Borough of Pine Hill
Council Meeting
March 5, 2018
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, Councilman Knott-present, Councilman Jaxel-present, Councilman Robb-present, Councilman Burke-present, Councilwoman Corry-Gaft-present, Mayor Green-present, Mr. Greer-absent, Mrs. Hendricks-present, Mr. Patterson-present, Mr. Magill-present, Mr. Cardis-absent

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

ORDINANCE NUMBER 2018-960

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

ORDINANCE OF THE BOROUGH OF PINE HILL AMENDING AND READOPTING CHAPTER XXVI OF THE BOROUGH CODE CAPTIONED TAX EXEMPTION AND ABATEMENT FOR COMMERCIAL AND INDUSTRIAL IMPROVEMENTS

WHEREAS, P.L. Chapter 441, and N.J.S.A. 40A:21-1 et seq., enables "qualified municipalities" to abate from local property taxes certain industrial and commercial properties; and

WHEREAS, the Department of Community Affairs has determined that the Borough of Pine Hill is a "qualified municipality" and has been granted that status; and

WHEREAS, the Mayor and Borough Council of the Borough of Pine Hill have determined that the best interest of the Borough is served by encouraging the renovation and rehabilitation of existing commercial and industrial structures and the construction of new commercial and industrial structures; and

WHEREAS, the Mayor and Borough Council of the Borough of Pine Hill have determined that it is in the best interest of the municipality to enter into agreements with qualified

applicants for Tax Abatement on commercial and industrial construction projects pursuant to the provisions of N.J.S.A. 40A:21-1 et seq., as may be amended, providing an abatement from real property taxation on said projects for a period of up to five years, and further providing for payments in lieu of taxes to be made to the Borough; and

WHEREAS, the Mayor and Borough Council previously approved a Tax Abatement Ordinance as codified in Chapter XXVI of the Borough Code and TAX ABATEMENT ORDINANCES ARE TO BE READOPTED EVERY 10 YEARS; and

WHEREAS, upon review of the existing Chapter XXVI it has been determined that Amendments should be made to said Chapter as part of the readoption process.

NOW, THEREFORE, be it ORDAINED by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, State of New Jersey, as follows:

§26–1 General Authorization.

A. The Preamble hereinabove is hereby incorporated by reference herein.

B. The Borough of Pine Hill may enter into agreements with applicants for tax abatement on commercial and industrial projects which satisfy the article requirements hereinafter set forth. The agreement shall provide for an abatement from real property taxation on these projects for a period of not more than five years. During such five-year period, the agreement shall provide for payments to the Borough of Pine Hill in lieu of full property taxes, which payment shall be calculated as set forth hereinafter in this article. Applications for abatement from taxation may be filed to take effect for the first full year commencing after the tax year in which the authorizing Ordinance is adopted, and upon completion of the project for tax years thereafter as set forth in P.L. 1991, C. 441 (N.J.S.A. 40A:21-1 et seq.), but no application for tax abatement shall be filed for an abatement to take initial effect for the 11th full tax year or any tax year occurring thereafter unless this article is readopted by the Governing Body of the Borough of Pine Hill.

§ 26–2 Special Requirements.

To be considered for tax abatement a new commercial or industrial structure must contain a minimum of 5,000 square feet of floor space for use. The commercial or industrial structure may be divided into ownership interests of less than 5,000 square feet as long as the structure itself is at least 5,000 square feet. In this type structure the initial applicant must seek tax abatement for the lesser ownership interests, as may be approved by the Borough Planning Board, and any future owner of the lesser interest shall meet the conditions which initially qualified the property for tax abatement to continue to receive this benefit. An enlargement of an existing commercial or industrial structure must be more than 30% of the existing volume of the structure

as defined in N.J.S.A. 40A:21-9. An improvement to an existing commercial or industrial structure must meet the requirements as defined in N.J.S.A. 40A:21-3n.

§ 26–3 Application procedure.

A. A preliminary application is required to be filed with the Borough of Pine Hill, with a copy to the Borough Governing Body, prior to the issuance of a construction permit for the project. No construction permit shall be issued to an applicant seeking tax abatement until such time as the preliminary application has been filed in accordance with the Borough Ordinance requirements and the Construction Office advised of same in writing by the Borough Tax Assessor. If a preliminary application is not filed, said property will not be eligible for tax abatement. In the event a construction permit is not issued within one year from the date the preliminary application is filed, the preliminary application shall be deemed null and void.

B. Upon the filing of a preliminary application, the Borough Tax Assessor will review said application to determine if it meets the requirements of the Borough Ordinance for abatement and a tax abatement agreement. The Tax Assessor shall provide this determination to the Borough Governing Body within 60 days of receipt of a properly completed preliminary application. In the event the Tax Assessor determines that the application meets the Ordinance requirements, then the Borough Committee shall adopt an Ordinance authorizing a tax abatement agreement with the applicant, subject to the following conditions:

(1) That the applicant shall file a final application for tax abatement with the Tax Assessor in the form prescribed, within 30 days, including Saturdays and Sundays, following completion of construction. A copy of the final application shall also be filed with the Governing Body. Failure to file shall automatically void the preliminary application approval.

