

Borough of Pine Hill
Council Meeting
August 3, 2020
Pine Hill Borough Hall
7:30 P.M.

Mayor Green called the meeting to order.

Roll Call: Patricia Hendricks, Borough Clerk

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

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

Approval of Minutes: July 6, 2020

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

July 6, 2020 – Closed Session

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

July 20, 2020

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

July 20, 2020 – Closed Session

Motion to Approve: Councilman Jaxel, 2nd Councilwoman Corry-Gaft
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 2020-989

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

ORDINANCE OF THE BOROUGH OF PINE HILL TERMINATING THE LEASE AGREEMENT
WITH THE PINE HILL YOUTH ASSOCIATION, INC. FOR THE BOROUGH RECREATION
CENTER

WHEREAS, the Borough of Pine Hill (“Borough”) is the owner of the Pine Hill Recreation Center located at 48 W. Sixth Avenue in Pine Hill; and

WHEREAS, the Borough, by Ordinance adopted in December 1988 entered into a 50-year Lease Agreement with the Pine Hill Youth Association, Inc. (“Youth Association”) for the Youth Association to use the Borough Recreation Center pursuant to the terms of said lease; and

WHEREAS, in early April 2019, the Borough learned from news reports and information that rubber flooring used in gymnasiums may be off-gassing mercury vapors to include that the New Jersey School Development Authority was requiring certification that gym, cafeteria and multi-purpose floors as well as indoor and outdoor running tracks did not contain any mercury product and that mercury tainted flooring had closed several gymnasiums throughout the State of New Jersey; and

WHEREAS, this information indicated as this type flooring breaks down over time, mercury vapor is omitted, particularly if the area is hot, the floor is damaged or deteriorating, or surrounding ventilation is poor; and

WHEREAS, recognizing that the Recreation Center had rubberized flooring, on April 10, 2019 the Borough contacted a representative of the Youth Association of this concern and requested a date when the Youth Association would have the floor tested for the presence of mercury vapors; and

WHEREAS, when no response was received, the Borough considered the urgent nature of the matter as referenced hereinabove and decided to proceed to undertake the testing itself by the Borough Consulting Engineer, Remington & Vernick; and

WHEREAS, Remington & Vernick completed initial testing of the flooring at the Recreation Center with these results indicating that mercury vapors were emanating from the floor. Upon receipt

of this information, the Borough immediately closed the Recreation Center from any further use on May 30, 2019 for the health, safety and welfare of the users of that facility; and

WHEREAS, on July 2, 2019 Remington & Vernick issued its first formal report which is attached hereto as Exhibit “A” in regard to the mercury contamination emanating from the rubberized floor in the Recreation Center, see attached Exhibit “A”; and

WHEREAS, in November 2019 Remington & Vernick issued a further report with regard to the mercury contamination and proposed various scenarios for possible remediation, including demolition of the building itself, see attached Exhibit “B”; and

WHEREAS, the Borough has continued to pay any and all utility service charges at the building during the time period of its closing, and has continued to maintain the insurance coverage for the building as required even though closed; and

WHEREAS, Paragraph 10 of the Lease Agreement between the parties states:

“PARTIAL DESTRUCTION OF LEASED PREMISES. If the premises are damaged or destroyed in whole or in part by fire or otherwise, this Lease may be terminated at the option of the Lessor.”; and

WHEREAS, the Borough has reviewed and considered all of this information, including, but not limited to, the Building’s age, the lack of efficient air quality and circulation, the estimated cost of any of the remediation options, including possible demolition, the lack of meaningful available funding sources to proceed with any type of remediation, the continuing health risk which will only worsen and the present COVID-19 Pandemic, and has determined to exercise its rights under Paragraph 10 of the Lease Agreement.

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 I. All of the Whereas clauses of the preamble hereinabove are incorporated by reference into this Ordinance.

