

Borough of Pine Hill  
Council Meeting  
May 7, 2018  
Pine Hill Borough Hall  
7:30 P.M.

Councilman Robb 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-absent, Mr. Greer-present, Mrs. Hendricks-present, Mr. Patterson-present, Mr.  
Magill-present, Mr. Cardis-absent

**Approval of Minutes:** February 5, 2018

Motion to Approve: Councilman Burke, 2<sup>nd</sup> Councilwoman Corry-Gaft  
All in Favor: 6 yes votes

Councilman Robb asked Council if there were any matters to be discussed. Council had no matters to be discussed.

ORDINANCE NUMBER 2018-964

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

ORDINANCE OF THE BOROUGH OF PINE HILL AUTHORIZING THE  
PRIVATE SALE OF CERTAIN BOROUGH OWNED PROPERTY PURSUANT  
TO N.J.S.A. 40A:12-13(b)

WHEREAS, N.J.S.A. 40A:12-13(b) authorizes the private sale of real property no longer needed for public use to contiguous land owners where said property is unable to be developed separately pursuant to Municipal Zoning Ordinances; and

WHEREAS, the Governing Body of the Borough of Pine Hill has determined that certain parcels of municipally owned land are not necessary for public use, said lands being identified on Schedule "A" attached hereto; and

WHEREAS, the Governing Body of the Borough of Pine Hill has determined that said property would be a better value as a privately owned tax ratable.

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 properties listed on Schedule "A" attached hereto shall be advertised for private sale to contiguous land owners only pursuant to the requirements of N.J.S.A. 40A:12-13(b).

SECTION 2. Notice of said private sale to contiguous property owners shall be published in the newspaper circulating in the Municipality by one insertion within five (5) of the days of the adoption of this Ordinance. That a Notice of Sale shall be posted on the Borough Bulletin Board with a copy of same mailed to all contiguous property owners immediately following the date of the adoption of this Ordinance.

SECTION 3. A. The Borough shall accept offers/bids from contiguous property owners for a period of twenty (20) days from the date of the newspaper advertisement on May 12, 2018. All bids must be received in a sealed envelope addressed to the Borough of Pine Hill, 45 W. 7<sup>th</sup> Avenue, Pine Hill, NJ 08021, Attention: Borough Clerk, by 10:00 a.m. on May 31, 2018. The Borough Council reserves the right to reject any and all bids received, or to withdraw this offer to sell at any time prior to Notice of sale, without cause, and upon advertisement of same.

B. Said properties are being offered for sale to the contiguous property owners as undersized properties unable to be separately developed with the condition that the Borough is issuing no representations or warranties as to the permissibility or advisability of the property's use or of any limiting or environmental conditions.

C. The successful bidder shall consolidate the property purchased with other contiguous lot or lots owned by the bidder so as to be part of a reconfigured lot in conformance with zoning requirements. No variances shall be requested and/or permitted for this property as a separate parcel prior to consolidation. There shall be no further subdivision of the consolidated property unless the subdivision satisfies the Borough zoning requirements as a separate buildable lot.

D. The Borough reserves the right at any time prior to confirmation of the sale by the Governing Body to reject any and all bids.

E. The successful bidder shall be required to pay all conveyance expenses including transfer taxes, legal fees, and pro-rated advertising costs and to provide at its own expense, a title search and legal description to the Borough for the preparation of the Deed of Conveyance.

F. The minimum purchase price for each lot and all other conditions of sale are described in Schedule "A" attached hereto.

G. A Bargain and Sale Deed will be the document of conveyance and no warranties or representations as to title are made by the Borough. If, however, the Borough is

unable to convey marketable title, any deposit monies received pursuant to this bidding procedure will be returned.

H. The confirmation of the sale by the Governing Body will be a complete acceptance of the bid and thereafter, within thirty (30) days from said confirmation, the settlement must be completed by the successful bidder. In the event the successful bidder defaults and fails to complete the settlement within the time period allowed, the down payment shall be forfeited to the Borough.

I. A deposit not exceeding ten percent (10%) of the minimum bid price of the tract of land on which the bid is submitted shall be paid by the successful bidder in cash, cashier's check or certified check within 72 hours of notification from the Borough that said party is the successful bidder and. If payment is not made within that time period, the Borough has the right to accept the bid from the next highest bidder. If there is more than one bid in the same amount, the bidders will be notified that the award will be made by a coin flip by the Clerk.

J. The lots being offered for sale are subject to existing liens, encumbrances, judgments, zoning regulations, easements, Department of Environmental Protection Regulations and any other regulations which said facts would be revealed by a title report and an accurate survey which the Borough has not undertaken. The Borough makes no representations as to any previous use of the property and does not guarantee clear title to the property.