(2) The completed construction shall be in accordance with the original Borough approvals on which the tax abatement agreement was initially authorized based on the preliminary application.

(3) The applicant has continued to meet the requirements of the Borough Ordinance for tax abatement.

C. Every properly completed final application for abatement shall be evaluated for approval by the Borough Tax Assessor within 30 days of filing. The Tax Assessor shall notify the Governing Body in writing of the approved determination. Upon receipt of the written approval from the Borough Tax Assessor a Resolution shall be adopted for the appropriate Borough officials to then proceed to execute the tax abatement agreement previously authorized by the specific Ordinance adopted as part of the preliminary application approval process. The applicant shall be required to sign this tax abatement agreement prior to the Borough signatories.

D. Separate applications must be filed for each building involved in phased projects.

E. In the event the use listed on the preliminary application is changed subsequent to the issuance of the construction permit for the project, Borough Council shall adopt an Ordinance authorizing a tax abatement with the applicant, provide that the new one is of a type listed in §245-10 as a qualifying project, that the applicant has submitted a revised preliminary

application listing the new use, and that the Borough Tax Assessor determines that the revised preliminary application meets the requirements of this article.

§26–4 Form of preliminary and final application.

The preliminary and final application must be on a form prescribed by the Borough Tax Assessor and by the Director of the Division of Taxation in the Department of Treasury, and shall provide the following information:

A. A general description of this project for which abatement is sought;

B. A legal description of all real estate necessary for the project;

C. Plans and drawings including a site layout on the total lot area, and other documents as may be required by the Governing Body to demonstrate the structure and design of the project;

D. A description of the number, classes, types of employees and average estimated wages and salaries by employee class, to be employed at the project site within two years of the completion of the project;

E. A statement of the reasons for seeking tax abatement on the project, and a description of the benefits to be realized by the applicant, if tax abatement is granted;

F. Estimates of the cost of completing such project;

G. A statement showing:

(1) The real property taxes currently being assessed at the project site;

(2) Estimated tax payments that would be made annually by the applicant on the project during the period of tax abatement; and

(3) Estimated tax payments that would be made by the applicant on the project during the first year following the termination of the tax abatement agreement.

H. A description of any lease agreements between the applicant and proposed users of the project, and a history and description of the user's business;

I. Proof of payment of taxes through the current quarter;

J. Other pertinent data regarding the relationship, agreements and status of other properties owned by the applicant within the Borough of Pine Hill; and

K. Such other pertinent information as the Governing Body may require.

§26–5 Projects qualifying for program.

The following type projects/uses will be considered for Tax Abatement by the Borough of Pine Hill:

A. Light industrial, light manufacturing and indoor warehousing facilities which are nonpolluting and nonnoxious;

B. Scientific or industrial research engineering laboratory, testing or experimental laboratory or similar establishment for research or product development;

C. Administrative offices;

D. Wholesale distributorships;

E. Experimental, research testing, dental or medical laboratories;

F. Carpet or rug cleaning, laundry and dry cleaning;

G. Job printing and newspaper or book publishing;

H. Baking and food and dairy processing;

I. Corporate and professional offices;

J. General service and repair shops, including carpenter, cabinet making, furniture repair, plumbing or similar shop;

K. Office of a builder, carpenter, caterer, cleaner, decorator, electrician, furrier, mason, painter, plumber, roofer, upholsterer and similar businesses, excluding open storage of materials and excluding open storage of motor vehicles;

L. Veterinary hospital, provided that all animals are kept in a permanent enclosed structure and are not within 150 feet of any existing residential use or zone;

M. Businesses and instructional school, including trade school;

N. Nursing homes, philanthropic clinics, residential health care facilities and convalescent centers;

O. General commercial establishments permitted by zoning;

P. Accessory uses on the same lot with and customarily incidental to any of the above-permitted uses as approved by the Borough Planning Board; and

Q. Charter schools.

§26–6 Payments in lieu of full property taxes.

A. All tax abatement agreements must be authorized by a separate Ordinance for each application.

B. A tax abatement agreement shall provide for the application to pay to the Borough in lieu of full property tax payments an amount annually to be computed by the following formula:

Tax Phase-In Basis

The applicant must pay to the Borough in lieu of full property tax payments an amount equal to a percentage of taxes otherwise due, according to the following schedule:

(1) In the first full calendar year after completion, no payment in lieu of taxes otherwise due;

(2) In the second full calendar year, an amount not less than 20% of taxes otherwise due;

(3) In the third calendar year, an amount not less than 40% of taxes otherwise due;

(4) In the fourth calendar year, an amount not less than 60% of taxes otherwise due;

(5) In the fifth calendar year, an amount not less than 80% of taxes otherwise due.

