

Borough of Pine Hill  
Council Meeting  
Pine Hill Borough Hall  
March 15, 2021, 7:30 P.M.

Mayor Green called the meeting to order.

Roll Call: Administrator, John F. Greer

Administrator, John F. Greer delivered the Sunshine Law and the awareness for the town.

Councilman Warrington-absent (Work), 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:** February 8, 2021

Motion to Approve: Councilman Burke, 2<sup>nd</sup> Councilman Jaxel  
All in favor: 5 yes votes

February 8, 2021 – Closed Session

Motion to Approve: Councilman Robb, 2<sup>nd</sup> Councilwoman Corry-Gaft  
All in favor: 5 yes votes

March 1, 2021 – Closed Session

Motion to Approve: Councilman Jaxel, 2<sup>nd</sup> Councilman Burke  
All in favor: 5 yes votes

**Approval of Bills:** March

Motion to Approve: Councilman Robb, 2<sup>nd</sup> Councilman Jaxel  
Roll call: 5 yes votes

**Committee Reports:** February

Motion to Approve: Councilman Knott, 2<sup>nd</sup> Councilwoman Corry-Gaft  
All in Favor: 5 yes votes

Mayor Green and Council discussed the following item:

- 5 Year Tax Abatement for Senior Housing

ORDINANCE NUMBER 2021-996

BOROUGH OF PINE HILL  
CAMDEN COUNTY

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND  
TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 1.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Borough Council of the Borough of Pine Hill in the County of Camden finds it advisable and necessary to increase its CY 2020 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Borough Council hereby determines that a 2.5% increase in the budget for said year, amounting to \$202,536.23 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Pine Hill, in the County of Camden, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2021 budget year, the final appropriations of the Borough of Pine Hill shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$283,550.72, and that the CY 2021 municipal budget for the Borough of Pine Hill be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within five days of introduction; and

BE IT FURTHER ORDAINED that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within five days after such adoption.

Mayor Green opened the floor for the Public Hearing:

Walt Davis – 1 Franklin Ave

Mr. Davis asked for ordinance clarification.  
Mayor Green explained.

PUBLIC HEARING: MARCH 15, 2021

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

Motion to move Ordinance 2021-996 Councilman Robb, 2<sup>nd</sup> Councilman Knott

ORDINANCE NUMBER 2021-997

BOROUGH OF PINE HILL  
CAMDEN COUNTY

ORDINANCE OF THE BOROUGH OF PINE HILL AMENDING CHAPTER II, SECTION 9  
OF THE CODE OF THE BOROUGH OF PINE HILL CAPTIONED “POLICE  
DEPARTMENT” BOROUGH OF PINE HILL

WHEREAS, periodically, a review is undertaken by the borough of Pine Hill and its Police Department in regard to necessary amendments to be made to the Borough Code for the Police Department; and

WHEREAS, as a result, it has been determined the following amendment to be made to the Police Department Ordinance.

NOW, THEREFORE, be it ORDAINED by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, State of New Jersey, as follows:

SECTION 1

Chapter II of the Borough of Pine Hill captioned “Police Department” shall be amended as follows: C. 2-9.12(E4) Captioned “Traffic Control Rate” shall be changed to read as follows:

4. Traffic Control Rate: \$80.00 per hour plus \$5.00 Administrative Fee and \$10.00 vehicle fee per hour.

SECTION 2. All Ordinances or parts of Ordinances, inconsistent with this amending Ordinance, are hereby repealed to the extent of such inconsistency only.

SECTION 3. Should any section, subsection, part, clause or phrase of this Amended Ordinance shall be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to that end, the provisions of this Ordinance are hereby declared to be severable.

SECTION 4. This Ordinance shall take effect after final adoption and publication as required by law.

INTRODUCTION: MARCH 15, 2021

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

Motion to move Ordinance 2021-997 Councilman Jaxel, 2<sup>nd</sup> Councilman Knott

Mayor Green opened the floor to the Public:

**Walt Davis – 1 Franklin Ave**

Mr. Davis asked about marijuana laws update as they pertain to the Borough.

Mayor Green responded.

Mr. Davis asked about tax abatement ordinance 2021-996.

Mayor Green explained.

Motion to close the floor to public: Councilman Knott, 2<sup>nd</sup> Councilwoman Corry-Gaft

Council Reports:

Council members polled; no reports offered.

RESOLUTION NUMBER 2021-61

BOROUGH OF PINE HILL  
CAMDEN COUNTY

RESOLUTION AUTHORIZING A CLOSED SESION 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. 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 o 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: Contracts and 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.

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

Motion to move Resolution 2021-61 Councilman Burke, 2<sup>nd</sup> Councilman Knott

Closed Session began at 7:53 pm:

Closed Session ended at 8:29 pm:

Roll Call Vote to return into open session

Roll Call: 5 yes votes

Mr. Patterson reported that one decision was made in closed session and that was to approve a resolution for ratification of the collective bargaining agreement between the Borough and the Pine Hill Police Officer Association.

RESOLUTION NUMBER 2021-62

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION OF THE BOROUGH OF PINE HILL APPROVING BARGAINED

**AGREEMENT BETWEEN THE BOROUGH OF PINE HILL AND THE PINE HILL POLICE OFFICER ASSOCIATION**

WHEREAS, the Borough of Pine Hill has been in negotiations with the Pine Hill Police Officers Association with respect to a new bargained contract; and

WHEREAS, as a result of these negotiations, a bargained agreement has been reached between the parties, said Agreement attached hereto and incorporated by reference herein; and

WHEREAS, the Police Officers Association has ratified said Agreement and said Agreement now requires approval and ratification by 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 hereinabove it hereby approves the attached bargained Agreement between the Borough and the Pine Hill Police Officer Association.

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

**CERTIFICATION**

I hereby, certify that the above resolution was adopted by the Borough of Pine Hill at a regular meeting held on March 15, 2021.

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 1<sup>st</sup> day of March 2021 at the Borough Municipal Building.

\_\_\_\_\_  
Patricia Hendricks, Borough Clerk

Motion to move Resolution 2021-62

Motion to adjourn: Councilman Knott, 2<sup>nd</sup> Councilman Burke  
All in Favor: 5 yes votes

The Meeting adjourned at 8:35 pm

Respectfully Submitted,

John F. Greer, Business Administrator