SECTION 4. All Ordinances or parts of Ordinances, are inconsistent with this amending Ordinance, are hereby repealed to the extent of such inconsistency only.

SECTION 5. 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 6. This Ordinance shall take effect after final adoption and publication as required by law.

Introduction: April 16, 2018

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

Public Hearing: May 7, 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

Public Hearing  
Mayor Green read the Ordinance

Mayor Green opened the floor to the public.  
Motion to close the floor to the public: Councilman Warrington, 2<sup>nd</sup> Councilman Jaxel  
All in Favor: 6 yes votes  
Motion to move Ordinance #2018-964: Councilman Warrington, 2<sup>nd</sup> Councilman Burke  
Roll Call: 6 yes votes

RESOLUTION NUMBER 2018-83

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL  
AUTHORIZING A TAX REFUND

WHEREAS, Block 95 Lot 10 located at 11 E. 2<sup>nd</sup> Avenue, Pine Hill, is currently assessed to Alyce Waechtler; and

WHEREAS, the Borough of Pine Hill received a Homestead Benefit payment in March of 2018 in the amount of \$230.60 after the property had sold; and

WHEREAS, the Homestead Benefit is a benefit from 2015 and is clearly the sellers, Alyce Waechtler; and

WHEREAS, the Borough Tax Collector, Kathryn A. Merkh, has indicated that a refund of this payment should be made to Alyce Waechtler, 524 Elm Lane, Duncansville, PA 16635.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, that for the reasons set forth hereinabove, it hereby authorizes a tax refund to Alyce Waechtler in the amount of \$230.60 and to authorize the Tax Collector to adjust the tax records accordingly.

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 7<sup>th</sup> day of May, 2018, at the Borough Municipal Building.

\_\_\_\_\_  
THOMAS CARDIS, Borough Clerk

Motion to move Resolution #2018-83: Councilman Jaxel, 2<sup>nd</sup> Councilwoman Corry-Gaft  
Roll Call: 6 yes votes

RESOLUTION NUMBER 2018-84

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

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)

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said director may also approve the insertion of any item of appropriation for equal amount,

NOW, THEREFORE, BE IT RESOLVED that the Borough of Pine Hill, County of Camden, hereby requests that the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget year 2018 in the sum of \$6,600.00, which item is now available as a revenue from the 2018 UDrive. UText. UPay. Distracted Driving Crackdown, and

BE IT FURTHER RESOLVED that a like sum of \$6,600.00 be and the same is hereby appropriated under the caption of:

2018 UDrive. UText. UPay. Distracted Driving Crackdown

BE IT FURTHER RESOLVED that the above is the result of a grant awarded by the State of New Jersey.

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, 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 7<sup>th</sup> day of May, 2018, at the Borough Municipal Building.

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

Motion to move Resolution #2018-84: Councilman Warrington, 2<sup>nd</sup> Councilman Knott  
Roll Call: 6 yes votes

Councilman Robb opened the floor to the public.

**Walt Davis – 1 Franklin Avenue**

Mr. Davis asked about Resolution 2018-84 in regards to the program.

Mr. Patterson explained.

Mr. Davis commented that Maguire Park looks better than it ever did.

Mr. Davis made mention of the Interboro representative that was at a previous council meeting expressing her concerns regarding not being able to get on a specific field.

Mr. Patterson explained. Councilman Burke explained the Rec Commission process in detail.

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

**Council Reports:**

Councilman Jaxel reported that the Senior Luncheon was last Friday and went very well.

Chief Winters commented that the Senior Luncheon went very well and the attendance was approximately 70 plus people. He stated that Councilman Jaxel puts a lot of time in with Municipal Alliance along with the Fire Department helping out as well and all volunteers interacting with the seniors.

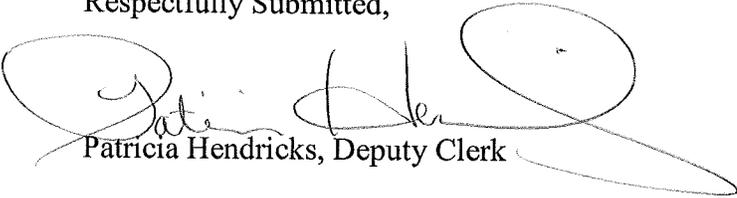
Councilwoman Corry-Gaft reported on the Education Foundation Color Run in regards to the opportunity with the schools and encouraging them to participate.

Mr. Patterson reported that at the Public Land Sale there were no appearances and no sale of any land. He commented that the only thing the Borough can do is to re-advertise, review bids, amounts and reduce which possibly may sell some.

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

The meeting adjourned at 8:02 pm.

Respectfully Submitted,



Patricia Hendricks, Deputy Clerk