

Borough of Pine Hill
Council Meeting
July 16, 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-absent,
Councilman Robb-present, Councilman Burke-present, Councilwoman Corry-Gaft-present,
Mayor Green-present, Mr. Greer-present, Mrs. Hendricks-present, Mr. Patterson-present, Mr.
Magill-absent, Mr. Cardis-present

Approval of Minutes: April 16, 2018

Motion to Approve: Councilman Robb, 2nd Councilman Knott
All in Favor: 5 yes votes

Approval of Bills: July 2018

Motion to Approve: Councilman Warrington, 2nd Councilman Robb
Roll Call: 5 yes votes

Committee Reports: June 2018

Motion to Approve: Councilman Warrington, 2nd Councilman Burke
All in Favor: 5 yes votes

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

ORDINANCE NUMBER 2018-966
BOROUGH OF PINE HILL
COUNTY OF CAMDEN

ORDINANCE AMENDING CHAPTER XXIII OF THE CODE OF THE
BOROUGH OF PINE HILL CAPTIONED "LAND USE"

WHEREAS, on a periodic basis the Borough of Pine Hill reviews its Land Use Ordinance in order to make appropriate Amendments to it; and

WHEREAS, as a result, certain Amendments to the Land Use Ordinance have been determined necessary as set forth hereinbelow.

NOW, THEREFORE, be it ORDAINED by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, State of New Jersey, that Chapter XXIII captioned "Land Use" is hereby amended as follows:

SECTION 1 The following Amendments are made to the Sections identified hereinbelow of Chapter XXIII captioned "Land Use":

Section 23-3.2 captioned "Definitions", subparagraph b, the definition of "Accessory Use Of Building" shall be changed to read:

"Accessory Use, Structure or Building – the use, structure or building which is subordinate to and serves as principal building or a principal use; is subordinate in area, extent and purposes to the principal structure or principal building or use served; contributes primarily to the comfort, convenience or the necessity of the occupants, business or industry of the principal structure or business use served; and is located on the same parcel as the principal structure or principal use served except as may otherwise be expressly authorized within this Chapter. In the case of an Accessory structure or building, it shall be detached from the principal building."

Section 23-7.4 captioned "Zoning Permits," paragraph 1(b) shall be amended to read:

"The installation, erection, construction, alteration, repair, remodeling or conversion of any building, structure or accessory use, or any portion thereof, on any lands and premises within the Borough of Pine Hill."

Section 23-7.8.8 captioned "Utility Shed" shall be removed in its entity and replaced with a new Section 23-7.8.8 as follows:

A. Definition – Utility Sheds:

A Utility Shed is a storage shed other than a garage. A truck trailer or any other object that was or is driven or pulled by a motorized vehicle is not included in this definition and such use of trailers or similar objects are specifically prohibited for storage use in all residential zones. A POD is not a Utility Shed, however, one is permitted to be placed on a

residential property in a driveway or similar location in close proximity to the dwelling for temporary storage of the dwelling's contents for a period not to exceed thirty (30) days. A Pod shall not be placed on a public sidewalk, in a public right-of-way or obstruct vehicular line of sight."

B. Regulations:

A Utility Shed is an Accessory Use.

A Utility Shed shall only be used for the purpose to function for storage of objects owned by residents of the property where the shed is located.

A Utility Shed shall not be used for any commercial purpose or used for any type of human habitation.

A Utility Shed may not be used for the keeping of any type of animal, domestic or otherwise.

A Utility Shed may not be used as a children's playhouse.

A Utility Shed shall not exceed at its highest point twelve (12) feet and no shed shall be more than one story in height.

The maximum size of a Utility Shed on a Lot shall not exceed 140 square feet. No more than two (2) Utility Sheds may be placed on a property which shall not exceed 200 square feet in total.

A Utility Shed may be constructed of wood, metal, vinyl and/or a combination thereof and may or may not be placed on a foundation or other containing type flooring.

Location:

Utility Sheds may not be placed on any property line.

A Utility Shed shall not be located nearer than 10 feet to a principal building on the property.

A Utility Shed shall be placed at a distance of no less than 5 feet from any side yard and no less than 5 feet from any rear yard.

A Utility Shed may not be located in any front yard as defined in this Chapter, however, a Utility Shed may be located to the existing principal structure's building line.

