

Borough of Pine Hill
Council Meeting
August 3, 2026
Pine Hill Borough Hall
7:30 P.M.

Mayor Green called the meeting to order.

Nicole Wakeley, Borough Housing/Rental Inspector delivered Sunshine Law and awareness for the town.

Councilman Warrington-present, Councilman Robb-present, Councilwoman Corry-Gaft-present, Councilwoman Wakeley-present, Councilman Morris Jr.-absent, Councilman Baiori-present, Mayor Green-present, Mr. Greer-present, Mrs. Hendricks-absent, Mr. Patterson-present, Mr. Magill-present, Mr. Cardis-absent

Roll Call: Nicole Wakeley, Borough Housing/Rental Inspector

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

ORDINANCE NUMBER 2026-1069

BOROUGH OF PINE HILL, NEW JERSEY
COUNTY OF CAMDEN

BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT IN AND FOR THE BOROUGH OF PINE HILL, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$3,000,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF PINE HILL, COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$2,850,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

BE IT ORDAINED by the Borough Council of the Borough of Pine Hill, County of Camden, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

Section 1. The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the Borough of Pine Hill, County of Camden, New Jersey ("Borough").

Section 2. It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the Borough from all sources for the purposes stated in Section 7 hereof is \$3,000,000;
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$2,850,000; and
- (c) a down payment in the amount of \$150,000 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, *N.J.S.A. 40A:2-11*.

Section 3. The sum of \$2,850,000, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$150,000, which amount represents the required down payment, are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the Borough in an amount not to exceed \$2,850,000 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

Section 5. In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the Borough in an amount not to exceed \$2,850,000 is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, *N.J.S.A. 40A:2-20*, shall not exceed the sum of \$800,000.

Section 7. The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A.	Reconstruction and/or Repaving of Various Roads within the Borough including, but not limited to, Sherri Way, East 6 th Avenue, Crest Avenue, North Drive, and South Club Road, together with the acquisition of all materials and equipment and completion of all work necessary therefore or related thereto, all as further described in the documentation on file and available for review at the Borough Clerk's office	\$1,813,000	\$90,650	\$1,722,350	10 years
B.	Improvements and Upgrades to Various Borough Buildings and Facilities including, but not limited to,	20,000	1,000	19,000	15 years

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
	improvements to the Police Station restrooms, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto				
C.	Acquisition of Equipment for the Police Department including, but not limited to, SUV Interceptors, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	510,000	25,500	484,500	5 years
E.	Acquisition of Equipment for the Police Department including, but not limited to, SRT Ballistic Vests, Radio Equipment, and Mobile Tower Camera, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	155,000	7,750	147,250	5 years
F.	Acquisition of Various Heavy Vehicles for the Public Works Department including, but not limited to, Rear Load Trash Trucks, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$250,000	\$12,500	\$237,500	10 years
G.	Acquisition of Various Equipment for Township Park including, but not limited to, F350 Dump Trucks with Plow and Spreader, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	230,000	11,500	218,500	5 years
H.	Acquisition of Various Equipment for the Public Works Department including, but not limited to, a Landscaping Trailer, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto.	22,000	1,100	20,900	10 years
	TOTAL	\$3,000,000	\$150,000	\$2,850,000	

Section 8. The average period of useful life of the several purposes for the financing of which this Bond ordinance authorizes the issuance of bonds or bond anticipation, notes, taking into consideration respective amounts of bonds or bond anticipation notes authorized for said several purposes, is not less than 8.54 years.

Section 9. Grants or other monies received from any governmental entity, other than those described in Section 7 above, if any, will be applied to the down payment of the obligations issued to finance the costs of the purposes described in Section 7 above.

Section 10. The supplemental debt statement provided for in Section 10 of the Local Bond Law, *N.J.S.A. 40A:2-10*, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the Borough, as defined in Section 43 of the Local Bond Law, *N.J.S.A. 40A:2-43*, is increased by this Bond Ordinance by \$2,850,000 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 11. The full faith and credit of the Borough are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance, and to the extent payment is not otherwise provided, the Borough shall levy *ad valorem* taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

Section 12. The applicable Capital Budget of the Borough is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended applicable Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 13. The Borough hereby declares its intent to reimburse itself from the proceeds of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code"), for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the Borough prior to the issuance of such bonds or bond anticipation notes.