C. All tax agreements entered into by virtue of this article shall be in effect for no more than five full tax years next following the date of completion of the project. Within 30 days of the execution of a tax abatement agreement, the Borough shall forward a copy of said agreement to the Director of the Division of Local Government Services in the Department of Community Affairs.

D. No exemption or abatement shall be granted, or tax agreement entered into, with respect to any property for which property taxes are delinquent or remain unpaid, or for which penalties for nonpayment of taxes are due.

E. If during any tax year prior to the termination of the tax agreement, the property owner ceases to operate or disposes of the property, or fails to meet the conditions for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no abatement had been granted. The property owner shall advise the Borough of any change in use or ownership prior to same occurring. Failure to so advise shall be cause to declare the property owner in breach of the tax abatement agreement. The Borough Governing Body shall notify the property owner and the Tax Collector of the disqualification, and upon such notice, the Tax Collector shall within 15 days thereof notify the owner of the property of the taxes due and payable to the Borough. With respect to the disposal of property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property for tax abatement, no tax shall be due and the agreement shall remain in effect. The new owner shall be required to submit necessary information to the Tax Assessor to verify continuing eligibility for the tax abatement benefit.

F. At termination of the tax abatement agreement, the property shall be subject to all applicable real property taxes as provided by law; but nothing herein shall prohibit a

project, at the termination of an agreement, from qualifying for and receiving the full benefits of any other tax preferences provided by law.

§26–7 Definitions.

As used in this article, the following definitions shall apply:
ASSESSOR

The officer of the Borough of Pine Hill charged with the duty of assessing real property for the purpose of general taxation.

COMMERCIAL OR INDUSTRIAL STRUCTURE

A structure or part thereof used for the manufacturing, processing or assembling of material or manufactured products, or for research, office, industrial, commercial, retail, recreational, hotel or motel facilities, or warehousing purposes, or for any combination thereof, which the Governing Body determines will tend to maintain or provide gainful employment within the municipality, assist in the economic development of the municipality, maintain or increase the tax base of the municipality and maintain or diversify and expand commerce within the municipality. It shall not include any structure or part thereof used or to be used by any business relocated from another qualifying municipality unless the total square footage of the floor area of the structure or part thereof used or to be used by the business at the new site together with the total square footage of the land used or to be used by the business at the new site exceeds the total square footage of that utilized by the business at its current site of operation by at least 10%; and the property that the business is relocating to has been the subject of a remedial action plan costing in excess of $250,000 performed pursuant to an administrative consent order entered into pursuant to authority vested in the Commissioner of Environmental Protection.

COMPLETION

Substantially ready for the intended use for which a building or structure is constructed.

CONSTRUCTION

The development of a commercial or industrial structure or the enlargement of the volume of an existing commercial or industrial structure by more than 30%, but shall not mean the conversion of an existing building or structure to another use.

IMPROVEMENT

A modernization, rehabilitation, renovation, alteration, or repair which produces a physical change in an existing building or structure that improves the safety, sanitation, decency or attractiveness of the building or structure as a place for human habitation or work, and which does not change its permitted use. In the case of commercial or industrial structures, it shall not include ordinary painting, repairs and replacement of maintenance items, or an enlargement of the volume of an existing structure by more than 30%. In no case shall it include the repair of fire or other damage to a property for which payment of a claim was received by any person from an insurance company at any time during the three-year period immediately preceding the filing of an application pursuant to this article.

PHASED PROJECTS

Commercial or industrial construction involving multiple structures that are built separately.

§ 26–8 Application fee.

An application filing fee of $300 shall be paid by the applicant at the time of filing the preliminary application. The application fee will provide for the administrative services to be undertaken by the Borough Tax Assessor, and any other Borough official, in order to render a determination on the applicant's eligibility for a tax abatement. The filing fee shall cover the cost for both the preliminary application and final application review and determination process.

§ 26–9 Escrow for five-year tax abatement agreements.

A. Every tax abatement agreement required by this article shall be subject to payment of a nonrefundable escrow in the amount of $500.00 to be paid by the applicant at the time the applicant submits a preliminary application to the Tax Assessor in accordance with § 3 of this article. The required escrow shall be used to pay the cost of professional review by the Borough Solicitor, Engineer, or the professionals employed by the Borough to review and make recommendations regarding the tax abatement agreement.

B. At the time of submission of an application to the Borough Tax Assessor, the applicant shall be required to execute an escrow agreement with the Borough to cover all necessary and reasonable costs incurred for the technical and professional review of the tax abatement agreement. The amounts specified for escrow are estimates which shall be paid prior to the Borough's review of the tax abatement application. In the event an additional amount is required for more than the amount specified in the escrow agreement, the applicant shall pay all additional sums required prior to the Borough's execution of the tax abatement agreement.

