

Borough of Pine Hill
Council Meeting
July 20, 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-present

Mayor Green read the proclamations for David Baiori and Weldon Lemke. Administrator John Greer presented David Baiori and Weldon Lemke with their appreciation plaque.

Approval of Minutes: June 15, 2020

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

June 22, 2020 – Special Meeting

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

Approval of Bills: July

Motion to Approve: Councilman Robb, 2nd Councilwoman Corry-Gaft
Roll call: 6 yes votes

Committee Reports: June

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

Mayor Green reported that all Borough events which includes Clean Community Day, Veteran Day Celebration and the Christmas Parade will be cancelled due to COVID-19 situation because it still appears that it is not improving very much. He commented that hopefully next year this is all behind us. Mayor Green spoke about the use of football fields for practice and that the Governor today approved contact sports such as football allowed to be played. He stated that the question is; does the Borough want to allow the fields to be open or keep them closed for football or come up with a set of rules. Council all agreed that there would need to be a set of rules.

ORDINANCE NUMBER 2020-988

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

ORDINANCE OF THE BOROUGH OF PINE HILL AMENDING
CHAPTER X OF THE CODE OF THE BOROUGH OF PINE HILL
CAPTIONED “BUILDING AND HOUSING”

WHEREAS, Chapter X, Section 20, imposes a registration fee on the owners of all vacant and abandoned property; and

WHEREAS, Chapter X, Section 22, imposes a registration and inspection fee on all rental properties in the Borough; and

WHEREAS, by Federal Regulation, FANNIE MAE, FREDDIE MAC or any loan servicer acting on their behalf are exempt from the payment of these two (2) registration fees, which now requires an Amendment to Chapter X, Sections 20 and 22 of the Borough Code.

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 that Chapter X of the Code of the Borough of Pine Hill captioned “Building and Housing” is hereby amended as follows:

Section 1. Notwithstanding any Ordinance to the contrary, FANNIE MAE, FREDDIE MAC or any loan servicer acting on their behalf shall be exempt from payment of any registration fee for any vacant or abandoned property registered under Chapter Ten, Section 20, of the Borough Code, as well as from payment of any fines or penalties assessed by Chapter Ten, Section 20, or any other Ordinance that addresses vacant and abandoned property.

Section 2. Notwithstanding any Ordinance to the contrary, FANNIE MAE, FREDDIE MAC or any loan servicer acting on their behalf shall be exempt from payment of any registration fee for any rental property to be registered under Chapter Ten, Section 22, of the Borough Code, as well as

from payment of any fines or penalties assessed by Chapter Ten, Section 22, or any other Ordinance that addresses rental property.

Section 3. Any form used to register a property subject to Chapter Ten, Sections 20 and 22 of the Borough Code shall provide identification that FANNIE MAE, FREDDIE MAC or any loan servicer acting on their behalf are exempt from the payment of the registration fee. Failure to indicate exempt status will not waive the right to claim exempt status but may require the registering party to re-register the property to indicate the exempt status.

Section 4. All Ordinances or portions thereof of other Ordinances inconsistent with this Ordinance are repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect after final adoption and publication in accordance with law.

Introduction: July 6, 2020

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

Public Hearing: July 20, 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.

Motion to close the floor to the public: Councilman Warrington, 2nd Councilwoman Corry-Gaft

All in Favor: 6 yes votes

Motion to move Ordinance 2020-988 Councilman Burke, 2nd Councilman Knott

Roll call: 6 yes votes

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

Motion to move Ordinance 2020-989 Councilman Burke, 2nd Councilman Warrington
Roll call: 6 yes votes

RESOLUTION NUMBER 2020-97

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION AUTHORIZING THE RENEWAL OF ALCOHOLIC
BEVERAGE CONTROL LICENSES

WHEREAS, the holders of Plenary Retail Consumption licenses, Plenary Distribution licenses in the Borough of Pine Hill have applied for renewal of said licenses; and

WHEREAS, the premises have been inspected and meet all requirements; and

WHEREAS, notices of said application have been duly advertised by the Alcoholic Beverage Control pursuant to the rules

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pine Hill, County of Camden, State of New Jersey, that the following Plenary Retail Consumption Licenses are hereby renewed for the period of July 1, 2020 to June 30, 2021:

TNGC Pine Hill LLC
t/a Trump National Golf Club
500 West Branch Avenue
Pine Hill, NJ 08021
0428-33-003-004

BE IT FURTHER RESOLVED; that the Plenary Retail Distribution Licenses for a period of July 1, 2020 to June 30, 2021 be issued to the following.

