

Borough of Pine Hill
Council Meeting
June 3, 2024
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 awareness for the town.

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

Approval of Minutes: May 20, 2024 – Closed Session

Motion to Approve: Councilwoman Wakeley, 2nd Councilwoman Corry-Gaft
All in favor: 4 yes votes

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

ORDINANCE NUMBER 2024-1042
BOROUGH OF PINE HILL
COUNTY OF CAMDEN

ORDINANCE ESTABLISHING REQUIREMENTS FOR
TREE REMOVAL AND REPLACEMENT

WHEREAS, the New Jersey Department of Environmental Protection 2023 Tier A MS4 Permit Renewal requires municipal permittees to adopt and enforce a municipal wide Tree Removal and Replacement Ordinance where the municipality has jurisdiction; and

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. Purpose:

An ordinance to establish requirements for tree removal and replacement in the Borough of Pine Hill to reduce soil erosion and pollutant runoff, promote infiltration of rainwater into the soil, and protect the environment, public health, safety, and welfare.

Section 2. Definitions:

For the purpose of this ordinance, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this ordinance clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The use of the word "shall" means the requirement is always mandatory and not merely directory.

- A. "Applicant" means any "person", as defined below, who applies for approval to remove trees regulated under this ordinance.
- B. "Critical Root Radius (CRR)" – means the zone around the base of a tree where the majority of the root system is found. This zone is calculated by multiplying the diameter at breast height (DBH) of the tree by 1.5 feet. For example: a tree with a 6" DBH would have a CRR = 6"x1.5' = 9'.
- C. "Diameter at Breast Height (DBH)" means the diameter of the trunk of a mature tree generally measured at a point four and a half feet above ground level from the uphill side of the tree. For species of trees where the main trunk divides below the 4 ½ foot height, the DBH shall be measured at the highest point before any division.
- D. "Hazard Tree" means a tree or limbs thereof that meet one or more of the criteria below. Trees that do not meet any of the criteria below and are proposed to be removed solely for development purposes are not hazard trees.
 - 1. Has an infectious disease or insect infestation;
 - 2. Is dead or dying;
 - 3. Obstructs the view of traffic signs or the free passage of pedestrians or vehicles, where pruning attempts have not been effective;
 - 4. Is causing obvious damage to structures (such as building foundations, sidewalks, etc.);
or
 - 5. Is determined to be a threat to public health, safety, and/or welfare by a certified arborist or Licensed Tree Expert (LTE).
- E. "Person" means any individual, resident, corporation, utility, company, partnership, firm, or association.
- F. "Planting strip" means the part of a street right-of-way between the public right-of-way and the portion of the street reserved for vehicular traffic or between the abutting property line and the curb or traveled portion of the street, exclusive of any sidewalk.
- G. "Resident" means an individual who resides on the residential property or contractor hired by the individual who resides on the residential property where a tree(s) regulated by this ordinance is removed or proposed to be removed.

- H. "Street Tree" means a tree planted in the sidewalk planting strip, and/or in the public right-of-way adjacent to the portion of the street reserved for vehicular traffic. This also includes trees planted in planting strips within the roadway right-of-way, i.e., islands, medians, pedestrian refuges.
- I. "Tree" means a woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.
- J. "Tree Caliper" means the diameter of the trunk of a young tree, measured six (6) inches from the soil line. For young trees whose caliper exceeds four (4) inches, the measurement is taken twelve (12) inches above the soil line.
- K. "Tree removal" means to kill or to cause irreparable damage that leads to the decline and/or death of a tree. This includes, but is not limited to, excessive pruning, application of substances that are toxic to the tree, over-mulching or improper mulching, and improper grading and/or soil compaction within the critical root radius around the base of the tree that leads to the decline and/or death of a tree. Removal does not include responsible pruning and maintenance of a tree, or the application of treatments intended to manage invasive species.

Section 3. Regulated Activities:

A. Application Process:

1. Any person planning to remove a street tree, as defined as Tree removal, with DBH of 4" or more or any non-street tree with DBH of 18" or more on their property shall submit a Tree Removal Application to the Borough of Pine Hill Code Enforcement Official. No tree shall be removed until municipal officials have reviewed and approved the removal in accordance with this Ordinance.