Section 14. The Borough hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes authorized by the Bond Ordinance is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Ogden, Utah Service Center of the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 15. The improvements authorized hereby are not current expenses and are improvements that the Borough may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 16. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 17. In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

Introduction: July 20, 2026

	WARRINGTON	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
YES		✓	✓	✓	✓	
ABSTAIN						
NO						
ABSENT	✓					✓

Public Hearing: August 3, 2026

	WARRINGTON	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
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.
There was no public discussion.

Motion to close the floor to the public: Councilman Robb, 2nd Councilman Corry-Gaft
All in favor: 4 yes votes

Motion to move Ordinance 2026-1069 Councilman Robb, 2nd Councilwoman Corry-Gaft
Roll call: 4 yes votes

ORDINANCE NUMBER 2026-1070

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

ORDINANCE OF THE BOROUGH OF PINE HILL, COUNTY OF CAMDEN, AND STATE OF NEW
JERSEY, AMENDING CHAPTER 10 OF THE CODE OF THE BOROUGH OF PINE HILL
CAPTIONED "BUILDING AND HOUSING"

WHEREAS, recent legislation now requires municipalities to provide an electronic acceptance system to be made available to the public to provide an option for all construction permit applications to be submitted, reviewed and paid electronically; and

WHEREAS, the Borough of Pine Hill in implementing this program as identified hereinbelow may also charge an administrative fee to users of this electronic system; and

WHEREAS, the Borough has determined that a \$25.00 administrative fee would be a fair and appropriate fee to assess for this process.

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 10, Section 10-1.2 of the Code of the Borough of Pine Hill captioned "Building Construction Permit and Subcode Fees" be amended as follows:

Section 1. That the Borough of Pine Hill under recent legislation will now provide an internet-based portal that operates with the following functions:

- 24/7 Digital Submissions: Property owners and contractors will have the ability to upload construction permit applications, architectural plans and structural specifications online at any time.
- Municipal Code Officials and Subcode Officials shall review and approve materials filed within this electronic platform.
- The internet-based portal shall provide a clear mechanism for applicants to pay construction permit fees digitally via credit card or electronic check.
- The Borough system shall provide for electronic requests and scheduling of mandatory on-site construction inspections.

Section 2. Applicants will still be able to file a physical paper application in the event it does not have internet access to participate in this internet-based portal program.

Section 3. The Borough shall assess a \$25.00 administrative fee to process each new construction permit and each construction permit update utilizing the internet based portal system .

Section 4. All Ordinances or parts of Ordinances that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

Section 5. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a Court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this Ordinance.

Section 6. This Ordinance shall only take effect after final adoption and publication as required by law.

Introduction: August 3, 2026

	WARRINGTON	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
YES		✓	✓	✓		✓
ABSTAIN						
NO						
ABSENT	✓				✓	

Public Hearing: August 17, 2026

	WARRINGTON	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
YES						
ABSTAIN						
NO						
ABSENT						

BOROUGH OF PINE HILL:

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

Motion to move Ordinance #2026-1070 Councilwoman Wakeley, 2nd Councilwoman Corry-Gaft
Roll call: 4 yes votes

RESOLUTION NUMBER 2026-146

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL
AUTHORIZING IN REM TAX FORECLOSURE

WHEREAS, the Borough of Pine Hill is the holder of certain Tax Sale Certificates acquired by such interest having been struck off and sold for delinquent taxes and assessments; and

WHEREAS, it is in the best interest of the Borough of Pine Hill to proceed to foreclose on such Tax Sale Certificates in order to provide proper title to the lands upon which said Certificates have been issued pursuant to the In Rem Tax Foreclosure Law; and

WHEREAS, attached hereto as Schedule "A" is a list of properties identified for In Rem Foreclosure.