Ramneek & Amar LLC
t/a Pine Hill Liquors
608 Blackwood Clementon Road
0428-44-005-007

Pine Hill Liquor LLC
t/a Tom's Liquors
1000 Erial Road
Pine Hill, NJ 08021
0428-44-006-006

BE IT FINALLY RESOLVED, that a copy of this resolution, duly certified, be forwarded to the Alcoholic Beverage Control of the State of New Jersey.

This Resolution was adopted at a meeting of the Borough Council on June 20, 2020 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 20th day of July 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-97 Councilman Warrington, 2nd Councilman Robb
All in Favor: 6 yes votes

RESOLUTION NUMBER 2020-98

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL AUTHORIZING AN ADJUSTMENT TO THE
BID THRESHOLD PURSUANT TO
N.J.S.A. 40A:11-3(c)

WHEREAS, pursuant to N.J.S.A. 40A:11-3(c) Governor Philip D. Murphy has exercised his authority to adjust the bid threshold for awarding public contracts to Forty-Four Thousand Dollars (\$44,000) effective as of July 1, 2020 for all State governmental jurisdictions with a Qualified Purchasing Agent (QPA); and

WHEREAS, the Purchasing Agent for the Borough of Pine Hill, Thomas Cardis, is a Qualified Purchasing Agent (QPA) as authorized pursuant to N.J.S.A. 40A:11-9(b).

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, State of New Jersey that based on the authority exercised by Governor Philip D. Murphy the bid threshold for local public contracts is hereby adjusted to Forty-Four Thousand Dollars (\$44,000) as authorized pursuant to N.J.S.A. 40A:11-3(c) effective July 1, 2020.

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 20th day of July 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-98 Councilman Knott, 2nd Councilwoman Corry-Gaft
All in Favor: 6 yes votes

RESOLUTION NUMBER 2020-99

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION AUTHORIZING BOROUGH OF PINE HILL
TO APPLY FOR A GRANT FOR PARTICIPATION IN THE
ALLIANCE TO PREVENT ALCOHOLISM & DRUG
ABUSE

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey; and

WHEREAS, The Borough Council of the Borough of Pine Hill, County of Camden, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and

WHEREAS, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and

WHEREAS, the Borough Council has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Camden; and

NOW, THEREFORE, BE IT RESOLVED by the Borough of Pine Hill, County of Camden, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission

of a strategic plan for the Pine Hill Borough Municipal Alliance grant for fiscal year 2021 in the amount of:

Grant funds (DEDR)	\$ 3,300.99
Cash Match	\$ 825.25
In-Kind	\$2,475.74

- The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

This resolution was adopted at a meeting of Borough Council on July 20, 2020 and 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 20th day of July 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-99 Councilman Warrington, 2nd Councilman Knott
Roll call: 6 yes votes

RESOLUTION NUMBER 2020-100

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) 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 20th day of July 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-100 Councilman Knott, 2nd Councilwoman Corry-Gaft
All in Favor: 6 yes votes

RESOLUTION 2020-101

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION AUTHORIZING THE RENEWAL OF ALCOHOLIC
BEVERAGE CONTROL LICENSE

WHEREAS, the holder of a Plenary Retail Consumption Pocket License in the Borough of Pine Hill has applied for renewal of said license; and

WHEREAS, the pocket license has a mailing address 207 Thackara Avenue, Berlin, NJ 08009.

WHEREAS, notice of said application has been duly advertised by the Alcoholic Beverage Control pursuant to the rules

WHEREAS, the licensee has received a special ruling from the Director of Alcoholic Beverage Control pursuant to N.J.S.A. 33:1-12.39 for the license term 2020-2021.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pine Hill, County of Camden; State of New Jersey, that the following Plenary Retail Consumption Pocket License is hereby renewed for the period of July 1, 2020 to June 30, 2021:

CJ FLO LLC
0428-33-001-009

BE IT FINALLY RESOLVED; that a copy of this resolution, duly certified; be forwarded to the Alcoholic Beverage Control of the State of New Jersey.