All Site Plans filed with the Borough Planning/Zoning Board shall comply with the requirements of this Ordinance as part of its application filed with the Board.

B. Tree Replacement Requirements:

1. Any person who removes one or more street tree(s) with a DBH of 4" or more, unless exempt under Section IV, shall be subject to the requirements of the Tree Replacement Requirements Table below.
2. Any person, who removes one or more tree(s), as defined as Tree removal, with a DBH of 18" or more, unless otherwise detailed under Section IV, shall be subject to the requirements of the Tree Replacement Requirements Table.

The species type and diversity of replacement trees shall be in accordance with Appendix A attached hereto and incorporated by reference.

Replacement tree(s) shall:

1. Be replaced in kind with a tree that has an equal or greater DBH than tree removed or meet the Tree Replacement Criteria in the table below;

2. Be planted within twelve (12) months of the date of removal of the original tree(s) or at an alternative date specified by the municipality;
3. Be monitored by the applicant for a period of two (2) years to ensure their survival and shall be replaced as needed within twelve (12) months; and
4. Shall not be planted in temporary containers or pots, as these do not count towards tree replacement requirements.

Tree Replacement Requirements Table:

Category	Tree Removed (DBH)	Tree Replacement Criteria (See Appendix A)
1	DBH of 4" (for street trees) or 18" (for non-street trees) up to 29.99"	Replant 1 tree with a minimum tree caliper of 1.5" for each tree removed
2	DBH of 30" or greater	Replant 2 trees with minimum tree calipers of 1.5" for each tree removed

C. Replacement Alternatives:

1. If the municipality determines that some or all required replacement trees cannot be planted on the property where the tree removal activity occurred, then the applicant shall do one of the following:
 - a. Plant replacement trees in a separate area(s) approved by the municipality.
 - b. Pay a fee of \$300.00 per tree removed. This fee shall be placed into a fund dedicated to tree planting and continued maintenance of the trees.

Section 4. Exemptions:

All persons shall comply with the tree replacement standards outlined above, except in the cases detailed below. Proper justification shall be provided, in writing, to the municipality by all persons claiming an exemption including photographs and/or statements from New Jersey licensed tree experts per N.J.A. 45:15C-11 or an arborist.

- A. Residents who remove less than four (4) trees per acre that fall into category 1 or 2 of the Tree Replacement Requirements Table within a five-year period. [The number of trees removed is a rolling count across a five-year period. For example, if 3 trees from category 1 are removed in July 2023, the 'count' resets to zero in July 2028. However, if 1 tree from category 1 is removed in July 2023 and another in July of 2025 the first tree will come off the count in July 2028 and the second in July 2030.]
- B. Tree farms in active operation, nurseries, fruit orchards, and garden centers;
- C. Properties used for the practice of silviculture under an approved forest stewardship or woodland management plan that is active and on file with the municipality;

- D. Any trees removed as part of a municipal or state decommissioning plan. This exemption only includes trees planted as part of the construction and predetermined to be removed in the decommissioning plan.
- E. Any trees removed pursuant to a New Jersey Department of Environmental Protection (NJDEP) or U.S. Environmental Protection Agency (EPA) approved environmental clean-up, or NJDEP approved habitat enhancement plan;
- F. Approved game management practices, as recommended by the State of New Jersey Department of Environmental Protection, Division of Fish, Game and Wildlife;
- G. Hazard trees may be removed with no fee or replacement requirement.

Section 5. Enforcement:

This ordinance shall be enforced by the Borough Code Enforcement Officer or designee in consultation with the Borough Planner or Borough Engineer.

Section 6. Violations and Penalties:

Any person(s) who is found to be in violation of the provisions of this ordinance shall, upon conviction thereof, be subject to a fine not to exceed \$2,000.00 or imprisonment in the County Jail of a term not to exceed ninety (90) days, or both in the discretion of the Judge of the Municipal Court before whom such violation is heard and conviction made. Each day that a violation occurs shall be deemed a separate and distinct violation subject to the penalty provisions of this Ordinance.