C. To the extent not otherwise inconsistent with this section, the escrow fee required by this article shall be administered by the Chief Financial Officer of the Township in the manner and as set forth generally in Chapter 176 of the Code of the Borough of Pine Hill, captioned "Land Use, Development and Zoning,"

D. The Township Clerk or his/her designee shall maintain an itemized account of the escrow on deposit for each application and shall, upon the request of the applicant, supply a copy of said account.

SECTION 1. All Ordinances or parts of Ordinances, are inconsistent with this amending Ordinance, are hereby repealed to the extent of such inconsistency only.

SECTION 2. Should any section, subsection, part, clause or phrase of this Amended Ordinance shall be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to that end, the provisions of this Ordinance are hereby declared to be severable.

SECTION 3. This Ordinance shall take effect after final adoption and publication as required by law.

Introduced: March 5, 2018

	WARRINGTON	KNOTT	JAXEL	ROBB	BURKE	CORRY-GAFT
YES	✓	✓	✓	✓	✓	✓
ABSTAIN						
NO						
ABSENT						

Public Hearing: March 19, 2018

	WARRINGTON	KNOTT	JAXEL	ROBB	BURKE	CORRY-GAFT
YES						
ABSTAIN						
NO						
ABSENT						

BOROUGH OF PINE HILL:

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

_____
THOMAS CARDIS, BOROUGH CLERK

Motion to move Ordinance #2018-960: Councilman Knott, 2nd Councilman Burke
Roll Call: 6 yes votes

ORDINANCE NUMBER 2018-961

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

ORDINANCE OF THE BOROUGH OF PINE HILL RESCINDING CHAPTER 3, SECTION 16 CAPTIONED "SMOKING WITHIN GOVERNMENTAL BUILDINGS" AND REPLACING IT WITH A NEW SECTION 16 CAPTIONED "SMOKING IN PUBLIC BUILDINGS AND ON PUBLIC PROPERTY"

NOW THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough Pine Hill, County of Camden; State of New Jersey as follows:

SECTION 1: Chapter 3, Section 16 shall now be captioned "Smoking in Public Buildings and on Public Property".

SECTION 2: Purpose: The Borough of Pine Hill finds and declares that the resolution of conflict between the right of the smoker to smoke and the right of non-smoker to breathe clean air involves a determination of when and where, rather than whether, a smoker may legally smoke. It is not the Public Policy of the Borough of Pine Hill to deny anyone the right to smoke. However, the Borough of Pine Hill finds that, in Governmental Buildings owned or leased by the Borough of Pine Hill and on all public property owned or leased by the Borough of Pine Hill, the right of a non-smoker to breathe clean air supersedes the right of the smoker to smoke. In addition to the deleterious defects upon smokers, tobacco smoke is at least an annoyance and a nuisance to a substantial percentage of the non-smoking public and a substantial health hazard to a smaller segment of the non-smoking public. Furthermore, smoking creates a substantial health hazard to the youth of the Borough of Pine Hill who may be participating in activities in buildings or properties owned or leased by the Borough of Pine Hill. Therefore, the purpose of this Chapter is to protect the interest of non-smokers in public buildings and on public properties owned or leased by the Borough of Pine Hill and to allow smokers the right to smoke only in designated areas established by the Borough of Pine Hill.

SECTION 3: Definitions: As used in this Chapter, the following terms shall have the meaning indicated:

PUBLIC BUILDING – any building or portion of a building owned or leased by the Borough of Pine Hill.

PUBLIC PROPERTY – any real property, or portion thereof, owned or leased by the Borough of Pine Hill, to include parking lots, parks, playgrounds, and other recreational facilities.

SMOKING – the burning of a lighted cigar, cigarette, pipe or any other matter of substance which contains tobacco or a similar substance.

TOBACCO PRODUCT – any cigarette, cigar, smokeless tobacco to include snuff, chewing tobacco or any other substance that contains tobacco.

SECTION 4: Smoking Prohibited: Smoking is prohibited in all public buildings owned or leased by the Borough of Pine Hill and on all public property owned or leased by the Borough of Pine Hill. In public buildings or public property owned or leased by the Borough of Pine Hill, a designated smoking area may be established, which shall be clearly identified, and is the only area within a public building or on any public property where smoking is permitted.

SECTION 5: Other Prohibited Acts: No officer, employee, agent or other person shall smoke in any vehicle owned or registered in the name of the Borough of Pine Hill except when that driver has no other person present. Smoking is also prohibited at any time in any bus or similar type vehicle owned or operated by the Borough of Pine Hill.