This Resolution was adopted at a meeting of the Borough Council on July 20, 2020 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 20th day of July 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-101 Councilman Warrington, 2nd Councilman Knott
All in Favor: 6 yes votes

RESOLUTION NUMBER 2020-102

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION APPROVING A FIREWORKS DISPLAY AT
TRUMP NATIONAL GOLF CLUB ON MONDAY, SEPTEMBER 7, 2020

WHEREAS, N.J.S.A. 21:3-1 et seq., and the Uniform Fire Code of New Jersey mandates certain requirements for the public display of fireworks; and

WHEREAS, the governing Body of the Borough of Pine Hill has received an Application for Permit for a display of fireworks for Monday, September 7th Labor Day celebration for the year 2020; and

WHEREAS, suitable insurance in a sum of not less than \$1,000,000.00 has been posted conditioned for the payment of all damages which may be caused either to a person or persons, or to property, by reason of the display so as aforesaid licensed, and arising from any acts of the licensee, his agents, employees or subcontractors; and

WHEREAS, said insurance names the Borough of Pine Hill and the Pine Hill Fire Department as additional insured and is for the use and benefit of any person(s), or the owner or owners of any property so damaged, who is or are authorized to maintain an action thereon, or his or their heirs, executors, administrators, successors or assigns; and

WHEREAS, an escrow has been posted in the amount of \$7,500.00 for the costs associated with employment; and

WHEREAS, the location of the fireworks display has been approved by the Fire Official of the Borough of Pine Hill; and

WHEREAS, said permit to be issued shall not be transferable; and

WHEREAS, Garden State Fireworks, Inc. has been found to be a competent operator approved by the Fire Company of the Borough of Pine Hill who, after proper inspection, has rendered an opinion stating that said display is not hazardous to property nor will it endanger any person or persons; and

WHEREAS, a copy of the Application for Permit and this Resolution shall be forwarded to the Camden County Department of Public Safety, County Fire Marshal's Office, Blackwood, New Jersey.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Pine Hill, County of Camden, State of New Jersey, that permission be granted to the Trump Philadelphia National

Golf Club (TNGC) for a public display of fireworks for Monday, September 7th Labor Day celebration for the year 2020; and

BE IT FURTHER RESOLVED that a duplicate copy of the Application for Permit and this Resolution shall be forwarded to the Bureau of Explosives of the Department of Labor and Industry to be kept on file and open to public inspection.

This Resolution was adopted at a meeting of the Borough Council on July 20, 2020 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 20th day of July 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-102 Councilman Knott, 2nd Councilman Warrington
All in Favor: 6 yes votes

Mayor Green opened the floor to the Public:
There was no one participating in the meeting.

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

Council Reports:

Councilwoman Corry-Gaft reported that the Environmental Commission had a conference call and switched their plans for the fall and are finally gathering thoughts again.

Chief Winters commented on the Police reports during the last few months. He also spoke about the various changes relating to citizen complaints. He stated that one of which has been on how to talk and value relationships stopping negative contacts.

Councilman Burke reported that Parks and Rec is up and running with ball field usage for the organizations.

Mayor Green reported the Dollar General that will be taking the place of Perks was approved and most likely will start in the fall or early winter. He commented that the 85 single family homes which will be on 75 plus acres will probably be starting a year from now.

RESOLUTION NUMBER 2020-103

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 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 20th day of July 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-103 Councilman Warrington, 2nd Councilwoman Corry-Gaft
All in Favor: 6 yes votes

Closed Session began at 7:59pm:
Closed Session ended at 8:04pm:

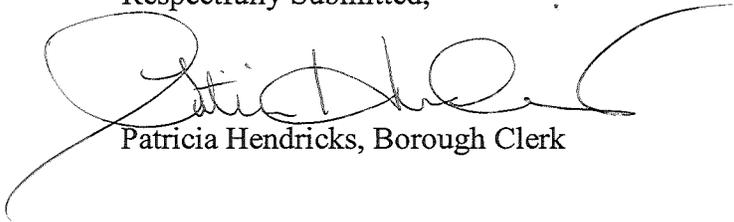
Roll Call Vote to return into open session
Roll Call: 6 yes votes

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

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

The meeting adjourned at 8:06 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Patricia Hendricks", with a large, sweeping flourish extending to the right.

Patricia Hendricks, Borough Clerk