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 the Tax Sale Certificates as shown on the attached Tax Foreclosure List now held by the Borough of Pine Hill be foreclosed by summary proceeding In Rem and as described by N.J.S.A. 54:5-104.29 to 54:5-107.71, as amended, and pursuant to the Rules of Civil Procedure of the Superior Court of New Jersey.

BE IT FURTHER RESOLVED that the Borough Legal Counsel is hereby authorized to begin Foreclosure proceedings on the following Tax Sale Certificates as listed on the attached In Rem Tax Foreclosure List.

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

Tabled: July 20, 2026

	WARRINGTON	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
YES		✓	✓	✓	✓	
ABSTAIN						
NO						
ABSENT	✓					✓

Removed from Table: August 3, 2026

	WARRINGTON	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
YES	✓	✓	✓	✓		✓
ABSTAIN						
NO						
ABSENT					✓	

	WARRINGTON	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
YES	✓	✓	✓	✓		✓
ABSTAIN						
NO						
ABSENT					✓	

CERTIFICATION

I, Patrica 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 Special Meeting of said Council held on the 3rd day of August 2026 at the Borough Municipal Building.

Patrica Hendricks, Borough Clerk

Motion to remove from table Resolution #2026-146 Councilman Robb, 2nd Councilwoman Wakeley
All in favor: 5 yes votes

Motion to move Resolution #2026-146 Councilwoman Wakeley, 2nd Councilman Robb
Roll call: 5 yes votes

RESOLUTION NUMBER 2026-149

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 2026 in the sum of \$80,000.00 which item is now available as a revenue from the FY 2024 Local Recreational Improvement Grant #2024-04960-0877-00 and,

BE IT FURTHER RESOLVED that a like sum of \$80,000.00 be and the same is hereby appropriated under the caption of:

FY 2024 Local Recreational Improvement Grant #2024-04960-0877-00

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	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
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 2026 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution #2026-149 Councilwoman Corry-Gaft, 2nd Councilman Baiori
Roll call: 5 yes votes

RESOLUTION NUMBER 2026-150

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 2026 in the sum of \$2,500.00 which item is now available as a revenue from the JJC Diversion Grant and,

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

JJC Diversion 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	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
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 2026 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution #2026-150 Councilman Warrington, 2nd Councilwoman Wakeley
Roll call: 5 yes votes

RESOLUTION NUMBER 2026-151

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 2026 in the sum of \$6,360.88 which item is now available as a revenue from the National Opioids Settlement FD Trust and,

BE IT FURTHER RESOLVED that a like sum of \$6,360.88 be and the same is hereby appropriated under the caption of:

National Opioids Settlement FD Trust

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	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
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 2026 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution #2026-151 Councilman Warrington, 2nd Councilwoman Wakeley
Roll call: 4 yes votes Councilwoman Corry-Gaft Abstained

RESOLUTION NUMBER 2026-152

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL APPROVING
CHANGE ORDER FINAL #1 – FOR IMPROVEMENTS TO WRIGHT AVENUE IN THE
DECREASED AMOUNT OF (\$14,768.78)

WHEREAS the Borough of Pine Hill previously entered into a Contract with Lexi Concrete, LLC for Improvements to Wright Avenue; and

WHEREAS Remington and Vernick as the Borough Engineer has negotiated a Change Order on said Contract decreasing the amount to be paid by \$14,768.78 in accordance with said Change Order attached hereto and incorporated by reference herein.

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 based on the recommendations of the Borough Engineer, it hereby approves the Change Order with Lexi Concrete, LLC decreasing the amount of the Contract for the Pine Hill Community Center Improvements by \$14,768.78.

