

Borough of Pine Hill
Council Meeting
May 6, 2019
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-absent, Mayor
Green-present, Mr. Greer-present, Mrs. Hendricks-present, Mr. Patterson-present, Mr. Magill-
present, Mr. Cardis-absent

Approval of Minutes: April 1, 2019

Motion to Approve: Councilman Jaxel, 2nd Councilman Robb
All in Favor: 3 yes votes Councilman Warrington Abstained
Councilman Burke Abstained

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

ORDINANCE NUMBER 2019-978

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

ORDINANCE OF THE BOROUGH OF PINE HILL, COUNTY OF CAMDEN, STATE OF
NEW JERSEY AMENDING CHAPTER IV OF THE CODE OF THE BOROUGH OF PINE
HILL CAPTIONED "SOLICITORS, CANVASSERS AND
ITINERANT VENDORS"

WHEREAS, Chapter IV, Section 4-1 of the Code of the Borough of Pine Hill captioned
"Solicitors, Canvassers and Itinerant Vendors" establishes, controls and regulations on the
activities of peddlers and solicitors as identified in said Chapter; and

WHEREAS, upon further review of said Chapter, it has been determined that additional
amendments should be made to same for the preservation of public health, safety and welfare of
the residents of the Borough; and

WHEREAS, the Mayor and Borough Council have determined that it would be beneficial to the residents of the Borough to create a “Do Not Knock Registry” for any resident who does not want this type activity at their home or property.

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 IV, Section 4-1 of the Code of Borough of Pine Hill captioned “Solicitors, Canvassers and Itinerant Vendors” is hereby amended to include a new Section identified as follows:

Section - Establishment of Do Not Knock Registry.

A. The Borough hereby establishes a Do Not Knock Registry. The Borough Clerk shall prepare a list of addresses of those premises where the owner and/or occupant of same has notified the Borough Clerk that peddling, soliciting, canvassing, hawking and door-to-door sales as identified in this Chapter are not permitted on the premises. Any property owner or occupant that wants to be included on the “Do Not Knock Registry” shall complete a form that will be available at the Borough Clerk’s Office during normal business hours.

B. Do Not Knock Registry Display.

(1) Any owner and/or occupant who has requested to be identified on the “Do Not Knock Registry” shall be provided a sticker from the Borough Clerk’s Office for prominent posting or display at their premises indicating it is part of the “Do Not Knock Registry” and peddling or soliciting of any type is not permitted at the premises.

(2) Owners and/or occupants who are identified on the “Do Not Knock Registry” at their request shall remain on the Registry until such time as written notice is provided to the Borough Clerk to remove their name from the Registry.

C. Distribution of Do Not Knock Registry.

The Borough Clerk shall provide and distribute the current “Do Not Knock Registry” to any licensee under this Chapter at the time of issuing a license for peddling, soliciting, canvassing, hawking or any other type door-to-door selling permitted pursuant to the provisions of this Chapter. The “Do Not Knock Registry” provided to these licensees shall only identify the physical address of the premises/properties on the “Do Not Knock Registry”. The licensee shall not peddle, solicit, canvas, hawk or conduct door-to-door sales at these premises identified on this Registry.

D.

“Notwithstanding the right of revocation, reserved to the Borough Governing Body, and in addition to same, it shall be the duty of any Police Officer or Enforcement Official of the Borough to require any person peddling, soliciting, canvassing or hawking and who is not known by such Officer to be duly licensed, to produce their peddlers license and/or to otherwise enforce any of the provisions of this Chapter against any person found to be violating same.”

Section 2. All Ordinances or parts of Ordinances that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 3. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a Court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this Ordinance.

Section 4. This Ordinance shall only take effect after final adoption and publication as required by law.

Introduced: May 6, 2019

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

Public Hearing: May 20, 2019

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

BOROUGH OF PINE HILL:

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

Motion to move Ordinance 2019-978: Councilman Robb, 2nd Councilman Jaxel
Roll Call: 5 yes votes

RESOLUTION NUMBER 2019-78

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CONDUCT A STANDARD ELECTRONIC TAX SALE IN THE CALENDAR YEAR 2019 FOR 2018 DELIQUENCIES

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services, and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating an environment for a more complete tax sale process.

WHEREAS, the rules and regulations require a municipality to send two (2) notices of tax sale to all properties included in the said sale; and

WHEREAS, the rules and regulations allow said municipality to charge a fee up to \$25.00 per notice for the creation, printing and mailing of said notice; and

WHEREAS, in an effort to more fairly assign greater fiscal responsibility to delinquent taxpayers, the Borough of Pine Hill wishes to charge up to \$25.00 per notice mailed which will be assessed specifically to the delinquent accounts that are causing the need for the tax sale and not to the general tax base.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Pine Hill that the Tax Collector is hereby authorized to conduct a standard electronic tax sale and that a fee of up to \$25.00 per notice be established and directed to be charged for each notice of tax sale that is sent in conjunction with the 2019 electronic tax sale.