SECTION 6: Posting of Signs: All places affected by this Chapter shall be identified by signs posted by the Borough with letters at least one inch in height, stating "Smoking Prohibited" or "Smoking Permitted" or the sign shall be designated by the appropriate "Smoking Prohibited" or "Smoking Permitted" International symbol. The letters or symbols shall contrast in color with the sign. The sign shall also indicate that any person violating this Chapter shall be subject to a fine and that a person who smokes in a non-smoking area may be denied continued access to that area or to the services offered by the Borough until compliance with this Chapter. Every sign required by this Chapter shall be located so as to be clearly visible to both the public and the Township employees.

SECTION 7: Violations and Penalties: Any person violating the provision of this Chapter shall, upon conviction, thereof, pay a penalty of not less than $50.00 for the first offense and not less than $100.00 for each subsequent offense.

SECTION 8 : All Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 9: If any Section, Subsection, Part, Clause or Phrase of this Ordinance shall be declared invalid by judgment of any Court of competent jurisdiction, such Section, Subsection, Part, Clause or Phrase shall be deemed to be severable from the remainder of this Ordinance.

SECTION 10: This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: March 5, 2018

	WARRINGTON	KNOTT	JAXEL	ROBB	BURKE	CORRY-GAFT
YES	✓	✓	✓	✓	✓	✓
ABSTAIN						
NO						
ABSENT						

Public Hearing: March 19, 2018

	WARRINGTON	KNOTT	JAXEL	ROBB	BURKE	CORRY-GAFT
YES						
ABSTAIN						
NO						
ABSENT						

BOROUGH OF PINE HILL:

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

_____
THOMAS CARDIS, BOROUGH CLERK

Motion to move Ordinance #2018-961: Councilman Jaxel, 2nd Councilman Burke
Roll Call: 6 yes votes

ORDINANCE NUMBER 2018-962

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

ORDINANCE AMENDING ORDINANCE 2016-949 PURSUANT TO N.J.S.A. 40A:9-165, ESTABLISHING THE SALARIES AND WAGES OF CERTAIN OFFICERS AND EMPLOYEES OF THE BOROUGH OF PINE HILL, COUNTY OF CAMDEN, STATE OF NEW JERSEY

WHEREAS, the Governing Body for the Borough of Pine Hill has determined it necessary to amend the Borough Salary Ordinance in order to provide for additional compensation based upon length of service of a Borough employee.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, and State of New Jersey as follows:

SECTION 1. The salaries and wages of the following officers and employees of the Borough

of Pine Hill shall not exceed the following amounts and are annual salaries except as may be noted otherwise.

	Bottom Range	Top Range
Chief of Police	78,700	140,000
Civilian Police Employee	15.00	28.00 per hour
Crossing Guard	9.00	14.00 per hour
Judge of the Municipal Court	16,000	30,000
Prosecutor	8,000	15,000
Alternate Prosecutor	191.23	228.31 per appearance
Public Defender	5,000	7,500
Alternate Public Defender	125.00	151.00 per appearance
Mayor	3,500	5,500
Council President	3,100	4,750
Councilperson	2,600	4,500
Borough Business Administrator	47,000	120,000
Borough Clerk	5,000	55,000
Election Official	600.00	1,100
Deputy Borough Clerk	5,000	30,000
Municipal Improvement Search Officer		10.00 per search
Planning / Zoning Board Solicitor	2,216.06	4,100
Tax Collector	5,000	57,000
Municipal Tax Search Officer		10.00 per search
Chief Financial Officer/ Treasurer	25,000	37,000
Deputy Treasurer	5,000	8,000
Public Works Superintendent	45,000	75,000
Code Enforcement Officer	3,500	37,500

Planning / Zoning Board Secretary	2,500	4,500.00
Planning Board Solicitor	2,500	5,000
Zoning Officer	3,800	5,000
	26.00	32.00 per court appearance
Construction Official/Rental Inspector	25,000	70,000
Construction Official	9,000	70,000
Sub-Code Official	4,500	14,000
Building Inspector	5,000	15,000
Court Administrator	20,000	65,000
Court Recorder	45.00	58.00 per court appearance
Special Officer	12.00	17.00 per hour
Emergency Management Coordinator	2,500	3,500
Housing Inspector Part-time		18.72 per hour
Housing/Rental Inspector		3,500.00
Code Compliance Official	45,000	80,000
Rental Unit Inspector	30,000	60,000
Public Works Foreman	45,000	60,000

SECTION 2. The Borough shall pay current employees the salaries listed above under top range. In the event that any current employee no longer works for the Borough, Council shall determine the salary of the new employee within the salary or hourly range by resolution.

SECTION 3. The employment titles and salary range for the Union positions are hereby determined as negotiated between the Borough of Pine Hill and CWA Local 1014, the recognized representative of said employees for the purpose of collective negotiations with respect to terms and conditions of employment.