A Utility Shed may not be placed in a location as to restrict vehicular sight distances at roadway intersections.

No Utility Shed shall be permitted in any easement, right-of-way or portion of a street.

No part of any Utility Shed shall protrude beyond all setback restrictions as set forth herein.

No Utility Shed shall be placed on any Lot without first obtaining a Zoning Permit and, when applicable, a

Construction Permit. A dimensioned Plot Plan or Survey shall be provided to the Zoning Office to identify the location of the Shed on the property. A new Section 23-7.8.8.1 shall be included captioned "Tents and Carports."

Definition Tents and Carports:

A temporary and portable non-structural protective canvas, fabric, or plastic tent like protective device.

Regulations:

No canvas or plastic tent or tent like protective device shall be located in any front yard, but may be constructed / installed to the existing principal structure's building line. The structure shall not be constructed so as to restrict the vehicular sight distances at roadway intersections. These temporary design items, excluding structural garages, shall not be located any closer than 5 feet to any property line.

No Tent or Carport shall be placed on any Lot without first obtaining a Zoning Permit. A dimensioned Plot Plan or Survey shall be provided to the Zoning Officer to identify the location of the Tent or Carport on the property.

Residential party or event tents erected for a period of three (3) days or less do not require Zoning Permits.

SECTION 2. All Ordinances or parts of Ordinances, which are inconsistent with this amending Ordinance, are hereby repealed to the extent of such inconsistency only.

SECTION 3. Should any section, subsection, part, clause or phrase of this Amended Ordinance 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 4. This Ordinance shall take effect after final adoption and publication as required by law.

Introduced: July 16, 2018

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

Public Hearing: August 20, 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 #2018-966: Councilman Knott, 2nd Councilman Burke
Roll Call: 5 yes votes

RESOLUTION NUMBER 2018-113

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION TO AMEND CAPITAL BUDGET

WHEREAS, the Borough Council of the Borough of Pine Hill, County of Camden desires to amend the 2018 Capital Budget by inserting thereon or correcting the item therein as shown in such budget:

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pine Hill, County of Camden that the following changes be made to the 2018 Capital Budget:

AMENDMENT TO
CAPITAL BUDGET OF THE
BOROUGH OF PINE HILL
COUNTY OF CAMDEN, NEW JERSEY
Project Schedule for 2018
Method of Financing

<u>IMPROVEMENT PROJECT</u>	<u>TOTAL COST</u>	<u>CAPITAL IMPROVEMENT FUND</u>	<u>CAPITAL SURPLUS</u>	<u>GRANTS IN AID AND OTHER FUNDS</u>	<u>DEBT AUTHORIZED</u>

ADD: Acquisition of Police Interceptor	\$45,000	\$45,000	-0-	-0-	-0-
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BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the office of the Director of the Division of Local Government Services.

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 16th day of July, 2018, at the Borough Municipal Building.

THOMAS CARDIS, BOROUGH CLERK

Motion to move Resolution #2018-113: Councilman Warrington, 2nd Councilwoman Corry-Gaft
Roll Call: 5 yes votes

ORDINANCE NUMBER 2018-967

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

ORDINANCE APPROPRIATING THE SUM OF \$45,000.00
TO BE USED FOR THE ACQUISITION OF A POLICE
INTERCEPTOR WITHIN THE BOROUGH OF PINE HILL,
COUNTY OF CAMDEN, STATE OF NEW JERSEY

WHEREAS, the Governing Body desires to authorize the acquisition of a police interceptor within the Borough of Pine Hill; and

WHEREAS, sufficient funds are available for said purpose from the Borough's Capital Improvement Fund;

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 \$45,000.00 to be used for the following capital acquisition within the Borough of Pine Hill:

<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Capital Improvement Fund</u>
A. Acquisition of Police Interceptor and all related equipment	\$45,000.00	\$45,000.00

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: July 16, 2018

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

	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 #2018-967: Councilman Warrington, 2nd Councilman Robb
Roll Call: 5 yes votes

ORDINANCE NUMBER 2018-968

BOROUGH OF PINE HILL
CAMDEN COUNTY

ORDINANCE OF THE BOROUGH OF PINE HILL AMENDING CHAPTER III
OF THE CODE OF THE BOROUGH OF PINE HILL
CAPTIONED "POLICE REGULATIONS"

WHEREAS, upon review of Chapter III of the Code of the Borough of Pine Hill captioned "Police Regulations" it has been determined that a new provision should be added captioned "Nuisances, Public Health".

