

Borough of Pine Hill
Council Meeting
August 17, 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-absent, Councilman Knott-present, Councilman Jaxel-present, Councilman Robb-present, Councilman Burke-absent, 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 proclamation declaring September as Ovarian Cancer Awareness Month.

Approval of Minutes: August 3, 2020

Motion to Approve: Councilman Knott, 2nd Councilwoman Corry-Gaft
All in Favor: 4 yes votes

Approval of Bills: August

Motion to Approve: Councilman Robb, 2nd Councilman Knott
Roll call: 4 yes votes

Committee Reports: July

Motion to Approve: Councilman Jaxel, 2nd Councilman Knott
All in Favor: 4 yes votes

Mayor Green asked Council if there any matters to be discussed. Council had no matters to be discussed.

RESOLUTION NUMBER 2020-119

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 \$2,500.00, which item is now available as a revenue from the State Community Partnership to Provide Diversionary Programs to Youth at Police Department, and

BE IT FURTHER RESOLVED that a like sum of \$2,500.00 be and the same is hereby appropriated under the caption of:

State Community Partnership to Provide
Diversionary Programs to Youth at the Discretion of the Police Department

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 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 17th day of August 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-119 Councilman Jaxel, 2nd Councilman Robb
Roll call: 4 yes votes

RESOLUTION NUMBER 2020-120

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 83, Lot 58 (75 West 1st 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

83 Lot 58 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 17th day of August 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2020-121

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 139, Lot 2 (108 Country Club 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 139 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 17th day of August 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Joint Resolutions 2020-120 & 2020-121 Councilman Knott, 2nd Councilwoman Corry-Gaft All in Favor: 4 yes votes

RESOLUTION NUMBER 2020-123

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL AUTHORIZING SOLICITING QUOTES FOR
THE RELOCATION OF THE SEWER LINE SERVING
119 E. CLEARVIEW AVENUE

WHEREAS, the Borough of Pine Hill is the owner of 123 E. Clearview Avenue which is the adjoining property to 119 E. Clearview Avenue; and

WHEREAS, unknown to the Borough there is a sewer line easement on the Borough property with a sewer line servicing 119 E. Clearview Avenue; and

WHEREAS, the location of said sewer line makes 123 E. Clearview Avenue an unbuildable lot in accordance with the Borough Land Use Regulations; and

WHEREAS, if the sewer line in the easement is relocated adjacent to the property line of 119 E. Clearview Avenue, this makes 123 E. Clearview Avenue a buildable lot in accordance with the Land Use Regulations of the Borough of Pine Hill; and

WHEREAS, the Borough of Pine Hill has made an offer to the owner of 119 E. Clearview Avenue to relocate the sewer line to a new easement adjacent to the boundary line between 119 E. Clearview Avenue and 123 E. Clearview Avenue, at the Borough's cost, which offer has been accepted.

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 for the reasons set forth hereinabove it hereby confirms that the sewer line presently in the easement serving 119 E. Clearview Avenue should be relocated to the new location on 123 E. Clearview Avenue identified on the Plan attached hereto and incorporated by reference herein and that Quotes should be solicited for locating and constructing the new sewer line to service 119 E. Clearview Avenue.

BE IT FURTHER RESOLVED that upon acceptance of a quote for this work the Borough shall notify the owner of 119 E. Clearview Avenue of the date when the work is to be performed for the new sewer line to service the property.

BE IT FURTHER RESOLVED that the Borough of Pine Hill shall prepare a new easement description for the new sewer line to be incorporated into the deed identifying said easement on 123 E. Clearview Avenue.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks, Borough Clerk of the Borough of Pine Hill, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by Borough of Pine Hill at a meeting of said Council held on the 17th day of August 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-123 Councilman Knott, 2nd Councilman Jaxel
Roll call: 4 yes votes

Mayor Green opened the floor to the Public:

Tim Rudderow – Franklinville, NJ

Mr. Rudderow expressed his concerns with Pine Hill Tavern.