BE IT FURTHER RESOLVED that this Resolution and Change Order shall serve as an official Amendment to the Contract for this Project.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

	WARRINGTON	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
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 2026 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution #2026-152 Councilman Robb, 2nd Councilwoman Corry-Gaft
Roll call: 5 yes votes

RESOLUTION NUMBER 2026-153

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION AUTHORIZING THE TAX COLLECTOR TO GRANT THE FOLLOWING SENIOR
CITIZEN, DISABLED, OR SURVIVING SPOUSE, VETERAN OR WIDOW OF VETERAN
DEDUCTIONS FOR THE YEAR 2026 AS INDICATED AND TO ADJUST ANY BALANCE

WHEREAS, the following applicants are the owners of a residential property located in the
Borough of Pine Hill, and,

WHEREAS, they have properly filled an application for a Senior Citizen, Disabled, or Veteran
Deduction with proof of eligibility, and,

WHEREAS, the Tax Collector and Tax Assessor have reviewed and approved said applications
and adjusted the records for 2026,

NOW, THEREFORE BE IT RESOLVED, by the Borough of Pine Hill Mayor and Council that
the Tax Collector is authorized to grant said deduction and/or adjust any resulting balances for the year
2026 and refund any balances for the amounts indicated.

BLOCK/LOT NAME	COMMENT	AMOUNT OF DEDUCTION	
1/9/C5102	MOORE, WILLIAM J 5102 TALL PINES	Senior Citizen Deduction 2026	\$250.00
4/19	COFFEY JEANNE 12 WILSON RD	Senior Citizen Deduction 2026	\$250.00
17.04/7	HENIK JOSEF E 1510 OAK ST	Veteran Deduction 2026	\$250.00
18/40	DISTLER, KRISTEN ANN 1606 LAKE AVE	Disabled Deduction 2026	\$250.00
24.03/72	KHAN SHAHID 107 MILL STREAM ROAD	Senior Citizen Deduction 2026	\$250.00
82/9	CIPRIANO, MARIO & PATRICIA 82 W EVANSON AVE	Senior Citizen Deduction 2026	\$250.00
115.02/4	KOSS, BENJAMIN JR 9 TYLER LANE	Senior Citizen Deduction 2026	\$250.00

115.17/5 PARKER THOMAS M & Senior Citizen \$250.00
DAWN M Deduction 2026
1085 GRANDVIEW DR

143/30 VILLA SAPIENZA Senior Citizen \$250.00
1024 CREST RD Deduction 2026

BOROUGH OF PINE HILL
BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

	WARRINGTON	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
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 2026 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution #2026-153 Councilwoman Wakeley, 2nd Councilwoman Corry-Gaft
Roll call: 5 yes votes

RESOLUTION NUMBER 2026-154

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL ACCEPTING THE RESIGNATION OF MAINTENANCE II PUBLIC WORKS EMPLOYEE THEODORE J MILONE

WHEREAS Theodore J Milone presently serves as a Maintenance II Public Works Employee for the Borough of Pine Hill; and

WHEREAS Mr. Milone submitted an email dated July 21, 2026, indicating his resignation from employment with the Borough of Pine Hill effective July 31, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, hereby accepts the resignation of Theodore J Milone as a Maintenance II Public Works employee effective July 31, 2026.

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	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
YES	✓	✓	✓	✓		✓
ABSTAIN						
NO						
ABSENT					✓	

CERTIFICATION

I, Patrica 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 2026 at the Borough Municipal Building.

Patrica Hendricks, Borough Clerk

Motion to move Resolution #2026-154 Councilman Robb, 2nd Councilwoman Corry-Gaft
All in favor: 5 yes votes

RESOLUTION NUMBER 2026-155

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN

BE IT RESOLVED, by the Borough Council of the Borough of Pine Hill, Camden County that:

WHEREAS, the 2025 Annual Audit of the Borough of Pine Hill, conducted by PFK O'Connor Davies contained a certain recommendation requiring action; and

WHEREAS these recommendation has been reviewed by the Borough's Chief Financial Officer; and

WHEREAS, the Chief Financial Officer, in accordance with the requirements promulgated by the New Jersey Division of Local Government Services, has developed a plan to address the recommendations listed by the auditor;

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Pine Hill that the Corrective Action Plan for the 2025 Annual Municipal Audit, hereto attached, is hereby approved and accepted; and

BE IT FUTHER RESOLVED, that the Chief Financial Officer is hereby directed to submit a certified copy of this resolution and its attachments to the New Jersey Division of Local Government Services.

