

Borough of Pine Hill
Council Meeting
December 2, 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-absent, 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-absent, Mr. Cardis-absent

Approval of Minutes: November 4, 2019

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

November 4, 2019 – Closed Session

Motion to Approve: Councilman Burke, 2nd Councilwoman Corry-Gaft
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 2019-983

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

ORDINANCE AMENDING CHAPTER 10, SECTION 8 OF THE
CODE OF THE BOROUGH OF PINE HILL, CAPTIONED
“PROPERTY MAINTENANCECODE”

WHEREAS, the Borough of Pine Hill has adopted the International Property Maintenance Code for the protection of the public health, safety and welfare of the residents of Pine Hill; and

WHEREAS, said International Property Maintenance Code needs to be updated to incorporate the property maintenance standards set forth in the 2018 Edition of the International Property Maintenance Code and all subsequent editions.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, and State of New Jersey as follows:

Section 1. Chapter 10, Section 8, of the Code of the Borough of Pine Hill captioned “Property Maintenance Code” is hereby amended as follows:

A. Paragraph 10-8.1 is amended to indicate the 2018 Edition of the International Property Maintenance Code is hereby adopted as the Property Maintenance Code for the Borough of Pine Hill.

Section 2. Paragraph 10-8.2 is amended to read:

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed as to such inconsistency only.

Section 3. Paragraph 10-8.3 which references Section numbers of the previously adopted Code are hereby revised as may be applicable to reflect the appropriate Section numbers of the 2018 Edition of the Code and all subsequent editions.

Section 4. If any part of this Ordinance shall be deemed invalid by a Court of Competent Jurisdiction, the remainder of this Ordinance shall be considered valid.

Section 5. This Ordinance shall take effect immediately upon adoption and publication as required by law.

Introduced: December 2, 2019

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

Public Hearing: December 16, 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 2019-983: Councilman Warrington, 2nd Councilman Jaxel
Roll Call: 5 yes votes

RESOLUTION NUMBER 2019-188

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL AUTHORIZING RENEWAL OF
CONTRACT AGREEMENT FOR IT PROFESSIONAL SERVICES WITH ALL COVERED FOR
ADMINISTRATION OFFICES AND POLICE DEPARTMENT

WHEREAS, the Borough of Pine Hill has an existing contract with All Covered who has been providing Professional IT Services to the Pine Hill Borough Administration Offices and Police Department; and

WHEREAS, this existing contract with All Covered will terminate on January 31, 2020; and can be renewed for one year terms for two additional years upon Mayor and Council approval; and

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 a renewal 1 year term with the existing All Covered professional IT services contract for the Borough Administration Offices and Police Department effective February 1, 2020 through January 31, 2021.

BE IT FURTHER RESOLVED that this Resolution will 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 Regular Meeting of said Council held on the 2nd day of December, 2019, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-188: Councilman Warrington, 2nd Councilman Robb
Roll Call: 5 yes votes

RESOLUTION NUMBER 2019-189

**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 2019 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
General Administration Salary & Wages	10.00	
Financial Administration Salary & Wages	2,000.00	
Engineering Services Other Expenses	6,000.00	
Buildings and Grounds Other Expenses	20,000.00	
Landfill/Solid Waste Collection		28,010.00

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 true and correct copy of a Resolution duly adopted by Borough of Pine Hill at a meeting said Council held on the 2nd day of December, 2019, at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-189: Councilman Robb, 2nd Councilwoman Corry-Gaft
Roll Call: 5 yes votes

RESOLUTION NUMBER 2019-190

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

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

WHEREAS, the Construction Official 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 10-2.2 Unfit Dwellings Prohibited, the Construction Official issued an Unsafe Structure Notice to the property owner relating to the integrity of the structure and found to be a health and safety hazard; and

WHEREAS, the property owner failed to take appropriate action as required in the Unsafe Structure Notice; and

WHEREAS, as a result of the property owner's failure to take the appropriate action, the Construction Official placed a Work Order with the Department of Public Works; and

WHEREAS, pursuant to Chapter 10-2.2 of the Code of the Borough of Pine Hill, all costs associated with the work undertaken by Mark Franchi Demolition and Yard Services can be charged against the property as a lien to be filed with the Tax Office; and

WHEREAS, the Superintendent of Public Works 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 demolish and remove on Block 69 Lot 2 and authorizes said costs to become a lien against this property pursuant to Chapter 10-2.2 (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 2nd day of December 2019.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-190: Councilman Jaxel, 2nd Councilman Burke
All in Favor: 5 yes votes