Section II. Based on the reasons set forth in the preamble hereinabove, the Mayor and Borough Council of the Borough of Pine Hill have determined to exercise its right under Paragraph 10 of the Lease Agreement with the Pine Hill Youth Association and declare the Recreation Center damaged at least in part, if not totally, due to the off-gassing of mercury vapors and that said Lease Agreement with the Pine Hill Youth Association is hereby terminated.

Section III. A certified copy of this Ordinance shall be provided to the Youth Association immediately following its adoption.

Section IV. If any Section, Subsection, Paragraph, Subparagraph, or Clause of this Ordinance shall be judged invalid by a Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any Section, Subsection, Paragraph, Subparagraph, or Clause of this Ordinance.

Section V. All Ordinances or parts of Ordinances which are inconsistent with this Ordinance are repealed to the extent of such inconsistencies.

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

Introduction: July 20, 2020

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

Public Hearing: August 3, 2020

	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.

Karen Harris – 100 Lincoln Lane, Berlin, NJ - Pine Hill Youth Association President

Ms. Harris expressed her concerns with Ordinance 2020-989 and stated that she has been with the Pine Hill Youth Association for 32 years.

Greg Himes – 142 Country Club Road, Pine Hill, NJ

Mr. Himes spoke about the Pine Hill Youth Association over the years.

Walt Davis – 1 Franklin Avenue, Pine Hill, NJ

Mr. Davis asked about the Pine Hill Youth Association Attorney and what he had mentioned regarding the matter.

Resident – Pine Hill, NJ

Resident commented about her children being a part of the Pine Hill Youth Association and how it made a difference for them.

Robert Stroup – Pine Hill, NJ

Mr. Stroup stated that they need more conversation in order to find a solution.

Resident – 51 East Clearview Avenue, Pine Hill, NJ

Resident spoke about the Rec Center and how they have been involved with the Pine Hill Youth Association for 27 years now.

Robert Harris – 100 Lincoln Lane, Berlin, NJ

Mr. Harris spoke about the children, community and the involvement of the Pine Hill Youth Association.

Resident – 117 West Clearview Avenue, Pine Hill, NJ

Resident spoke about the Rec Center and if it is no longer available where are the children to go.

Resident – Pine Hill, NJ

Resident commented that the Pine Hill Youth Association should be given a chance for the repairs to be done.

Resident – 31 Osbourne Avenue, Pine Hill, NJ

Resident spoke about the Pine Hill Youth Association being given more time to see if they can find a resolution.

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

All in Favor: 6 yes votes

Motion to move Ordinance 2020-989 Councilman Burke, 2nd Councilman Robb

Roll call: 6 yes votes

RESOLUTION NUMBER 2020-107

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 64, Lot 79 (48 East 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 64 Lot 79 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, 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 3rd day of August 2020 at the Borough Municipal Building. This Council Meeting

was open to the public in compliance with the Governor's rules and regulations concerning COVID-19. The meeting was also conducted via a zoom platform and dial in instructions were given via notice for public participation.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2020-108

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

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

WHEREAS, the Code Enforcement Officer for the Borough of Pine Hill was notified and became aware that property maintenance was necessary for real property located at Block 63, Lot 1 (95 East 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 63 Lot 1 and authorizes said costs to become a lien against this property pursuant to Chapter 10-8.5 (f) of the Code of the Borough of Pine Hill.

BE IT FURTHER RESOLVED, that a copy of this Resolution and the Certification of Costs Expended for this work shall be filed with the Borough Tax Collector in order for this lien to be

formally assessed against this property, said lien to bear interest at the same rate allowed for unpaid taxes and to be collected and enforced in the same manner as unpaid taxes.