This Resolution was adopted at a meeting of the Borough of Council on August 3, 2026 and shall take effect immediately.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

	WARRINGTON	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
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 2026 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution #2026-155 Councilman Warrington, 2nd Councilwoman Corry-Gaft
Roll call: 5 yes votes

RESOLUTION NUMBER 2026-156

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION CERTIFYING REVIEW OF ANNUAL AUDIT

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year ending December 31, 2024 has been filed by a Registered Municipal Accountant with the Borough Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has

been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Findings and Questioned Costs" or "Findings and Recommendations; and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Findings and Questioned Costs" or "Findings and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the governing body to the penalty provisions of R.S. 52:27BB-52 - to wit:

R.S. 52:27BB-52 - A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his/her office."

NOW, THEREFORE BE IT RESOLVED, that the Borough Council of the Borough of Pine Hill, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

	WARRINGTON	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
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 2026 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution #2026-156 Councilwoman Wakeley, 2nd Councilman Baiori
Roll call: 5 yes votes

RESOLUTION NUMBER 2026-157

BOROUGH OF PINE HILL COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL REVISING AND UPDATING PERSONNEL POLICIES

WHEREAS, on a periodic basis, the Borough of Pine Hill reviews its personnel policies; and

WHEREAS, as a result of a review, it has been determined to revise and update the personnel policies by adding a ‘VCS Employee Self-Service (ESS) Policies and Procedures,’ and ‘Borough Employee Identification Policy’

WHEREAS, the proposed updated personnel policies attached hereto and incorporated by reference herein for inclusion in the personnel policies manual and Employee Personnel Policies and Procedures Handbook have been reviewed by Borough Council for approval.

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 above, it hereby approves the updated personnel policies for inclusion in the personnel policies manual, and Employee Personnel Policies and Procedures Handbook have been reviewed by Borough Council for approval.

BE IT FURTHER RESOLVED that any existing personnel policies contrary to, or inconsistent with, the updated personnel policies are repealed and of no further force or effect;

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

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

	WARRINGTON	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
YES	✓	✓	✓	✓		✓
ABSTAIN						
NO						
ABSENT					✓	

CERTIFICATION

I, Patrica 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 2026 at the Borough Municipal Building.

Patrica Hendricks, Borough Clerk

Motion to move Resolution #2026-157 Councilwoman Wakeley,
2nd Councilwoman Corry-Gaft Roll call: 5 yes votes

Mayor Green opened the floor to the public.

Resident – Park Avenue

Resident asked if a certain item would be part of the grant project mentioned within the ordinance.

Mayor Green responded.

The resident commented about a certain property in town regarding National Paving.

Mayor Green responded.

Resident – South Club Road

The resident commented on violations regarding high grass and special resource programs for assistance.

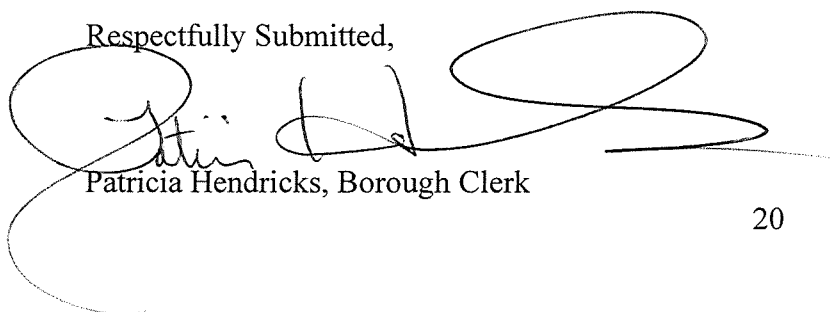
Motion to close the floor to the public:
Councilman Warrington, 2nd Councilwoman Corry-Gaft
All in Favor: 5 yes votes

Chief Winters reported on the details for National Night Out.

Motion to adjourn: Councilman Robb, 2nd Councilwoman Corry-Gaft
All in favor: 5 yes votes

The meeting adjourned at 7:57 pm.

Respectfully Submitted,



Patricia Hendricks, Borough Clerk