RESOLUTION NUMBER 2019-191

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 Construction Official for the Borough of Pine Hill was notified and became aware that property maintenance was necessary for real property located at Block 139, Lot 2 (108 Country Club Road) in the Borough of Pine Hill; and

WHEREAS, pursuant to Chapter 10-2.2 Unfit Dwellings Prohibited, the Construction Official issued an Unsafe Structure Notice to the property owner relating to the integrity of the structure and found to be a health and safety hazard; and

WHEREAS, the property owner failed to take appropriate action as required in the Unsafe Structure Notice; and

WHEREAS, as a result of the property owner's failure to take the appropriate action, the Construction Official placed a Work Order with the Department of Public Works; and

WHEREAS, pursuant to Chapter 10-2.2 of the Code of the Borough of Pine Hill, all costs associated with the work undertaken by Mark Franchi Demolition and Yard Services can be charged against the property as a lien to be filed with the Tax Office; and

WHEREAS, the Superintendent of Public Works 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 demolish and remove on Block 139 Lot 2 and authorizes said costs to become a lien against this property pursuant to Chapter 10-2.2 (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 2nd day of December 2019.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-191: Councilman Warrington, 2nd Councilwoman Corry-Gaft
All in Favor: 5 yes votes

RESOLUTION NUMBER 2019-192

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION AUTHORIZING THE ISSUANCE OF TOWING LICENSES FOR
THE BOROUGH OF PINE HILL FOR THE YEAR 2020

WHEREAS, applications have been submitted to the Borough of Pine Hill for the issuance of towing licenses in accordance with the Borough’s Ordinance requirements; and

WHEREAS, the Borough Chief of Police has reviewed all applications and has recommended approval for the issuance of towing licenses to RHP Towing, Paul’s Towing and Bernie’s Auto Repair, LLC as having satisfied the Borough Ordinance requirements; and

WHEREAS, the term of each license shall be from January 1, 2020 to December 31, 2020.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, that based on the recommendation of the Borough Police Chief, it hereby approves the issuance of towing licenses to RHP Towing, Paul’s Towing and Bernie’s Auto Repair, LLC for the licensing period beginning January 1, 2020 through December 31, 2020.

BE IT FURTHER RESOLVED; that a copy of this Resolution shall be forwarded to the Borough Chief of Police and the approved applicants.

BE IT FURTHER RESOLVED, that 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 2nd day of December 2019.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2019-191: Councilman Warrington, 2nd Councilman Jaxel
Roll Call: 5 yes votes

Mayor Green opened the floor to the public.

Walt Davis – 1 Franklin Avenue

Mr. Davis asked if leaves were still being picked up.

Mayor Green reported that the leaf pickup schedule is on the Borough website.

Mr. Davis asked about the Ordinance 2019-983 relating to the maintenance code.

Mayor Green explained.

Mr. Davis asked about the demolition expense cost.

Mayor Green responded.

Motion to close the floor to the public: Councilman Warrington, 2nd Councilman Jaxel

All in Favor: 5 yes votes

Council Reports:

Councilman Warrington reported on the upcoming Pine Hill Borough Christmas Parade. He stated that it will begin at 6:00 pm and Erial Road will be closed at 5:00 pm. He commented that Council should be there at 5:00 pm.

Mr. Greer reported on the Borough Insurance provider JIF in that they will be raising the deduction for any cyber attack issues to \$10,000.00. He commented that there are prerequisites that the Municipality can meet with training and documentation to get reimbursements. He stated that there is Tier 1 which is a \$2,500.00 reimbursement and Tier 2 which is a \$7,500.00 reimbursement. He said at the end of last week the Borough was approved for Tier 2 so if something should happen the Borough will only have to pay \$2,500.00 out of pocket instead of \$10,000.00.

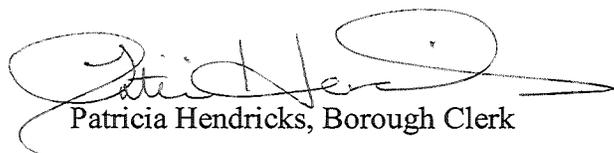
Mayor Green reported that the Borough was awarded a \$240,000.00 grant for the repaving of East 9th Avenue from NJDOT so it will be on the project schedule for next year.

Motion to adjourn: Councilman Warrington, 2nd Councilwoman Corry-Gaft

All in Favor: 5 yes votes

The meeting adjourned at 7:48 pm.

Respectfully Submitted,



Patricia Hendricks, Borough Clerk