SECTION 4. The job titles and salary range for the Police Department Union positions are hereby determined and fixed as negotiated between the Borough of Pine Hill and Pine Hill Police

Bargaining Committee, the recognized representative of said employees for the purpose of collective negotiations with respect to the terms and conditions of employment.

SECTION 5. The Borough Treasurer is hereby authorized to pay said salaries bi-weekly or monthly, as appropriate.

SECTION 6. All salaries and wages identified in Section One will be effective January 1, 2015.

SECTION 7. Each full time employee, and part time employees where provided by other agreement(s), that are employed prior to January 1, 2015 shall be paid in addition to their annual salary as described in Section One hereof, additional compensation based upon length of service according to the following schedule:

Regular full time and part time non-union employees receive longevity as follows:

0 thru 5 years	$0.00
6 thru 10 years	$1,020.00
11 thru 15 years	$1,170.00
16 thru 20 years	$1,350.00
21 years and beyond	$1,560.00

Employees hired after October 1, 2013 are not eligible for length of service compensation

SECTION 8. Compensation for holidays, vacation or sick leave shall be in accordance with the respective Collective Bargaining Agreements and/or Borough Personnel Policy.

SECTION 9. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 10. This Ordinance shall take effect immediately upon adoption and publication as required by law.

Introduced: March 5, 2018

	WARRINGTON	KNOTT	JAXEL	ROBB	BURKE	CORRY-GAFT
YES	✓	✓	✓	✓	✓	✓
ABSTAIN						
NO						
ABSENT						

Public Hearing: March 19, 2018

	WARRINGTON	KNOTT	JAXEL	ROBB	BURKE	CORRY-GAFT
YES						
ABSTAIN						
NO						
ABSENT						

BOROUGH OF PINE HILL:

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

_____
THOMAS CARDIS, BOROUGH CLERK

Motion to move Ordinance #2018-962: Councilman Knott, 2nd Councilwoman Corry-Gaft
Roll Call: 6 yes votes

RESOLUTION NUMBER 2018-58

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION APPROVING THE PROMOTION OF DETECTIVE MATTHEW PIERSON TO THE RANK OF SERGEANT IN THE BOROUGH OF PINE HILL POLICE DEPARTMENT

WHEREAS, with the approval of the budget and a consensus of the command staff of the Pine Hill Borough Police Department, it has been determined that Detective Matthew Pierson should be promoted to the position of Sergeant; and

WHEREAS, the promotion shall be effective March 5, 2018.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Pine Hill, County of Camden and State of New Jersey, that Detective Matthew Pierson is hereby promoted to Sergeant in the Pine Hill Police Department.

This Resolution was adopted at a meeting of the Mayor and Council on March 5, 2018 and shall take effect immediately.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

_____
THOMAS CARDIS, BOROUGH CLERK

	WARRINGTON	KNOTT	JAXEL	ROBB	BURKE	CORRY-GAFT
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 5th day of March, 2018, at the Borough Municipal Building.

_____
THOMAS CARDIS, BOROUGH CLERK

Motion to move Resolution #2018-58: Councilman Warrington, 2nd Councilman Jaxel
Roll Call: 6 yes votes

RESOLUTION NUMBER 2018-59

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL ACCEPTING
THE RESIGNATION OF ROBERT SMUDA AS DETECTIVE/SERGEANT
FOR THE BOROUGH OF PINE HILL POLICE DEPARTMENT

WHEREAS, Robert Smuda has presently served as Detective/Sergeant for the Borough of Pine Hill Police Department; and

WHEREAS, Robert Smuda has submitted a letter dated December 14, 2017, indicating his resignation from the position of Detective/Sergeant for the Pine Hill Borough Police Department effective May 31, 2018;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, hereby accepts the resignation of Robert Smuda.

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

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

_____
THOMAS CARDIS, BOROUGH CLERK

	WARRINGTON	KNOTT	JAXEL	ROBB	BURKE	CORRY-GAFT
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 5th day of March, 2018, at the Borough Municipal Building.

_____
Thomas Cardis, Borough Clerk

Motion to move Resolution #2018-59: Councilman Warrington, 2nd Councilman Jaxel
All in Favor: 6 yes votes

RESOLUTION NUMBER 2018-60

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL AUTHORIZINGAN AWARD OF CONTRACT (BID A-26/2017 – 6 MONTH OPTION), BY AND BETWEEN THE COUNTY OF CAMDEN (DEPARTMENT OF BUILDINGS AND OPERATIONS) AND VARIOUS VENDORS, FOR THE PURCHASE OF COPY, COMPUTER PAPER AND ENVELOPES FOR VARIOUS CAMDEN COUNTY DEPARTMENTS AND AGENCIES, UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, ID#57-CCPS, ON AN "AS-NEEDED" BASIS

