterson would have a chance to fine tune their applications. She stated that one town they reached out to in Gloucester Township has numerous fields but each field has a different set of rules and regulations for its use.

Mr. Patterson stated that the Borough of Pine Hill fields are Green Acres so all of their rules and regulations would be the same.

Councilman Warrington reported that he just received a real nice letter from DEA recognizing Patrolman Pierson for a job well done with educating and motivating in the class he holds which is nationwide. He commented that the class relates to trapped doors and finding hidden bad items in vehicles. He stated that Chief Winters has done a great job on updating the personnel policy in which he reached out to the state to be sure that we are current with all state regulations and rules. He commented that they have been working real closely with the schools to get access for the officers to get in there for any emergency and to get a better action plan in place. Councilman Warrington asked the Chief if we are fully online with the remote access of some of the cameras on sites.

Chief Winters reported that they do have full access and are just working out some final little things.

Councilman Warrington stated that they continue to move forward where the officers can look at the computers in their car and switch through the different cameras throughout the Borough as a municipality and see what is going on. He stated that this allows for improved emergency management. He commented that John Maguire has been working real hard on this and deserves a great deal of credit; it has been two years coming. He reported that the Fire Department is putting in a new radio system. He commented that the County is paying for all of the radios along with installation. He stated that it is a more efficient and effective system and is a real great improvement.

Councilman Robb reported that the Environmental Commission met on February 14, 2013.

Mr. Cray reported that West 3rd Avenue is this year's Development Community Block Grant Project. He stated that it will be going out to bid shortly so that we can pave in the spring. He said that it is relatively a short segment but will help ride ability and we are working in the confines of the available grant amount. He reported that Estates Road was this year's DOT Municipal Aid Application and hopefully from the levels above us the funding is there so that they can make many awards and we are successful with that. He stated that it is uncertain when they will award but in a couple of months or so we will see what those decisions are. He reported that the Camden County open space preservation trust fund recreation facility enhancement grant program is a new item that he added to the status report. He stated that he is putting together an application for that and it is believed it is due in April. He said that they are not major grants but if you use them right it can be a nice enhancement for the recreation facility. The Community Block Grant going into the next fiscal year kind of came out late because they were considering going into a three year cycle. He commented that for at least one more year they will continue with their annual cycle. He stated that he will be putting together an application together by March 22, 2013 and working with the Deputy Clerk to put a resolution which is required to go with the application for the March 18th meeting. He reported that he does want to confirm a few things but it may be a continuation with West 3rd Avenue because as he said they can only do so much with the first grant.

Mayor Green reported that the MEL JIF Elected Officials training seminar can now be taken online. He stated that he took it last week and it was very quick. He commented that there will be an Elected Officials Training Seminar on April 8th at 6:30pm at the Borough.

Mayor Green reported the following meetings:

Council Meeting – Monday, March 4, 2013
Fire Commission – Thursday, March 7, 2013 (Reorg)
Municipal Utility Authorities – Wednesday, March 20, 2013
Planning Board – Thursday, March 14, 2013
School Board - Tuesday, February 26, 2013

RESOLUTION #2013-57: RESOLUTION AUTHORIZING A CLOSED SESSION OF THE BOROUGH OF PINE HILL TO DISCUSS THE STATUS OF THE GRIECO LITIGATION

Mayor Green read the Resolution

Motion to Move Resolution 2013-57: Councilman Warrington, 2nd Councilman Jaxel

Roll Call: 5 yes votes

Closed Session began at 8:25 pm.

Closed Session ended at 8:28 pm.

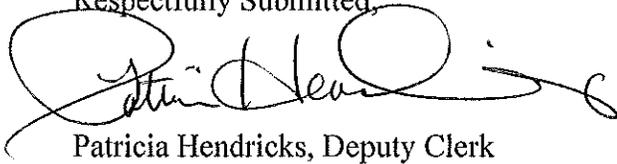
Roll Call vote to return into open session:
Roll Call: 5 yes votes

Mr. Patterson reported to let the record reflect that there is no action that will be taken at this time.

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

The meeting adjourned at 8:31 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 printed name of the signatory.

Patricia Hendricks, Deputy Clerk