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:

SECTION 1. The Borough of Pine Hill hereby establishes and adopts the "Public Health Nuisance Code of New Jersey (1953)", excepting out any portions of said Code that may have

been stricken therefrom, and including any addition, supplement or revision that has been made to said Code as is set forth on the printed Code attached hereto and incorporated by reference herein.

SECTION 2. Copies on File. Three (3) copies of the “Public Health Nuisance Code of New Jersey (1953)” have been placed on file in the office of the Borough Clerk upon introduction of this Ordinance and upon final adoption will remain on file there for the use and examination of the public.

SECTION 3. Violations and Penalties. Any person who violates or neglects to comply with the provision of this Article or Code established herein on Notice issued pursuant thereto shall, upon conviction thereof, be liable to a penalty of not less than One Hundred Dollars (\$100.00) and no more than Five Hundred Dollars (\$500.00) for each offense.

SECTION 4. All Ordinances or parts of Ordinances, which 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 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.

Introduced: July 16, 2018

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

Public Hearing: August 6, 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 #2018-968: Councilman Warrington, 2nd Councilwoman Corry-Gaft
Roll Call: 5 yes votes

ORDINANCE NUMBER 2018-969

BOROUGH OF PINE HILL
CAMDEN COUNTY

ORDINANCE OF THE BOROUGH OF PINE HILL AMENDING CHAPTER X OF THE
CODE OF THE BOROUGH OF PINE HILL CAPTIONED "UNFIT BUILDINGS"

WHEREAS, it is necessary for the Borough of Pine Hill to officially adopt the New Jersey
State Housing Code to become part of its Regulations.

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:

SECTION 1. Chapter X of the Code of the Borough of Pine Hill captioned "Unfit
Buildings" shall be amended to include the following provision:

"Pursuant to the provisions of N.J.S.A. 40:49-5.1 and N.J.A.C. 5:28-1, the New Jersey State Housing Code is hereby accepted, adopted and established as the standard to be used as a Guide in determining the fitness of a building for human habitation, occupancy or use."

SECTION 2. Copies on File. A copy of the New Jersey State Housing Code is attached to this Ordinance and incorporated by reference herein and three (3) copies of the same have been placed on file in the Office of the Borough Clerk and are available to all persons desiring to use and examine the same. Said New Jersey State Housing Code is hereby adopted in its entirety.

SECTION 3. All Ordinances or parts of Ordinances, which are inconsistent with this amending Ordinance, are hereby repealed to the extent of such inconsistency only.

SECTION 4. Should any section, subsection, part, clause or phrase of this Amended Ordinance 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 5. This Ordinance shall take effect after final adoption and publication as required by law.

Introduced: July 16, 2018

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

Public Hearing: August 6, 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 #2018-969: Councilman Robb, 2nd Councilman Warrington
Roll Call: 5 yes votes

RESOLUTION NUMBER 2018-114

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION APPROVING AND AUTHORIZING A LIEN ON REAL PROPERTY FOR
MAINTENANCE WORK PERFORMED BY THE BOROUGH OF PINE HILL

WHEREAS, the Code Enforcement Officer for the Borough of Pine Hill was notified and became aware that property maintenance was necessary for real property located at Block 69, Lot 2 (25 W. Branch Ave.) in the Borough of Pine Hill; and

WHEREAS, pursuant to Chapter 10-8.5, the Code Enforcement Officer issued Violation Notices to the property owner relating to failure to cut grass and weeds and remove trash and branches which were found to be a health and safety hazard; and

WHEREAS, the property owner failed to take appropriate action as required in the Violation Notices; and

WHEREAS, as a result of the property owner's failure to take the appropriate action, the Code Enforcement Officer placed a Work Order with the Department of Public Works to cut the grass and weeds on the property; and

WHEREAS, pursuant to Chapter 10-8.5 of the Code of the Borough of Pine Hill, all costs associated with the work undertaken by the Borough Employees can be charged against the property as a lien to be filed with the Tax Office; and

WHEREAS, the Code Enforcement Officer has provided a Certification of the amount of monies expended to perform this service at this property, said Certification attached hereto and incorporated by reference herein.

