

Borough of Pine Hill
Council Meeting
September 9, 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-present,
Mayor Green-present, Mr. Greer-present, Mrs. Hendricks-present, Mr. Patterson-present, Mr.
Magill-present, Mr. Cardis-absent

Presentation of swearing in of newly promoted Officer Russell Harris. Mayor Green read the oath. Chief Winters commented on the core values of the department, their leadership and higher standard for professionalism. Councilman Warrington welcomed back Officer Russell Harris. Mayor Green thanked the Police Department for what they do day in day out and stated that he appreciates all the sacrifices they make.

Approval of Minutes: August 5, 2019

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

Mayor Green reported on the request from Mason Run to enforce Title 39. He stated that there is a representative here this evening.

Mr. Simeone – Mason Run Representative

Mr. Simeone presented to Mayor and Council their request that Title 39 be enforced to the Mason Run Community. He commented that they feel it would strengthen and improve their community.

Chief Winters commented on the traffic controls at this point and clarified a few specifics. He stated that the Police are back there on a regular patrol capacity quite frequently.

Mr. Simeone stated that the community is aware of this and if there is a crime problem on the property they want to know about it and will do something about it. He commented that this is why they want to partnership with the Police Department.

Mr. Patterson reported that the Borough has two other places in town where they enforce Title 39 and that this would be a third one. He stated that he wrote Mr. Simeone previously and asked him for a copy of a plan which he has given to me this evening. Mr. Patterson commented that now we have that the Chief and I can meet and consider the drafting of an ordinance that the governing body is in favor of. He reported to enforce Title 39 there must be handicap parking. Mr.

Patterson said that the Chief has commented that the speed limit cannot be enforced because of the streets in there but that abandon cars or other issues related to Title 39 could be enforced. He comment that the Borough understands the issues that residents are having and the Chief, myself and the governing body are more than willing to be receptive to moving forward in that direction. Mr. Patterson stated to Mayor Green that the governing body will have to give their authorization for him to meet with the Chief to finalize an ordinance.

RESOLUTION NUMBER 2019-138

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL
APPOINTING CROSSING GUARDS

WHEREAS, the Mayor and Council desires to provide safe crossings for school age children on designated public thoroughfares of the Borough of Pine Hill; and

WHEREAS, there is a need to have individuals serve as crossing guards for the Borough of Pine Hill Police Department; and

WHEREAS, the individuals listed below have been recommended by the Chief of Police as School Crossing Guards:

- Karen Balducci
- Eileen Grover
- Barbara Wilson

NOW, THEREFORE BE IT RESOLVED, that Karen Balducci, Eileen Grover and Barbara Wilson are hereby appointed as School Crossing Guards effective September 9th, 2019.

This resolution was adopted at a meeting of the Borough Council held on September 9th, 2019 and shall take effect immediately.

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 9th day of September, 2019, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-138: Councilman Warrington, 2nd Councilman Jaxel
Roll Call: 6 yes votes

RESOLUTION NUMBER 2019-139

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL
APPOINTING RUSSELL HARRIS 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 Russell Harris, should be appointed as a Probationary Police Officer effective September 9th, 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 Russell Harris as a Probationary Police Officer in the Borough of Pine Hill effective September 9th, 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 9th day of September, 2019, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-139: Councilman Warrington, 2nd Councilman Jaxel
Roll Call: 6 yes votes

RESOLUTION NUMBER 2019-140

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL REJECTING FOR THE SECOND TIME
ALL BIDS FOR THE JOEY GREEN RECREATION COMPLEX

WHEREAS, the Borough of Pine Hill received public competitive Bids on July 30, 2019 for the Joey Green Recreation Complex; 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 August 20, 2019; 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 August 20, 2019 for the Joey Green Recreation Complex 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 Borough of Pine Hill at a meeting of said Council held on the 9th day of September, 2019, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-140: Councilman Warrington, 2nd Councilman Jaxel
Roll Call: 6 yes votes

Mayor Green asked for a motion to authorize the Solicitor and Chief to work towards building an ordinance for Mason Run Title 39 enforcement.

Motion to authorize enforcement of Title 39: Councilman Warrington, 2nd Councilman Robb
Roll Call: 6 yes votes

Mayor Green opened the floor to the public.

Walt Davis – 1 Franklin Avenue

Mr. Davis asked in regards to the enforcing of Title 39 for Mason Run.

Mayor Green explained.

Mr. Davis asked about the Joey Green Complex project.

Mayor Green explained.

Mr. Davis asked about the yard sale from this past weekend that he has previously reported on.

Mayor Green answered.

Motion to close the floor to the public: Councilman Warrington, 2nd Councilman Jaxel
Roll Call: 6 yes

RESOLUTION NUMBER 2019-141

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 9th day of September, 2019, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-141: Councilman Jaxel, 2nd Councilman Burke
All in Favor: 6 yes votes

Closed Session began at 7:59pm:
Closed Session ended at 8:33pm:

Roll Call Vote to return into open session
Roll Call: 6 yes votes

Mr. Patterson reported that there was one decision made in closed session and that is to approve BRB Valuation Consulting Services, LLC to do an appraisal report for the Chalet Gardens tax appeal litigation.

RESOLUTION NUMBER 2019-142

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL AUTHORIZING AND APPROVING
THE PROPOSAL SUBMITTED BY BRB VALUATION AND CONSULTING SERVICES,
LLC TO PREPARE AN APPRAISAL REPORT ON CHALET GARDENS

WHEREAS, a Tax Appeal was filed by Chalet Gardens 5774 LLC v. Borough of Pine in
the New Jersey Tax Court on or about March 2018; and

WHEREAS, subsequently, Chalet Gardens withdrew the Complaint against the Borough
of Pine Hill; and

WHEREAS, the Borough of Pine Hill filed a Counterclaim to Chalet Gardens' Complaint
seeking an increase in the Assessment based on recent financial data provided to it; and

WHEREAS, in order to proceed on that Counterclaim, it is necessary to obtain a formal
written Appraisal Report to assist in support of the Borough's position on an increased
Assessment; and

WHEREAS, BRB Valuation and Consulting Services, LLC has provided a Proposal to
Michael T. Raio as the Borough's Tax Assessor to provide such an Appraisal, which Proposal is
attached hereto and incorporated by reference herein.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the
Borough of Pine Hill, County of Camden, and State of New Jersey, that for the reasons set forth
hereinabove it hereby authorizes and approves the Proposal submitted by BRB Valuation and
Consulting Services, LLC to prepare an Appraisal Report to support the Borough's Assessment
position in this litigation.

BE IT FURTHER RESOLVED that the appropriate Borough Officials are hereby
authorized to accept said Proposal.

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

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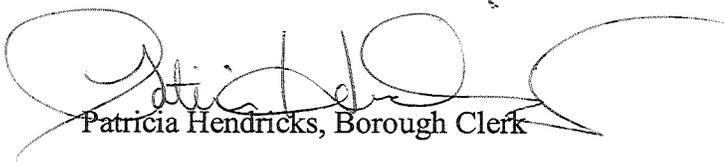
Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-142: Councilman Robb, 2nd Councilwoman Corry-Gaft
All in Favor: 6 yes votes

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

The meeting adjourned at 8:35 pm.

Respectfully Submitted,


Patricia Hendricks, Borough Clerk