

Borough of Pine Hill
Council Meeting
November 19, 2018
Pine Hill Borough Hall
7:30 P.M.

Mayor Green called the meeting to order.

Borough Clerk, Patricia Hendricks delivered the Sunshine Law and the awareness for the town.

Roll Call: Patricia Hendricks, Borough 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-present, Mrs. Hendricks-present, Mr. Nickerson-present, Mr.
Magill-absent, Mr. Cardis-present

Chief Christopher Winters presented the Pine Hill Police Officer Commendations.

Approval of Minutes: August 20, 2018

Motion to Approve: Councilman Jaxel, 2nd Councilwoman Corry-Gaft
All in Favor: 5 yes votes Councilman Warrington Abstained

September 10, 2018

Motion to Approve: Councilman Robb, 2nd Councilman Knott
All in Favor: 6 yes votes

September 17, 2018

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

October 1, 2018

Motion to Approve: Councilman Burke, 2nd Councilman Robb
All in Favor: 6 yes votes

November 5, 2018 – Closed Session

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

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

ORDINANCE NUMBER 2018-972

BOROUGH OF PINE HILL
CAMDEN COUNTY

AN ORDINANCE OF THE BOROUGH OF PINE HILL APPROVING THE FINANCIAL AGREEMENT FOR TAX EXEMPTION SUBMITTED BY THE MANSIONS URBAN RENEWAL ASSOCIATES, LLC AS THE URBAN RENEWAL ENTITY FOR THE MANSIONS APARTMENTS COMPLEX LOCATED ON BLOCK 24.01, LOT 1.02 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF PINE HILL

WHEREAS, The Mansions Limited Partnership, a Maine Limited Partnership doing business as 220 West Branch Limited Partnership entered into an Agreement of Merger and created The Mansions Urban Renewal Associates, LLC which Entity was formed for the purpose of obtaining a new Tax Abatement for The Mansions Apartment Complex; and

WHEREAS, said Urban Renewal Entity was formed and qualified to do business under the provisions of the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. and has submitted to the Mayor of the Borough of Pine Hill an Application for Tax Exemption which is on file with the Borough Clerk, requesting a Tax Exemption for The Mansions Apartment Complex pursuant to the Long-Term Tax Exemption Law; and

WHEREAS, said Application included a Form of Financial Agreement establishing the rights, obligations and liabilities of the Urban Renewal Entity between the Borough and the Urban Renewal Entity with respect to the Tax Exemption requested by it; and

WHEREAS, the Mayor of Pine Hill submitted the Application and Financial Agreement to the Borough Council with his recommendation for approval; and

WHEREAS, on October 15, 2018, the Borough Council approved the Application by Resolution #2018-176; and

WHEREAS, it is necessary for the Borough to adopt an Ordinance formally approving said Financial Agreement between the parties.

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 statements set forth in the Preamble of this Ordinance are incorporated by reference herein.

SECTION 2. Based on the Preamble statements incorporated by reference herein, the Financial Agreement for Tax Exemption for The Mansions Apartment Complex as submitted by The Mansions Urban Renewal Associates, LLC as the Urban Renewal Entity is hereby approved.

SECTION 3. Upon adoption of this Ordinance, a certified copy of same shall be provided to the Department of Community Affairs and any and all other Entities required.

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: November 5, 2018

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

Public Hearing: November 19, 2018

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

BOROUGH OF PINE HILL:

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, 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 Jaxel, 2nd Councilman Warrington

All in Favor: 6 yes votes

Motion to move Ordinance #2018-972: Councilman Robb, 2nd Councilwoman Corry-Gaft

Roll Call: 5 yes votes – 1 no vote

RESOLUTION NUMBER 2018-192

**BOROUGH OF PINE HILL
COUNTY OF CAMDEN**

**RESOLUTION OF THE BOROUGH OF PINE HILL AUTHORIZING
THE YEAR END TRANSFER OF FUNDS**

WHEREAS, the Mayor and Council have determined that certain budget appropriations, in the 2018 municipal budget, are not sufficient to meet anticipated expenses; and

WHEREAS, transfers between appropriations are permitted, during the months of November and December, pursuant to N.J.S.A.40A: 4-58;

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 the following transfers be effected and that a certified copy of this resolution be forwarded to the Chief Financial Officer of the Borough.

| APPROPRIATION TITLE | TO | FROM |
|------------------------------------------|-----------|-------------|
| Engineering Services Other Expenses | 8,000.00 | |
| Emergency Management Other Expenses | 800.00 | |
| Streets and Roads Salary & Wages | 22,000.00 | |
| Buildings and Grounds Other Expenses | | 5,000.00 |
| Maintenance of Parks Salary & Wages | 1,500.00 | |
| Landfill/ Solid Waste Collection | | 18,500.00 |
| Uniform Construction Code Salary & Wages | | 35,800.00 |
| Uniform Construction Code Other Expenses | | 1,500.00 |
| Code Enforcement Salary & Wages | 27,000.00 | |
| Code Enforcement Other Expenses | 1,500.00 | |
| | 60,800.00 | 60,800.00 |

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks 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 19th day of November, 2018.

