

Borough of Pine Hill  
Council Meeting  
May 3, 2021  
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

**Approval of Minutes:** April 5, 2021

Mayor Green reported that the minutes represent April 5<sup>th</sup> council meeting not April 19<sup>th</sup> as recorded on the May 3<sup>rd</sup> agenda document.

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

Mayor Green reported on the Borough events coming up such as Memorial Day, National Night Out and the Christmas Parade.

RESOLUTION NUMBER 2021-74

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION TO READ BUDGET BY TITLE ONLY

WHEREAS, N.J.S. 40A:4-8, as amended by L.2015, c. 95, § 14, 2015, provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least one week prior to the date of hearing, a complete copy of the budget has been made available for public inspection, and has been made available to each person upon request; and

WHEREAS, these two conditions have been met;

NOW, THEREFORE, BE IT RESOLVED, that the 2021 budget shall be read by title only.  
This Resolution was adopted at a meeting of the Borough Council on May 3, 2021 and shall take effect immediately.

ROLL CALL:

Ayes

Abstained

Knott  
Jaxel  
Robb  
Burke  
Corry-Gaft

Nays

Absent

Warrington

BOROUGH OF PINE HILL

BY: \_\_\_\_\_  
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA HENDRICKS, BOROUGH CLERK

Motion to move Resolution 2021-74 Councilman Robb, 2<sup>nd</sup> Councilman Knott  
Roll call: 5 yes votes

RESOLUTION NUMBER 2021-75

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION APPROVING SELF-EXAMINATION OF BUDGET

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the Borough of Pine Hill, County of Camden has been declared eligible to participate in the program by the Division of Local government Services, and the Chief Financial officer has determined that the local government meets the necessary conditions to participate in the program for the 2021 budget year.

NOW THEREFORE BE IT RESOLVED by the governing body of the Borough of Pine Hill, County of Camden that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
  - a. Payment of interest and debt redemption charges
  - b. Deferred charges and statutory expenditures
  - c. Cash deficit of preceding year
  - d. Reserve for uncollected taxes
  - e. Other reserves and non-disbursement items
  - f. Any inclusions of amounts required for school purposes.
  
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).
  
3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
  
4. That pursuant to the Local Budget Law:
  - a. All estimates of revenue are reasonable, accurate and correctly stated,
  - b. Items of appropriation are properly set forth
  - c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.
  
5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
  
6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

Approved:

Vote recorded as follows:

Ayes

Abstained

Knott  
 Jaxel  
 Robb  
 Burke  
 Corry-Gaft

Nays

Absent

Warrington

BOROUGH OF PINE HILL

BY: \_\_\_\_\_  
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA HENDRICKS, BOROUGH CLERK

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 3<sup>rd</sup> day of May 2021 at the Borough Municipal Building.

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

Motion to move Resolution 2021-75 Councilman Knott, 2<sup>nd</sup> Councilwoman Corry-Gaft  
Roll call: 5 yes votes

RESOLUTION 2021-65 RESOLUTION APPROVING THE 2021 MUNICIPAL BUDGET  
Public Hearing  
(*Inside Budget Document*)

Public Hearing  
Mayor Green read the Resolution.

Mayor Green opened the floor to the public.

**Walt Davis – 1 Franklin Avenue**

Mr. Davis asked about the tax raise.

Mayor Green explained.

Mr. Davis asked if the school board tax went up.

Mayor Green responded as well as Mr. Cardis.

Mr. Davis asked about different amounts within the budget.

Mr. Cardis responded.

Motion to close the floor to the public: Councilman Jaxel, 2<sup>nd</sup> Councilwoman Corry-Gaft  
All in Favor: 5 yes votes

Motion to move Resolution 2021-65 Councilman Burke, 2<sup>nd</sup> Councilman Robb  
Roll call: 5 yes votes

Mayor Green reported that Councilman Warrington is now in attendance of the Council Meeting.

RESOLUTION 2021-76

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION AUTHORIZING THE TAX COLLECTOR TO DISALLOW  
THE FOLLOWING SENIOR CITIZEN OR DISABLED OR SURVIVING  
SPOUSE DEDUCTIONS FOR THE YEAR 2020/2021

WHEREAS, the following Senior Citizen or Disabled or Surviving Spouse persons did not file an annual Post Tax Year Statement (PD5) or,

WHEREAS, the Post Tax Year Statement was filed declaring income that exceeded the \$10,000 income limit or,

WHEREAS, the applicants entitled to this deduction have moved from the property that they resided at the time of the application,

WHEREAS, three separate notices were mailed to these people in an attempt to have the proper forms returned in a timely manner,

AND, WHEREAS, all of these Senior Citizen, Disabled or Surviving Spouse persons were mailed a Notice of Disallowance Form (PD5) as required by N.J.S.A. 54:4-8.44a,

NOW, THEREFORE BE IT RESOLVED, that the Borough of Pine Hill Mayor and Council to disallow the deduction indicated for the Tax Year 2020/2021 for the reason indicated.