WHEREAS, by Resolution No. 32 adopted August 17, 2017, the Camden County Board of Chosen Freeholders awarded a contract to various vendors listed on the attached schedule, for Bid A-26/2017, Copy Computer Paper and Envelopes for various Camden County Departments and Cooperative Members under the Camden County Cooperative Pricing System, System Identifier #57-CCPS, for a term commencing September 1, 2017 through February 28, 2018; and

WHEREAS, said Bid A-26/2017 provided for an additional six (6) months option, said option to be exercised at the sole discretion of the County; and

WHEREAS, it is the desire of the Board of Chosen Freeholders to exercise the 6 month option pursuant to Bid A-26/2017, for the term commencing on or about March 1, 2018 through August 31, 2018 and

WHEREAS, funding for this purpose shall not exceed the maximum budgeted line items for copy and computer paper and envelopes in the County's 2018 temporary and/or permanent budgets and shall be encumbered prior to incurring the obligation in accordance with N.J.A.C. 5:30-5.5(b)(2); and

WHEREAS, each participating Cooperative Member in the Cooperative is hereby authorized to enter into a contract directly with the various vendors for the various items, pursuant to the terms and conditions of this bid after award by its governing body in accordance with applicable law; now, therefore,

BE IT RESOLVED by the Board of Chosen Freeholders of the County of Camden that, contingent upon the funding as described herein, the vendors and items listed on the attached award sheet schedule for Bid A-26/2017 (6 Month Option) for Copy, Computer Paper and Envelopes for various Camden County Departments and Cooperative Members under the Camden County Cooperative Pricing System, System Identifier #57-CCPS be and the same is hereby approved and awarded for the term commencing March 1, 2018 through August 31, 2018; and

BE IT FURTHER RESOLVED that the proper County officials be and are hereby authorized to execute all necessary contracts, purchase orders or other legal instruments in connection therewith and to sign checks or vouchers for the payment thereof, when such materials and services have been delivered and accepted by the County of Camden; and

BE IT FURTHER RESOLVED that each participating Cooperative Member in the Cooperative is hereby authorized to enter into a contract directly with the various vendors listed in the attached schedule pursuant to the terms and conditions of Bid A-26/2017 (6 Month Option), after award by its governing body in accordance with applicable law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Pine Hill, in the County of Camden and State of New Jersey that this Resolution shall take effect immediately upon adoption.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

_____
THOMAS CARDIS, BOROUGH CLERK

	WARRINGTON	KNOTT	JAXEL	ROBB	BURKE	CORRY-GAFT
YES	✓	✓	✓	✓	✓	✓
ABSTAIN						
NO						
ABSENT						

CERTIFICATION

I, HEREBY certify the foregoing to be a true and correct copy of a Resolution duly adopted by the Borough Council of the Borough of Pine Hill at a meeting of said Council held on the 5th of March, 2018.

_____
Thomas Cardis, Borough Clerk

Motion to move Resolution #2018-60: Councilman Jaxel, 2nd Councilman Burke
Roll Call: 6 yes votes

RESOLUTION NUMBER 2018-61

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL APPROVING CHANGE ORDER NUMBER 1 - FINAL FOR THE RESURFACING OF PINE STREET IN THE DECREASED AMOUNT OF $47,860.43

WHEREAS, the Borough of Pine Hill previously entered in to a Contract with Asphalt Paving Systems, Inc. for the Resurfacing of Pine Street; and

WHEREAS, Remington and Vernick as the Borough Engineer has negotiated a Change Order on said Contract decreasing the amount to be paid by $47,860.43 in accordance with said Change Order 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 based on the recommendations of the Borough Engineer, it hereby approves the Change Order with Asphalt Paving Systems, Inc. decreasing the amount of the Contract for Pine Street by $47,860.43.

BE IT FURTHER RESOLVED that this Resolution and Change Order shall serve as an official Amendment to the Contract for this Project.

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

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

_____
THOMAS CARDIS, BOROUGH CLERK

	WARRINGTON	KNOTT	JAXEL	ROBB	BURKE	CORRY-GAFT
YES	✓	✓	✓	✓	✓	✓
ABSTAIN						
NO						
ABSENT						

CERTIFICATION

I, HEREBY certify the foregoing to be a true and correct copy of a Resolution duly adopted by the Borough Council of the Borough of Pine Hill at a meeting of said Council held on the 5th day of March, 2018.

_____
Thomas Cardis, Borough Clerk

Motion to move Resolution #2018-61: Councilman Burke, 2nd Councilwoman Corry-Gaft
Roll Call: 6 yes votes

Mayor Green opened the floor to the public.

Walt Davis – 1 Franklin Avenue

Mr. Davis asked about the Library County Tax system.

Mayor Green explained.

Mr. Davis commented that the budget is not very detailed descriptive and wanted to know who oversees the auditors.