Section 7. All Ordinances or parts of Ordinances that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 8. 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 9. This Ordinance shall only take effect after final adoption and publication as required by law and approval by the New Jersey Pinelands Commission.

Removed from Agenda: May 20, 2024

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

Introduced: June 3, 2024

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

Public Hearing: June 17, 2024

	WARRINGTON	KNOTT	ROBB	BURKE	CORRY-GAFT	WAKELEY
YES						
ABSTAIN						
NO						
ABSENT						

BOROUGH OF PINE HILL:

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

Motion to move Ordinance 2024-1042 Councilwoman Corry-Gaft, 2nd Councilwoman Wakeley
Roll call: 4 yes votes

RESOLUTION NUMBER 2024-86

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION CANCELLING RECEIVABLE BALANCE
AND UNEXPENDED IMPROVEMENT AUTHORIZATION BALANCE
IN THE GENERAL CAPITAL FUND

WHEREAS, the Borough of Pine Hill, County of Camden, has received a NJ Department of Transportation Trust Fund grant for the Reconstruction of West 7th Avenue; and

WHEREAS, the Borough of Pine Hill has completed said project and a receivable balance and an unexpended improvement authorization balance remain,

NOW THEREFORE BE IT RESOLVED that the following outstanding receivable balance be cancelled:

Description	Amount
Reconstruction of West 7 th Avenue	\$42,173.39

NOW THEREFORE BE IT FURTHER RESOLVED that the following unexpended improvement authorization balance be cancelled:

Description	Amount
Reconstruction of West 7 th Avenue	\$33,749.39

This resolution is duly adopted by the Borough Council of the Borough of Pine Hill at a regular meeting held on the 3rd day of June 2024.

BOROUGH OF PINE HILL

CHRISTOPHER GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

	WARRINGTON	KNOTT	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2024-86 Councilman Burke, 2nd Councilwoman Corry-Gaft
Roll call: 4 yes votes

RESOLUTION NUMBER 2024-87

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION AUTHORIZING CANCELLATION OF VARIOUS
IMPROVEMNT AUTHORIZATION BALANCES

WHEREAS, the Mayor and Council of the Borough of Pine Hill has determined that there exist certain General Capital Improvement Authorization balances that remain dedicated to projects now completed, and

WHEREAS, it is necessary to formally cancel said balances so that the unexpended balances may be returned to the Capital Improvement Fund or credited to Surplus, and unused debt authorizations may be canceled,

NOW THEREFORE, BE IT RESOLVED, by the governing body of the Borough of Pine Hill, County of Camden, that the following General Capital Improvement Authorization balances are hereby canceled:

Ordinance	Title	Capital Improvement Fund	Capital Surplus
920a	Various Improvements to Municipal Buildings		\$3,555.00
920b	Acquisition of Various Public Works Equipment		6.96
930c	Improvements to Pine Street	\$6,036.94	
958a	Various Park Improvements	855.04	
965	Reconstruction of Ramblewood Drive	30,224.42	
991	Reconstruction/Repaving of East 9 th Avenue	137,730.44	
1003	Reconstruction/Repaving of East 9 th Avenue – Phase 2		21,703.05
1005	Reconstruction of Sitley Avenue	6,425.76	
	Total	\$181,272.60	\$25,265.01

This resolution is duly adopted by the Borough Council of the Borough of Pine Hill at a regular meeting held on the 3rd day of June 2024.

BOROUGH OF PINE HILL

CHRISTOPHER GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

	WARRINGTON	KNOTT	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2024-87 Councilman Warrington, 2nd Councilwoman Corry-Gaft
Roll call: 4 yes votes

RESOLUTION NUMBER 2024-88

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 147, Lot 5 (1019 Crest 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 147 Lot 5 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	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2024-89

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 69, Lot 2 (25 West Branch 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 69 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	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2024-90

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 87, Lot 50 (100 Walnut Lane) 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 87 Lot 50 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	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2024-91

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 101, Lot 7 (Highland 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 101 Lot 7 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	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2024-92