This Resolution shall take effect immediately upon adoption.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

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 3rd day of August 2020 at the Borough Municipal Building. This Council Meeting was open to the public in compliance with the Governor’s rules and regulations concerning COVID-19. The meeting was also conducted via a zoom platform and dial in instructions were given via notice for public participation.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2020-109

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 68, Lot 51 (78 East 10th 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 68 Lot 51 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, 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 3rd day of August 2020 at the Borough Municipal Building. This Council Meeting was open to the public in compliance with the Governor's rules and regulations concerning COVID-19. The meeting was also conducted via a zoom platform and dial in instructions were given via notice for public participation.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2020-110

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 55, Lot 63 (152 East 10th 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

55 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, 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 3rd day of August 2020 at the Borough Municipal Building. This Council Meeting was open to the public in compliance with the Governor’s rules and regulations concerning COVID-19. The meeting was also conducted via a zoom platform and dial in instructions were given via notice for public participation.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2020-111

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 55, Lot 63 (152 East 10th 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 55 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, 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 3rd day of August 2020 at the Borough Municipal Building. This Council Meeting was open to the public in compliance with the Governor’s rules and regulations concerning COVID-19. The meeting was also conducted via a zoom platform and dial in instructions were given via notice for public participation.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2020-112

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 48, Lot 82 (111 East 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 48 Lot 82 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, 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 3rd day of August 2020 at the Borough Municipal Building. This Council Meeting was open to the public in compliance with the Governor’s rules and regulations concerning COVID-19. The meeting was also conducted via a zoom platform and dial in instructions were given via notice for public participation.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2020-113

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, 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 3rd day of August 2020 at the Borough Municipal Building. This Council Meeting was open to the public in compliance with the Governor’s rules and regulations concerning COVID-19. The meeting was also conducted via a zoom platform and dial in instructions were given via notice for public participation.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2020-114

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

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

WHEREAS, the Code Enforcement Officer for the Borough of Pine Hill was notified and became aware that property maintenance was necessary for real property located at Block 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, 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 3rd day of August 2020 at the Borough Municipal Building. This Council Meeting was open to the public in compliance with the Governor’s rules and regulations concerning COVID-19. The meeting was also conducted via a zoom platform and dial in instructions were given via notice for public participation.

RESOLUTION NUMBER 2020-115

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

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

WHEREAS, the Code Enforcement Officer for the Borough of Pine Hill was notified and became aware that property maintenance was necessary for real property located at Block 55, Lot 63 (152 East 10th 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 55 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, 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 3rd day of August 2020 at the Borough Municipal Building. This Council Meeting was open to the public in compliance with the Governor’s rules and regulations concerning COVID-19. The meeting was also conducted via a zoom platform and dial in instructions were given via notice for public participation.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2020-116

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

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

WHEREAS, the Code Enforcement Officer for the Borough of Pine Hill was notified and became aware that property maintenance was necessary for real property located at Block 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 55 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, 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 3rd day of August 2020 at the Borough Municipal Building. This Council Meeting was open to the public in compliance with the Governor's rules and regulations concerning COVID-19. The meeting was also conducted via a zoom platform and dial in instructions were given via notice for public participation.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2020-117

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

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

WHEREAS, the Code Enforcement Officer for the Borough of Pine Hill was notified and became aware that property maintenance was necessary for real property located at Block 28, Lot 93 (122 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

28 Lot 93 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, 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 3rd day of August 2020 at the Borough Municipal Building. This Council Meeting was open to the public in compliance with the Governor’s rules and regulations concerning COVID-19. The meeting was also conducted via a zoom platform and dial in instructions were given via notice for public participation.

Patricia Hendricks, Borough Clerk

Motion to move Joint Resolutions 2020-107 thru 2020-117 Councilman Burke, 2nd Councilman Robb
All in Favor: 6 yes votes

RESOLUTION NUMBER 2020-118

BOROUGH OF PINE HILL

COUNTY OF CAMDEN

RESOLUTION AUTHORIZING EXECUTION OF A TAX ABATEMENT
AGREEMENT BETWEEN THE BOROUGH OF PINE HILL AND CARL R.
PURSELL FOR PREMISES KNOWN AS BLOCK 131, LOT 34.02, 121
BERLIN CROSS KEYS ROAD, PURSUANT TO C.441, P.L. (N.J.S.A. 40A:21-1 et
seq.) AND CHAPTER XXVI "TAX EXEMPTION AND ABATEMENT FOR
COMMERCIAL AND INDUSTRIAL IMPROVEMENTS