Patricia Hendricks, Borough Clerk

Motion to move Resolution #2018-192: Councilman Knott, 2nd Councilman Jaxel
Roll Call: 6 yes votes

RESOLUTION NUMBER 2018-193

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL REJECTING FOR THE SECOND TIME
ALL BIDS FOR THE IMPROVEMENTS TO WILZ PARK

WHEREAS, the Borough of Pine Hill received public competitive Bids on September 25, 2018 for the Improvements for Wilz Park; and

WHEREAS, as a result of a review of those Bids those Bids were rejected as it was determined that said Bids exceeded the Cost Estimate for the goods and services as determined by Remington & Vernick as the Borough Engineer as well as exceeded the Borough's appropriation for the Project; and

WHEREAS, said Bids were again re-advertised for this Project on which Bids were received on November 13, 2018; and

WHEREAS, as a result of a review of those Bids, it has been determined that these Bids exceed the Cost Estimate for the goods or services as determined by Remington & Vernick as the Borough Engineer as well as exceeds the Borough's appropriation for the Project; and

WHEREAS, N.J.S.A. 40A:11-13.2 of the Local Public Contracts Law permits a Contracting Unit to reject Bids for the above-stated reasons; and

WHEREAS, when said Bids have been rejected for a second time, pursuant to N.J.S.A. 40A:11-5(3) the Borough is now permitted to enter into negotiations with the Bidders pursuant to the requirements of said provision.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, and State of New Jersey, that for the reasons set forth in the Preamble hereinabove the Bids received on November 13, 2018 for the Wilz Park Improvements are hereby rejected.

BE IT FURTHER RESOLVED that due to this second rejection, the Governing Body and its Professionals are hereby authorized to enter into negotiations with the Bidders for this Project pursuant to the requirements of N.J.S.A. 40A:11-5(3).

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

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks, 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 19th day of November, 2018, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution #2018-193: Councilman Burke, 2nd Councilman Jaxel
Roll Call: 6 yes votes

RESOLUTION NUMBER 2018-194

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 West Branch Avenue) 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:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks 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 19th day of November, 2018.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2018-195

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:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks 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 19th day of November, 2018.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2018-196

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 97, Lot 18 (47 Lakeview Avenue) 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 97 Lot 18 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:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks 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 19th day of November, 2018.

RESOLUTION NUMBER 2018-197

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 37, Lot 13 (48 West Clearview Avenue) 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 37 Lot 13 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:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks 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 19th day of November, 2018.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2018-198

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 1, Lot 63 (95 West 6th Avenue) 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 1 Lot 63 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:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks 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 19th day of November, 2018.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2018-199

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:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks 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 19th day of November, 2018.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2018-200

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:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks 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 19th day of November, 2018.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2018-201

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 75, Lot 19 (1613 Lake Avenue) 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 75 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:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks 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 19th day of November, 2018.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2018-202

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 10, Lot 15 (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 10 Lot 15 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:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks 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 19th day of November, 2018.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2018-203

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 160, Lot 21 (27 Melrose Drive) 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 160 Lot 21 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:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks 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 19th day of November, 2018.

Patricia Hendricks, Borough Clerk

Motion to move Joint Resolutions #2018-194 thru #2018-203: Councilman Knott, 2nd
Councilman Jaxel All in Favor: 6 yes votes

Mayor Green opened the floor to the public:

Walt Davis – 1 Franklin Avenue

Mr. Davis asked Mr. Cardis about the audit.

Mr. Cardis responded.

Mr. Davis asked Chief Winters a question.

Chief Winters replied.

Mr. Davis asked in regards to Resolution 2018-192.

Mayor Green explained.

Mr. Davis commented about leaf pickup.

Mr. Davis asked in regards to the website and Ordinance 2018-966.

Mayor Green commented that the Borough would take a look at it.

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

Council Reports:

Councilwoman Corry-Gaft reported on the contest and programs with the schools that the Environmental Commission is working on.

Councilman Knott reported that at the New Jersey League of Municipalities the Pine Hill Borough Public Works was given an award by American Public Works Association NJ Chapter. He commented that the award was for professionalism within their community.

Councilman Warrington reported that the Borough has had their meeting and are well on their way for the Christmas Parade which is December 2nd at 6:00 pm. He commented about a presentation at the next meeting relating to an assisted program for police.

RESOLUTION NUMBER 2018-204

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.S.A.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;

_____ 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

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:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks, 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 19th day of November, 2018, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution #2018-204: Councilman Warrington, 2nd Councilman Jaxel
All in Favor: 6 yes votes

Closed Session began at 8:21 pm.
Closed Session ended at 8:46 pm.

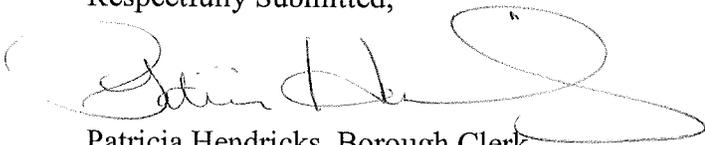
Roll call vote to return into open session
Roll Call: 6 yes votes

Mayor Green reported that at this time Council is instructing Mr. Greer to correspond with Mr. Patterson.

Motion to adjourn: Councilman Warrington, 2nd Councilman Burke

The meeting adjourned at 8:48 pm.

Respectfully Submitted,


Patricia Hendricks, Borough Clerk