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 for the reasons set forth hereinabove, it hereby approves the Certification of Costs expended to cut grass and weeds on Block 69 Lot 2 and authorizes said costs to become a lien against this property pursuant to Chapter 10-8.5 (f) of the Code of the Borough of Pine Hill.

BE IT FURTHER RESOLVED, that a copy of this Resolution and the Certification of Costs Expended for this work shall be filed with the Borough Tax Collector in order for this lien to be formally assessed against this property, said lien to bear interest at the same rate allowed for unpaid taxes and to be collected and enforced in the same manner as unpaid taxes.

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 16th day of July, 2018.

Thomas Cardis, Borough Clerk

RESOLUTION NUMBER 2018-115

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION APPROVING AND AUTHORIZING A LIEN ON REAL PROPERTY FOR MAINTENANCE WORK PERFORMED BY THE BOROUGH OF PINE HILL

WHEREAS, the Code Enforcement Officer for the Borough of Pine Hill was notified and became aware that property maintenance was necessary for real property located at Block 63, Lot 1 (95 E. 6th Ave.) in the Borough of Pine Hill; and

WHEREAS, pursuant to Chapter 10-8.5, the Code Enforcement Officer issued Violation Notices to the property owner relating to failure to cut grass and weeds and remove trash and branches which were found to be a health and safety hazard; and

WHEREAS, the property owner failed to take appropriate action as required in the Violation Notices; and

WHEREAS, as a result of the property owner's failure to take the appropriate action, the Code Enforcement Officer placed a Work Order with the Department of Public Works to cut the grass and weeds on the property; and

WHEREAS, pursuant to Chapter 10-8.5 of the Code of the Borough of Pine Hill, all costs associated with the work undertaken by the Borough Employees can be charged against the property as a lien to be filed with the Tax Office; and

WHEREAS, the Code Enforcement Officer has provided a Certification of the amount of monies expended to perform this service at this property, said Certification attached hereto and incorporated by reference herein.

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 for the reasons set forth hereinabove, it hereby approves the Certification of Costs expended to cut grass and weeds on Block 63 Lot 1 and authorizes said costs to become a lien against this property pursuant to Chapter 10-8.5 (f) of the Code of the Borough of Pine Hill.

BE IT FURTHER RESOLVED, that a copy of this Resolution and the Certification of Costs Expended for this work shall be filed with the Borough Tax Collector in order for this lien to be formally assessed against this property, said lien to bear interest at the same rate allowed for unpaid taxes and to be collected and enforced in the same manner as unpaid taxes.

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 16th day of July, 2018.

Thomas Cardis, Borough Clerk

RESOLUTION NUMBER 2018-116

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION APPROVING AND AUTHORIZING A LIEN ON REAL PROPERTY FOR
MAINTENANCE WORK PERFORMED BY THE BOROUGH OF PINE HILL

WHEREAS, the Code Enforcement Officer for the Borough of Pine Hill was notified and became aware that property maintenance was necessary for real property located at Block 2, Lot 19 (31 Wilson Road) in the Borough of Pine Hill; and

WHEREAS, pursuant to Chapter 10-8.5, the Code Enforcement Officer issued Violation Notices to the property owner relating to failure to cut grass and weeds and remove trash and branches which were found to be a health and safety hazard; and

WHEREAS, the property owner failed to take appropriate action as required in the Violation Notices; and

WHEREAS, as a result of the property owner's failure to take the appropriate action, the Code Enforcement Officer placed a Work Order with the Department of Public Works to cut the grass and weeds on the property; and

WHEREAS, pursuant to Chapter 10-8.5 of the Code of the Borough of Pine Hill, all costs associated with the work undertaken by the Borough Employees can be charged against the property as a lien to be filed with the Tax Office; and

WHEREAS, the Code Enforcement Officer has provided a Certification of the amount of monies expended to perform this service at this property, said Certification attached hereto and incorporated by reference herein.

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 for the reasons set forth hereinabove, it hereby approves the Certification of Costs expended to cut grass and weeds on Block 2 Lot 19 and authorizes said costs to become a lien against this property pursuant to Chapter 10-8.5 (f) of the Code of the Borough of Pine Hill.