BLOCK/LOT	NAME	2020	2021	REASON DEDUCTION
24.01 1.07-C1405	Owen, Robert & Mae Senior		250.00	Income Over
30 65	Popow, Anna L/E Senior		250.00	Deceased
38 6	Ephesians Property Mgmt Senior	250.00	250.00	Sold
48 25	Minnick, Wm Senior		250.00	No Form
49 22	Mroczkowski, Stanley Senior		250.00	No Form

52	4	Gabriel, Rebecca Senior	250.00	250.00	Income Over
53	19	Bell, Millicent Senior		250.00	Sold
64	7	Donahue, John Senior		250.00	No Form
68	8	Alberio-Nunez, Luis Senior		250.00	Sold
86	86	Powell, Catherine Senior	250.00	250.00	No Form
88	18	Grimley, Edith Senior		250.00	Deceased

BLOCK/LOT NAME	2020	2021	REASON DEDUCTION		
88	22	Dutill, Marie Senior	250.00	250.00	No Form
90	16	Kunze, Jr Robt Senior		250.00	Income Over
97	13	Byantille, Nicholas Disable		250.00	Total Disabled Vet
100	11	Wilhelm, Brandy Senior	250.00	250.00	No Form
115.07/21		Schiffendecker, Ed Senior		250.00	No Form
115.10/5		Mazakas, Matthew Senior	250.00	250.00	Income Over
143	29	Orlando, Mary Senior		250.00	Deceased
159	14	Henderson, Richard Senior		250.00	No Form

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 3<sup>rd</sup> day of May 2021 at the Borough Municipal Building.

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

Motion to move Resolution 2021-76 Councilman Burke, 2<sup>nd</sup> Councilman Jaxel  
Roll call: 6 yes votes

RESOLUTION 2021-77

BOROUGH OF PINE HILL  
COUNTY OF CAMDEN

RESOLUTION TO DISALLOW EXEMPTIONS FOR SENIOR CITIZEN DEDUCTIONS FROM  
TITLE COMPANIES PER N.J. STATE STATUTE 54:4-3-31

BE IT RESOLVED by the Borough Council of the Borough of Pine Hill that the Tax Collector is hereby authorized to disallow all or a portion of the allowance for senior citizen for the Tax Year 2020/2021 per State Statute 54:4-3-31 as follows:

BLOCK      LOT              NAME              YEAR              AMOUNT

53	19	Bell	2020	250.00
115.07	21	Schiffendecker	2020	28.69
143	29	Orlando	2020	15.71

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 3<sup>rd</sup> day of May 2021 at the Borough Municipal Building.

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

Motion to move Resolution 2021-77 Councilman Robb, 2<sup>nd</sup> Councilman Jaxel  
Roll call: 6 yes votes

Mayor Green opened the floor to the Public:

**Tayshaunia Fason – Cedar Brook Apartments – Apt #23**

Ms. Fason commented on concerns she had with the inspections at Cedar Brook Apartments.

**Walt Davis – 1 Franklin Avenue**

Mr. Davis asked about the budget rate increase.

Mayor Green responded.

Mr. Davis asked if crime is going up or down in the Borough.

Chief Winters responded.



Mr. Davis asked when the kids went back to school.

Mayor Green responded.

Motion to close the floor to the public: Councilman Jaxel, 2<sup>nd</sup> Councilman Knott  
All in Favor: 6 yes votes

RESOLUTION NUMBER 2021-78

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 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 3<sup>rd</sup> day of May 2021 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Closed Session began at 7:57 pm:

Closed Session ended at 8:15 pm:

Roll Call Vote to return into open session.

Roll Call: 6 yes votes

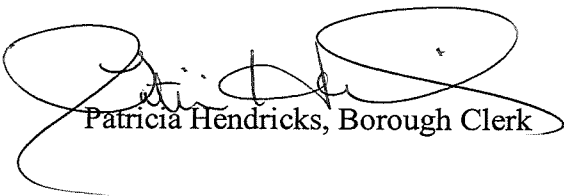
Mr. Patterson reported that there were no final decisions made in closed session.

Motion to adjourn: Councilman Warrington, 2<sup>nd</sup> Councilman Jaxel

All in Favor: 6 yes votes

The meeting adjourned at 8.17 pm.

Respectfully Submitted,

  
Patricia Hendricks, Borough Clerk