Mayor Green responded.

Walt Davis – 1 Franklin Avenue, Pine Hill, NJ

Mr. Davis asked about Resolution #2020-123.

Mayor Green explained.

Mr. Davis asked regarding tents and umbrellas relating to outdoor dining.

Mayor Green explained.

Mr. Davis asked if the Coronavirus effected the Borough budget.

Mayor Green responded.

Mr. Davis asked about the status of the Rec Center.

Mayor Green replied.

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

All in Favor: 4 yes votes

RESOLUTION NUMBER 2020-122

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

 X 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: Personnel

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 17th day of August 2020 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-122 Councilman Robb, 2nd Councilman Knott
All in Favor: 4 yes votes

Closed Session began at 7:47pm:
Closed Session ended at 8:04pm:

Roll Call Vote to return into open session
Roll Call: 4 yes votes

Mr. Patterson reported that there was one decision made in closed session and that is Resolution 2020-124 Resolution of the Borough of Pine Hill Terminating Employee #3203 for failure to properly and competently perform the required duties of the Employee's Municipal Court Employment Position.

RESOLUTION NUMBER 2020-124

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL TERMINATING EMPLOYEE #3203 FOR
FAILURE TO PROPERLY AND COMPETENTLY PERFORM THE REQUIRED DUTIES OF THE
EMPLOYEE'S MUNICIPAL COURT
EMPLOYMENT POSITION

WHEREAS, Employee #3203 serves as the Pine Hill Borough Municipal Court Administrator with specific duties designed for the efficient operation of the Borough Municipal Court; and

WHEREAS, for a period of time said Employee has been deficient in competently performing her required employment duties as required in this position; and

WHEREAS, said Employee has been given the opportunity to correct these deficiencies without any significant improvement; and

WHEREAS, both the Pine Hill Borough Municipal Court Judge and the Administrative Office of the Courts have expressed concerns with the individual continuing to hold this employment position and have advised that said employee should be removed from the position to protect both the integrity and efficient operation of the Municipal Court; and

WHEREAS, the Mayor and Borough Council have reviewed these issues and have determined that due to the continuing deficiencies by this Employee in this important employment position that said Employee should be removed from this position and terminated from employment with the Borough of Pine Hill.

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 for the reasons set forth in the preamble hereinabove and which are incorporated into the body of this Resolution, that Employee #3203 is hereby

terminated from her employment position as the Administrator for the Pine Hill Borough Municipal Court.

BE IT FURTHER RESOLVED that it is acknowledged that said Employee was provided a RICE Notice in regard to this personnel matter involving her continuing employment with the Borough of Pine Hill and provided the opportunity to meet with the Mayor and Borough Council in closed session at its meeting on August 17, 2020 at which time the Employee indicated that she did not wish to meet and discuss this matter with the Borough Council.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

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

CERTIFICATION

I, Patricia Hendricks, Borough Clerk of the Borough of Pine Hill, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by Borough of Pine Hill at a meeting of said Council held on the 17th day of August 2020 at the Borough Municipal Building.

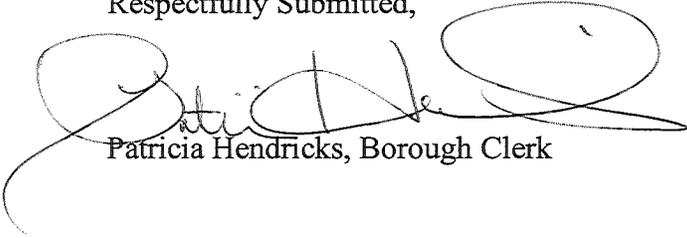
Patricia Hendricks, Borough Clerk

Motion to move Resolution 2020-124 Councilman Robb, 2nd Councilwoman Corry-Gaft
Roll call: 4 yes votes

Motion to adjourn: Councilman Jaxel, 2nd Councilman Knott
All in Favor: 4 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, stylized flourish extending to the left and right.

Patricia Hendricks, Borough Clerk