WHEREAS, C. 441, P.L. 1991, N.J.S.A. 40A:21-1, enables "qualified municipalities" to exempt from local property tax certain industrial and commercial improvements and projects; and

WHEREAS, the Borough of Pine Hill is a qualified municipality authorized to enter into a Tax Abatement Agreement with taxpayers for "projects" defined under said Act; and

WHEREAS, pursuant to said Act and authorization, the Borough of Pine Hill has duly adopted Chapter XXVI "Tax Exemption and Abatement for Commercial and Industrial Improvements and projects pursuant to N.J.S.A. 40a:21-1 et seq."; and

WHEREAS, pursuant to the aforesaid Act and Chapter XXVI, a Tax Abatement Application was filed by Carl R. Pursell for a "New Project" for premises known as Block 131, Lot 34.02 on the Official Tax Map of the Borough of Pine Hill.

NOW THEREFORE, BE IT RESOLVED by the Borough of Pine Hill, County of Camden, State of New Jersey as follows:

SECTION 1: The Tax Abatement Application of Carl R. Pursell for construction of a new commercial building for premises known as Block 131, Lot 34.02 on the Tax Map of the Borough of Pine Hill pursuant to C.441, P.L. 1991 (N.J.S.A. 40A:21-1 et seq.) and Ordinance be and is hereby approved for tax abatement in accordance with said Application and the terms and provisions of an Agreement for Tax Abatement, a copy of which is attached hereto and made a part of this Ordinance.

SECTION 2: The Mayor and Municipal Clerk of the Borough of Pine Hill be and are hereby authorized to execute and deliver on behalf of the Borough of Pine Hill the Tax Abatement Agreement between the Borough of Pine Hill and Carl R. Pursell for premises designated as Block 131, Lot, 34.02 on the Official Tax Map of the Borough of Pine Hill, a copy of said Agreement is attached hereto and made a part hereof.

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 Borough of Pine Hill at a meeting of said Council held on the 3rd day of August 2020 at the Borough Municipal Building. This Council Meeting was open to the public in compliance with the Governor’s rules and regulations concerning COVID-19. The meeting was also conducted via a zoom platform and dial in instructions were given via notice for public participation.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-118 Councilman Robb, 2nd Councilman Knott
Roll call: 6 yes votes

Mayor Green opened the floor to the Public:

Les Gallagher – President of Pine Hill Board of Education - 49 East Cloverdale Avenue, Pine Hill, NJ

Mr. Gallagher reported to Mayor and Council about the school year budget and the effects that COVID-19 is having on it.

Walt Davis – 1 Franklin Avenue, Pine Hill, NJ

Mr. Davis commented about the Ordinance 2020-989. He asked if there were any extra funds to fix the Rec Center building.

Mayor Green explained.

Mr. Davis asked why the lease was being terminating.

Mayor Green explained.

Mr. Davis asked about the relining of the water line in town and wanted to know who was paying for it.

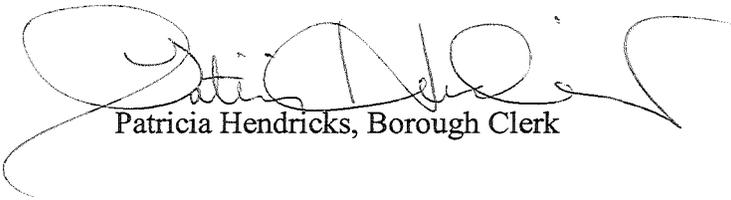
Mayor Green replied the MUA.

Motion to close the floor to the public: Councilman Knott, 2nd Councilwoman Corry-Gaft
All in Favor: 6 yes votes

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

The meeting adjourned at 8:30 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Patricia Hendricks", written in a cursive style. The signature is positioned above the printed name of the signatory.

Patricia Hendricks, Borough Clerk