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 6th day of May, 2019, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-78: Councilman Robb, 2nd Councilman Warrington
All in Favor: 5 yes votes

RESOLUTION NUMBER 2019-79

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL
APPOINTING SLEO II BRYAN HILL AS A
PROBATIONARY POLICE OFFICER

WHEREAS, Pine Hill Borough Police Department is in need of a Probationary Police Officer; and

WHEREAS, based on qualifications and experience, it has been determined that SLEO II Bryan Hill, should be appointed as a Probationary Police Officer effective May 6th, 2019.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the of Borough of Pine Hill, County of Camden, State of New Jersey, that it hereby appoints SLEO II Bryan Hill as a Probationary Police Officer in the Borough of Pine Hill effective May 6th, 2019.

BE IT FURTHER RESOLVED that 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 6th day of May, 2019, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-79: Councilman Warrington, 2nd Councilman Jaxel
Roll Call: 5 yes votes

RESOLUTION NUMBER 2019-80

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 2019 in the sum of \$5,500.00, which item is now available as a revenue from the 2019 UDrive. UText. UPay. Distracted Driving Crackdown, and

BE IT FURTHER RESOLVED that a like sum of \$5,500.00 be and the same is hereby appropriated under the caption of:

2019 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:

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 6th day of May, 2019, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-80: Councilman Warrington, 2nd Councilman Jaxel
Roll Call: 5 yes votes

RESOLUTION NUMBER 2019-81

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL AUTHORIZING THE PREPARATION
OF A LOCAL SUPPLEMENTAL VIOLATIONS BUREAU SCHEDULE FOR THE PINE
HILL BOROUGH MUNICIPAL COURT

WHEREAS, the Mayor and Borough Council of the Borough of Pine Hill have determined that it is appropriate to implement a Local Supplemental Violations Bureau Schedule pursuant to R. 7:12-4 for various designated offenses which fines can be handled directly through the Municipal Court Violations Bureau and which eliminate a Court appearance; and

WHEREAS, in order to implement a Local Supplemental Violations Bureau Schedule requires an Order by the Municipal Court Judge for the Borough of Pine Hill submitted to the Camden County Assignment Judge for approval; and

WHEREAS, a certified copy of this Resolution shall be submitted to the Pine Hill Borough Municipal Court Judge to proceed in the manner authorized.

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 it hereby authorizes the Pine Hill Borough Municipal Court Judge to prepare an Order to be submitted for approval by the Camden County Assignment Judge to implement the Local Supplemental Violations Bureau Schedule attached hereto and incorporated by reference herein.

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 6th day of May, 2019, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-81: Councilman Warrington, 2nd Councilman Jaxel
Roll Call: 5 yes votes

RESOLUTION NUMBER 2019-83

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL APPROVING THE
PERSON TO PERSON TRANSFER FOR THE LIQUOR LICENSE
LUCKY TAVERN CORPORATION

WHEREAS, an application has been filed for a person-to-person transfer of Plenary Retail

Consumption License Lucky Tavern Corporation #0428-33-001-008, heretofore issued to CJ FLO LLC as a pocket license with a mailing address of 207 Thackara Avenue, Berlin, NJ 08009; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Borough Council does hereby approve, effective May 6, 2019, the transfer of the aforesaid Plenary Retail Consumption License to CJ FLO LLC, and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to CJ FLO LLC, effective May 6, 2019."

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 6th day of May, 2019, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-83: Councilman Knott, 2nd Councilman Burke
Roll Call: 5 yes votes

RESOLUTION NUMBER 2019-84

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL
APPOINTING A CONSTRUCTION SECRETARY

WHEREAS, the Borough of Pine Hill has completed a candidate selection process for the position of Construction Secretary; and

WHEREAS, it has been determined that Lisa A. Kensil is the most qualified candidate to be appointed to this position.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Pine Hill, in the County of Camden, State of New Jersey, that it hereby authorizes the appointment of Lisa A. Kensil as a Construction Secretary for the Pine Hill Borough.

BE IT FURTHER RESOLVED that 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 6th day of May, 2019, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-84: Councilman Robb, 2nd Councilman Burke
Roll Call: 5 yes votes

Mayor Green opened the floor to the public.

Residents from Grasmur Turn spoke in regards to their safety and concerns due to the incidents that have happened in the past few weeks relating to one of their neighbors. They commented that the Chief and Police Department have been doing an awesome job.

Mayor Green reported that the Borough has done everything legally in their power.

Chief Winters reported that communications is key and all agencies are working together and doing everything they possibly can.

Rita Brown – 14 Franklin Avenue

Ms. Brown spoke in regards to opening up awareness about gun violence in the United States.

Walt Davis – 12 Franklin Avenue

Mr. Davis asked about Grasmur Turn.

Mayor Green explained.

Mr. Davis asked about Resolution 2019-80 in regards to the grant money.

Mayor Green explained.

Mr. Davis asked about the ordinance first reading relating to solicitors.

Mayor Green explained.

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

RESOLUTION NUMBER 2019-85

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;

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

_____ 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: Litigation

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

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

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

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

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 6th day of May, 2019, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

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

Closed Session began at 8:12pm:
Closed Session ended at 8:18pm:

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

Mayor Green reported that there were no decisions made in closed session.

The meeting adjourned at 8:19pm.

Respectfully Submitted,


Patricia Hendricks, Borough Clerk