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 97, Lot 18 (47 Lakeview 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 97 Lot 18 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	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2024-93

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 64, Lot 79 (48 East 6th 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

64 Lot 79 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	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

RESOLUTION NUMBER 2024-94

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 68, Lot 51 (78 East 10th 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 68 Lot 51 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	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Joint Resolutions 2024-88 thru 2024-94 Councilwoman Corry-Gaft,
2nd Councilman Warrington Roll call: 4 yes votes

RESOLUTION NUMBER 2024-95

BOROUGH OF PINE HILL COUNTY OF CAMDEN

RESOLUTION AUTHORIZING THE RENEWAL OF ALCOHOLIC BEVERAGE CONTROL LICENSE

WHEREAS, the holders of Plenary Retail Consumption licenses, Plenary Distribution licenses in the Borough of Pine Hill have applied for renewal of said licenses; and

WHEREAS, the premises have been inspected and meet all requirements; and

WHEREAS, notices of said application have been duly advertised by the Alcoholic Beverage Control pursuant to the rules

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pine Hill, County of Camden, State of New Jersey, that the following Plenary Retail Consumption Licenses are hereby renewed for the period of July 1, 2024 to June 30, 2025:

TNGC Pine Hill LLC
t/a Trump National Golf Club
500 West Branch Avenue
Pine Hill, NJ 08021
0428-33-003-005

BE IT FINALLY RESOLVED; that a copy of this resolution, duly certified, be forwarded to the Alcoholic Beverage Control of the State of New Jersey.

This Resolution was adopted at a meeting of the Borough Council on June 3, 2024 and shall take effect immediately.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

	WARRINGTON	KNOTT	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2024-95 Councilman Warrington, 2nd Councilman Burke
Roll call: 4 yes votes

RESOLUTION NUMBER 2024-96

BOROUGH OF PINE HILL COUNTY OF CAMDEN

RESOLUTION AUTHORIZING THE RENEWAL OF ALCOHOLIC BEVERAGE CONTROL LICENSE

WHEREAS, the holder of a Plenary Retail Consumption Pocket License in the Borough of Pine Hill has applied for renewal of said license; and

WHEREAS, the pocket license has a mailing address 207 Thackara Avenue, Berlin, NJ 08009.

WHEREAS, notice of said application has been duly advertised by the Alcoholic Beverage Control pursuant to the rules

WHEREAS, the licensee has received a special ruling from the Director of Alcoholic Beverage Control pursuant to N.J.S.A. 33:1-12.39 for the license term 2024-2025.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pine Hill, County of Camden; State of New Jersey, that the following Plenary Retail Consumption Pocket License is hereby renewed for the period of July 1, 2024 to June 30, 2025:

BE IT FINALLY RESOLVED; that a copy of this resolution, duly certified; be forwarded to the Alcoholic Beverage Control of the State of New Jersey.

This Resolution was adopted at a meeting of the Borough Council on June 3, 2024 and shall take effect immediately.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

	WARRINGTON	KNOTT	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2024-96 Councilman Warrington, 2nd Councilwoman Wakeley
Roll call: 4 yes votes

RESOLUTION NUMBER 2024-97

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION APPROVING A FIREWORKS DISPLAY AT
TRUMP NATIONAL GOLF CLUB ON THURSDAY, JULY 4, 2024

WHEREAS, N.J.S.A. 21:3-1 et seq., and the Uniform Fire Code of New Jersey mandates certain requirements for the public display of fireworks; and

WHEREAS, the governing Body of the Borough of Pine Hill has received an Application for Permit for a display of fireworks for Thursday, July 4th celebration for the year 2024; and

WHEREAS, suitable insurance in a sum of not less than \$1,000,000.00 has been posted conditioned for the payment of all damages which may be caused either to a person or persons, or to property, by reason of the display so as aforesaid licensed, and arising from any acts of the licensee, his agents, employees or subcontractors; and

WHEREAS, said insurance names the Borough of Pine Hill and the Pine Hill Fire Department as additional insured and is for the use and benefit of any person(s), or the owner or owners of any property so damaged, who is or are authorized to maintain an action thereon, or his or their heirs, executors, administrators, successors or assigns; and