BE IT FURTHER RESOLVED, that a copy of this Resolution and the Certification of Costs Expended for this work shall be filed with the Borough Tax Collector in order for this lien to be formally assessed against this property, said lien to bear interest at the same rate allowed for unpaid taxes and to be collected and enforced in the same manner as unpaid taxes.

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 16th day of July, 2018.

Thomas Cardis, Borough Clerk

RESOLUTION NUMBER 2018-117

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION APPROVING AND AUTHORIZING A LIEN ON REAL PROPERTY FOR
MAINTENANCE WORK PERFORMED BY THE BOROUGH OF PINE HILL

WHEREAS, the Code Enforcement Officer for the Borough of Pine Hill was notified and became aware that property maintenance was necessary for real property located at Block 140, Lot 4 (118 Country Club Road) in the Borough of Pine Hill; and

WHEREAS, pursuant to Chapter 10-8.5, the Code Enforcement Officer issued Violation Notices to the property owner relating to failure to cut grass and weeds and remove trash and branches which were found to be a health and safety hazard; and

WHEREAS, the property owner failed to take appropriate action as required in the Violation Notices; and

WHEREAS, as a result of the property owner's failure to take the appropriate action, the Code Enforcement Officer placed a Work Order with the Department of Public Works to cut the grass and weeds on the property; and

WHEREAS, pursuant to Chapter 10-8.5 of the Code of the Borough of Pine Hill, all costs associated with the work undertaken by the Borough Employees can be charged against the property as a lien to be filed with the Tax Office; and

WHEREAS, the Code Enforcement Officer has provided a Certification of the amount of monies expended to perform this service at this property, said Certification attached hereto and incorporated by reference herein.

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 for the reasons set forth hereinabove, it hereby approves the Certification of Costs expended to cut grass and weeds on Block 140 Lot 4 and authorizes said costs to become a lien against this property pursuant to Chapter 10-8.5 (f) of the Code of the Borough of Pine Hill.

BE IT FURTHER RESOLVED, that a copy of this Resolution and the Certification of Costs Expended for this work shall be filed with the Borough Tax Collector in order for this lien to be formally assessed against this property, said lien to bear interest at the same rate allowed for unpaid taxes and to be collected and enforced in the same manner as unpaid taxes.

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 16th day of July, 2018.

Thomas Cardis, Borough Clerk

RESOLUTION NUMBER 2018-118

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION APPROVING AND AUTHORIZING A LIEN ON REAL PROPERTY FOR
MAINTENANCE WORK PERFORMED BY THE BOROUGH OF PINE HILL

WHEREAS, the Code Enforcement Officer for the Borough of Pine Hill was notified and became aware that property maintenance was necessary for real property located at Block 147, Lot 5 (1019 Crest Road) in the Borough of Pine Hill; and

WHEREAS, pursuant to Chapter 10-8.5, the Code Enforcement Officer issued Violation Notices to the property owner relating to failure to cut grass and weeds and remove trash and branches which were found to be a health and safety hazard; and

WHEREAS, the property owner failed to take appropriate action as required in the Violation Notices; and

WHEREAS, as a result of the property owner's failure to take the appropriate action, the Code Enforcement Officer placed a Work Order with the Department of Public Works to cut the grass and weeds on the property; and

WHEREAS, pursuant to Chapter 10-8.5 of the Code of the Borough of Pine Hill, all costs associated with the work undertaken by the Borough Employees can be charged against the property as a lien to be filed with the Tax Office; and

WHEREAS, the Code Enforcement Officer has provided a Certification of the amount of monies expended to perform this service at this property, said Certification attached hereto and incorporated by reference herein.

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 for the reasons set forth hereinabove, it hereby approves the Certification of Costs expended to cut grass and weeds on Block 147 Lot 5 and authorizes said costs to become a lien against this property pursuant to Chapter 10-8.5 (f) of the Code of the Borough of Pine Hill.

BE IT FURTHER RESOLVED, that a copy of this Resolution and the Certification of Costs Expended for this work shall be filed with the Borough Tax Collector in order for this lien to be formally assessed against this property, said lien to bear interest at the same rate allowed for unpaid taxes and to be collected and enforced in the same manner as unpaid taxes.

