

Borough of Pine Hill
Council Meeting
July 6, 2020
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-absent, 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: June 1, 2020

Motion to Approve: Councilman Robb, 2nd Councilman Knott

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 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

Motion to move Ordinance 2020-988 Councilman Knott, 2nd Councilwoman Corry-Gaft
Roll call: 5 yes votes

RESOLUTION NUMBER 2020-94

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE
BUDGET OF THE BOROUGH OF PINE HILL PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER
159, P.L. 1948)

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government
Services may approve the insertion of any special item of revenue in the budget of any county or

municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said director may also approve the insertion of any item of appropriation for equal amount,

NOW, THEREFORE, BE IT RESOLVED that the Borough of Pine Hill, County of Camden, hereby requests that the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget year 2020 in the sum of \$18,767.95 which item is now available as a revenue from the State of New Jersey Clean Communities Grant, and

BE IT FURTHER RESOLVED that a like sum of \$18,767.95 be and the same is hereby appropriated under the caption of:

Clean Communities Grant

BE IT FURTHER RESOLVED that the above is the result of a grant awarded by the State of New Jersey.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks, Borough Clerk of the Borough of Pine Hill, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by Borough of Pine Hill at a meeting of said Council held on the 6th day of July 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-94 Councilman Jaxel, 2nd Councilman Burke
Roll call: 5 yes votes

RESOLUTION NUMBER 2020-95

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL
PROVIDING FOR REFUND OF PERMIT FEES

WHEREAS, Hutchinson Plumbing, Heating and Cooling purchased permits from the Borough of Pine Hill for the replacement of a furnace, air conditioner and water heater on Borough properties identified as 83 Millstream Road incorporated by reference herein; and

WHEREAS, a decision was made by the owner of the residence not to proceed with said project on which the permits were purchased and issued to Hutchinson Plumbing, Heating and Cooling; and

WHEREAS, as a result, it is necessary to refund the cost of the permits to Hutchinson Plumbing, Heating and Cooling, less the DCA fee and the 15% Borough administrative fee which are non-refundable.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden and State of New Jersey, that for the reasons set forth hereinabove, it hereby provides a partial refund of permit fees paid by Hutchinson Plumbing, Heating and Cooling on 83 Millstream Road less the DCA fee and the 15% Borough Administrative fee.

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 6th day of July 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-95 Councilman Jaxel, 2nd Councilman Burke
Roll call: 5 yes votes

RESOLUTION NUMBER 2020-96

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;

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

_____ Discuss any matter involving the appointment, termination, terms and conditions of employment, evaluation of performance of, any specific prospective or current public officer or employee of Pine Hill;

Related to: Litigation

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

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

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

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks, Borough Clerk of the Borough of Pine Hill, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by Borough of Pine Hill at a meeting of said Council held on the 6th day of July 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-96 Councilman Jaxel, 2nd Councilwoman Corry-Gaft
Roll call: 5 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 Jaxel, 2nd Councilman Burke
All in Favor: 5 yes votes

Councilman Warrington arrived at the Council Meeting at 7:31 pm.

Closed Session began at 7:35pm:
Closed Session ended at 7:53pm:

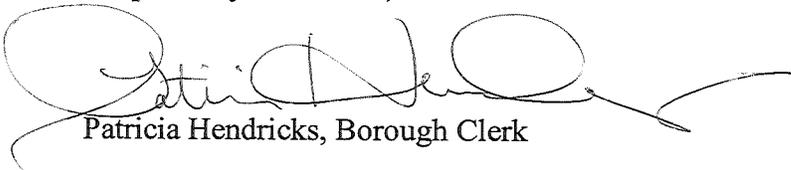
Roll Call Vote to return into open session
Roll Call: 6 yes votes

Mr. Patterson reported that there were no decisions made in closed session.

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

The meeting adjourned at 7:55 pm.

Respectfully Submitted,



Patricia Hendricks, Borough Clerk