

RESOLUTION NUMBER 2026-55

BOROUGH OF PINE HILL
COUNTY OF CAMDEN

RESOLUTION READOPTING AN AFFORDABLE HOUSING
SPENDING PLAN IN ACCORDANCE WITH THE BOROUGH'S
FOURTH ROUND AFFORDABLE HOUSING OBLIGATION

WHEREAS, on June 16, 2025 the Borough of Pine Hill by Resolution 2025-108 adopted an Affordable Housing Spending Plan consistent with the applicable Affordable Housing administrative regulations; and

WHEREAS, it is necessary to readopt that Plan to identify the amounts set forth in said Plan; and

WHEREAS, Exhibit "A" attached hereto is the proposed Fourth Round Spending Plan for consideration and readoption by the Mayor and Borough Council; and

WHEREAS, the Mayor and Borough Council have reviewed said proposed readopted Fourth Round Spending Plan and are in agreement to approve same.

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 in the Preamble hereinabove, it hereby approves and readopts the Borough's Fourth Round Spending Plan attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED that this Spending Plan shall not take effect until approved by the Court or the Court's approved Program's Adjudicator and, if required, the Fair Share Housing Center.

BE IT FURTHER RESOLVED 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 9th day of March 2026 at the Borough Municipal Building.


Patrica Hendricks, Borough Clerk

Pine Hill Borough Affordable Housing Trust Fund Spending

INTRODUCTION

Pine Hill Borough's Fourth Round Housing Element and Fair Share Plan was prepared in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the Fair Housing Act (N.J.S.A. 52:27D-301), section 3 of P.L.2024, c.2, and N.J.A.C. 5:93-1 et seq. A development fee ordinance was adopted by the municipality by Ord. No. 2008-826 and will need to be updated to remove references to 5:97 and other invalidated regulations. This spending plan is intended to project anticipated affordable housing trust fund revenues, expenditures, and the mechanisms for expenditure through December 31, 2035.

As of December 31, 2024, the Borough of Pine Hill had collected \$55,072. There had been no expenditures and of the \$55,072 collected \$117 is interest, \$377 classified as other income, and \$54,578 in development fees. All development fees and interest earned were deposited in a separate interest-bearing Affordable Housing Trust Fund at William Penn Bank, located at 701 Erial Road, Pine Hill Borough. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16 as described in the sections below.

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated through December 31, 2035, the Borough of Pine Hill considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have been subject to development fees at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers.

To date, there are no actual or committed payments in lieu (PIL) of construction from developers.

As indicated in the Table above, Pine Hill anticipates that a total of \$180,422 in revenue will be collected between January 1, 2025 and December 31, 2035 (\$140,635+\$39,666+\$121).

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The procedural sequence to be followed by Pine Hill Borough for the collection and distribution of development fee revenues is presented below.

(a) Collection of development fee revenues

Collection of development fee revenues shall comply with the Borough of Pine Hill's Development Fee Ordinance for both residential and non-residential development in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues

A resolution recommending the expenditure of development fee revenues as set forth in this spending plan is adopted by the Planning and Zoning Board and forwarded to the Council. The Council then reviews the request for consistency with the spending plan and, by resolution, adopts the recommendation.

Upon adoption of the Council's resolution, funds can be released in accordance with the State approved spending plan. The Chief Financial Officer releases the requested revenue from the trust fund for the specific use approved in the Council's resolution following approval of a request by resolution.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

Pine Hill Borough may use the monies in the trust fund for any of the following items, pursuant to N.J.A.C. 5:93-8.16(a) and (c):

- New construction of affordable housing and related development costs; eligible costs for inclusionary development shall be pro-rated based on the proportion of affordable housing units that are included in the development
- Extensions and/or improvements of roads and infrastructure to low and moderate income housing sites; costs for inclusionary development shall be pro-rated based on the proportion of affordable housing units that are included in the development
- Purchase and/or improvement of land to be used for low and moderate income housing
- Market-to-affordable programs
- Green building strategies designed to save money for low- and moderate-income households, either for new construction not funded by other sources, or as part of necessary maintenance or repair of existing units
- Maintenance and repair of affordable housing units
- Repayment of municipal bonds issued to finance affordable housing activity

to households earning no more than 30 percent of median income by region. Programs and activities for which funds will be spent will be determined from the following list:

- Affordability assistance to very low-, low- and moderate-income buyers and renters of affordable housing units to lower the cost of homeownership, subsidize closing costs and down payments, security deposits, emergency repairs funding and/or reduce the capitalized basis of the rent payments.
- Assistance with homeowners association or condominium fees and special assessments
- Affordability assistance to create very low-income and low-income units

5. ADMINISTRATIVE EXPENSES (N.J.A.C. 5:93-8.16(e))

Table 3: Projected Allowable Administrative Expense

Development fees + interest collected + other income, 7/17/08 thru 12/31/24	+	\$55,072
Projected development fees + projected interest, 2025-2035	+	\$180,422
Total		\$235,494
20 percent maximum allowed administrative expense	x .20 =	\$47,099
Less administrative expenditures through 12/31/2024	-	\$ 0
Projected maximum allowable administrative expenses, 12/31/24 through 12/31/2035	=	\$47,099

The Borough of Pine Hill projects that \$47,099 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, which are subject to the 20 percent cap, include:

- Administrative costs to underwrite professional consulting fees relating to the preparation and implementation of the Borough's Fair Share Plan and any amendments thereto;
- Professional, legal, and court fees as they relate to affordable housing;
- Administrative fees related to the Municipally-sponsored new construction program; and
- Underwrite fees associated with the retention of a qualified administrative agent as may be found necessary.

The Borough will not expend for administrative purposes in excess of the formula in Table 3 above.

6. EXPENDITURE SCHEDULE

The Borough of Pine Hill anticipates using affordable housing trust fund revenues to the benefit of low-, moderate-, and very low-income households, as set forth in the table below. In preparing this spending plan, it should be noted that the Borough is committed to expending the funds in the municipal trust fund within four years of the date of collection or within four years after the Borough receives approval in compliance with P.L. 2024, C. 2.

Pine Hill Borough Affordable Housing Trust Fund Spending

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