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 16th day of July, 2018.

Thomas Cardis, Borough Clerk

RESOLUTION NUMBER 2018-119

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION APPROVING AND AUTHORIZING A LIEN ON REAL PROPERTY FOR
MAINTENANCE WORK PERFORMED BY THE BOROUGH OF PINE HILL

WHEREAS, the Code Enforcement Officer for the Borough of Pine Hill was notified and became aware that property maintenance was necessary for real property located at Block 15, Lot 10 (1 Beach Street) in the Borough of Pine Hill; and

WHEREAS, pursuant to Chapter 10-8.5, the Code Enforcement Officer issued Violation Notices to the property owner relating to failure to cut grass and weeds and remove trash and branches which were found to be a health and safety hazard; and

WHEREAS, the property owner failed to take appropriate action as required in the Violation Notices; and

WHEREAS, as a result of the property owner's failure to take the appropriate action, the Code Enforcement Officer placed a Work Order with the Department of Public Works to cut the grass and weeds on the property; and

WHEREAS, pursuant to Chapter 10-8.5 of the Code of the Borough of Pine Hill, all costs associated with the work undertaken by the Borough Employees can be charged against the property as a lien to be filed with the Tax Office; and

WHEREAS, the Code Enforcement Officer has provided a Certification of the amount of monies expended to perform this service at this property, said Certification attached hereto and incorporated by reference herein.

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 for the reasons set forth hereinabove, it hereby approves the Certification of Costs expended to cut grass and weeds on Block 15 Lot 10 and authorizes said costs to become a lien against this property pursuant to Chapter 10-8.5 (f) of the Code of the Borough of Pine Hill.

WHEREAS, certain adjustments are necessary to the records of the Tax Collector; and

WHEREAS, in accordance with NJSA 54:5-33, any premium payments shall be held by the collector and returned to the purchaser of the fee if and when redemption is made; and

WHEREAS, if redemption is not made within five years from date of sale or the Lienholder receives a Final Judgment, the premium payment shall be turned over to the treasurer of the municipality and become part of the funds of the municipality; and

WHEREAS, there was a \$19,300.00 premium bid on Block 112.03, Lot 9 by the Lienholder Actlien for Certificate 15-00217 and a final judgment was entered on June 21st, 2018.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Pine Hill, that they hereby authorize the Chief Financial Officer to accept the premium in the amount of \$19,300.00 for the above premium of Tax Sale Certificate #15-00217.

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 16th day of July, 2018, at the Borough Municipal Building.

THOMAS CARDIS, Borough Clerk

Motion to move Resolution #2018-120: Councilman Robb, 2nd Councilman Warrington
All in Favor: 5 yes votes

Mayor Green opened the floor to the public:

Walt Davis – 1 Franklin Avenue

Mr. Davis asked about the lien maintenance resolutions.

Mr. Patterson explained.

Mr. Davis asked about Ordinance 2018-968.

Mr. Patterson explained.

Mr. Davis asked about the Police Interceptor.

Mayor Green explained.

Mr. Davis asked about Ordinance 2018-969.

Mr. Patterson explained.

Mr. Davis asked about the Ramblewood Road work.

Mayor Green explained.

Motion to close the floor to the public: Councilman Warrington, 2nd Councilman Burke
All in Favor: 5 yes

Council Reports:

Councilman Burke reported that at the Parks and Rec Commission meeting they completed their fall agenda. He commented that the Joey Green football practice regrettably was declined.

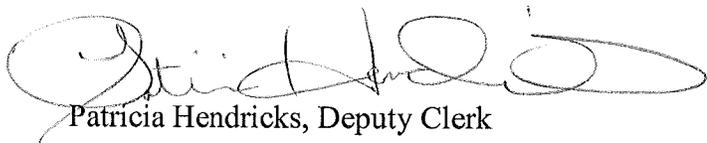
Councilman Warrington commented that the two new officers are doing well.

Councilwoman Corry-Gaft reported that the Environmental Commission would be participating at the National Night Out and taking advantage of the opportunities there.

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

The meeting adjourned at 7:59 pm.

Respectfully Submitted,



Patricia Hendricks, Deputy Clerk