Mayor Green responded.

Motion to close the floor to the public: Councilman Warrington, 2nd Councilman Jaxel
All in Favor: 6 yes votes

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

RESOLUTION NUMBER 2018-62

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION AUTHORIZING A CLOSED SESSION OF THE
BOROUGH OF PINE HILL

WHEREAS, the Borough of Pine Hill (hereinafter the "Pine Hill") is subject to the Open Public Meetings Act, N.J.SA.A. 10:4-1 et seq. ("Act") which requires that its meetings be open to the general public; and

WHEREAS, Section 10:4-12 of the Act permits Pine Hill to go into closed session, which is not open to the general public, for certain limited purposes enumerated in the Act; and

WHEREAS, Pine Hill hereby desires to adopt this Resolution to go into closed session at this time in order to: [*Check all that apply*]

_____ Discuss matters deemed confidential by express provision of Federal or State Law or Rule of Court;

_____ Discuss matters in which release of the information would impair a right to receive funds from the United States Government;

_____ Discuss matters the disclosure of which constitutes an unwarranted invasion of individual privacy, including but not limited to, information relative to an individual's

personal or family circumstances and any material relating to medical, rehabilitation, custodial, or child protection issues;

_____ Discuss Collective Bargaining Agreements;

_____ Discuss any matter involving the purchase, lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if disclosed;

_____ Discuss any tactics and techniques utilized in protecting the safety and property of the public if disclosure would impair such protection and/or any investigations or violations or possible violations of the law;

__X__ Discuss any pending or anticipated litigation or contract negotiation (other than collective bargaining) in which Pine Hill is or may become a party and/or any matters falling within the attorney-client privilege; and/or

__X__ Discuss any matter involving the appointment, termination, terms and conditions of employment, evaluation of performance of, any specific prospective or current public officer or employee of Pine Hill;

Related to: Personnel, Contracts & Litigation

WHEREAS, Pine Hill believes that the matters discussed in closed session can be disclosed to the general public at such time when the Mayor and Borough Council have determined the matters discussed are no longer required to be maintained as confidential and adopt a further resolution to place the Closed Session Minutes into the Public Minutes Record Book.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Pine Hill hereby resolves to go into closed session for the reasons articulated above immediately after passage of this Resolution. This Resolution shall be kept on file for public inspection in accordance with statutory provisions.

Effective Date: This Resolution shall take effect immediately upon adoption.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

_____
THOMAS CARDIS, BOROUGH CLERK

	WARRINGTON	KNOTT	JAXEL	ROBB	BURKE	CORRY-GAFT
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 5th day of March, 2018, at the Borough Municipal Building.

_____
Thomas Cardis, Borough Clerk

Motion to move Resolution #2018-62: Councilman Burke, 2nd Councilwoman Corry-Gaft
Roll Call: 6 yes votes

Closed Session began at 8:06 pm.
Closed Session ended at 8:32 pm.

Roll call vote to return into open session
Roll Call: 6 yes votes

Mr. Patterson reported that Mayor Green recused from the second part of the closed session meeting.

Mr. Patterson stated to let the record reflect that there was one final decision made in closed session and that was the reinstatement of Luke Mangaro.

RESOLUTION NUMBER 2018-63

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION AUTHORIZING THE REINSTATEMENT OF LUKE MANGARO

WHEREAS, the Borough of Pine Hill ("Borough") sustained disciplinary charges against Luke Mangaro, an employee in public works; and

WHEREAS, Mangaro was terminated as a result of the disciplinary charges;

WHEREAS, Mangaro and the Commercial Workers of America, Local 1014 ("Union") filed a grievance challenging the penalty of termination among other issues.

WHEREAS, the matter was pending binding third party arbitration.

WHEREAS, the Parties would like to resolve this matter without protracted litigation.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Pine Hill that Luke Mangaro may be reinstated and have his termination converted to major discipline with a time served period of unpaid suspension.

BE IT FURTHER RESOLVED that the Borough Administrator is hereby authorized and empowered to take all necessary steps to implement Mangaro's reinstatement with any appropriate conditions he deems appropriate.

This Resolution was adopted at a meeting of the Borough Council on March 5, 2018 and shall take effect immediately.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

THOMAS CARDIS, BOROUGH CLERK

	WARRINGTON	KNOTT	JAXEL	ROBB	BURKE	CORRY-GAFT
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 5th day of March, 2018, at the Borough Municipal Building.

Thomas Cardis, Borough Clerk

Motion to move Resolution #2018-63: Councilman Knott, 2nd Councilman Burke
Roll Call: 6 yes votes

Motion to adjourn: Councilman Warrington, 2nd Councilman Jaxel
All in Favor: 6 yes votes

The meeting adjourned at 8:35 pm.

Respectfully Submitted,

Patricia Hendricks, Deputy Clerk