WHEREAS, an escrow has been posted in the amount of \$7,500.00 for the costs associated with employment; and

WHEREAS, the location of the fireworks display has been approved by the Fire Official of the Borough of Pine Hill; and

WHEREAS, said permit to be issued shall not be transferable; and

WHEREAS, Garden State Fireworks, Inc. has been found to be a competent operator approved by the Fire Company of the Borough of Pine Hill who, after proper inspection, has rendered an opinion stating that said display is not hazardous to property nor will it endanger any person or persons; and

WHEREAS, a copy of the Application for Permit and this Resolution shall be forwarded to the Camden County Department of Public Safety, County Fire Marshal's Office, Blackwood, New Jersey.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Pine Hill, County of Camden, State of New Jersey, that permission be granted to the Trump Philadelphia National Golf Club (TNGC) for a public display of fireworks for Thursday, July 4th celebration for the year 2024; and

BE IT FURTHER RESOLVED that a duplicate copy of the Application for Permit and this Resolution shall be forwarded to the Bureau of Explosives of the Department of Labor and Industry to be kept on file and open to public inspection.

This Resolution was adopted at a meeting of the Borough Council on June 3, 2024 and shall take effect immediately.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER J. GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

	WARRINGTON	KNOTT	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2024-97 Councilman Burke, 2nd Councilwoman Corry-Gaft
All in favor: 4 yes votes

RESOLUTION NUMBER 2024-98

BOROUGH OF PINE HILL COUNTY OF CAMDEN

RESOLUTION AUTHORIZING THE APPOINTMENT OF REVERAND DE'ANDRE RALSTON AS CHAPLAIN FOR THE BOROUGH OF PINE HILL POLICE DEPARTMENT

WHEREAS there has been a request from the Pine Hill Borough Police Department to
appoint Reverand De'Andre Ralston as Chaplain for the department.

WHEREAS the Chaplain appointment shall be effective June 3, 2024.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Pine Hill in the County of Camden, State of New Jersey approve the appointment of Reverand De'Andre Ralston as Chaplain for the Pine Hill Borough Police Department.

This Resolution was adopted at a meeting of the Mayor and Council on June 3, 2024

and shall take effect immediately.

BOROUGH OF PINE HILL

BY: _____
CHRISTOPHER GREEN, MAYOR

ATTEST:

PATRICIA HENDRICKS, BOROUGH CLERK

	WARRINGTON	KNOTT	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2024-98 Councilman Warrington, 2nd Councilman Burke
Roll call: 4 yes votes

Mayor Green opened the floor to the Public:

There was no public discussion.

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

All in Favor: 4 yes votes

Mayor Green reported that the NJ Recreation Trust Fund awarded the Borough a grant in the amount of \$80,000.00. He commented that the Borough all together received \$930,000.00 in grants for the Pine Hill Community Center.

Matt Magill commented on the details of the grant process.

RESOLUTION NUMBER 2024-99

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	ROBB	BURKE	CORRY-GAFT	WAKELEY
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 June 2024 at the Borough Municipal Building.

Patricia Hendricks, Borough Clerk

Motion to move Resolution 2024-99 Councilman Warrington, 2nd Councilwoman Corry-Gaft
All in favor: 4 yes votes

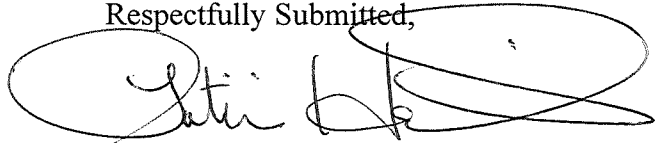
Closed Session began at 8:01 pm:
Closed Session ended at 8:38 pm:
Roll Call Vote to return to open session.
Roll Call: 4 yes votes

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

Motion to adjourn: Councilman Warrington, 2nd Councilman Burke
All in Favor: 4 yes votes

The meeting adjourned at 8:39 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Patricia Hendricks", written over a horizontal line.

Patricia Hendricks, Borough Clerk