



**BOROUGH OF BERLIN**  
MUNICIPAL BUILDING  
59 SOUTH WHITE HORSE PIKE  
BERLIN, NJ 08009

**COUNCIL MEETING AGENDA**

THURSDAY, APRIL 11, 2024

REGULAR MEETING TO BEGAN IMMEDIATELY AFTER THE 6:30 PM WORKSHOP MEETING

**MEETING CALLED TO ORDER**

**PLEDGE OF ALLEGIANCE**

**STATEMENT OF ADVERTISEMENT:**

Notice of this meeting has been provided to the Courier Post and the Philadelphia Inquirer and is posted on the Borough Hall Bulletin Board stating the time, date, and the place of the meeting.

**ROLL CALL:**

Councilman Badolato - Present  
Councilwoman Cummings – Present  
Councilman Hohing – Present  
Councilman Mascarenhas – Present  
Councilman Wilkinson – Present  
Council President Miller – Present  
Mayor Miller – Present

Also present: Solicitor, Howard Long - Present  
Administrator, Anne Marie Miller – Present  
Municipal Clerk, Rachel von der Tann, RMC – Present

**APPROVAL OF MINUTES**

Approval of March 14, 2024, executive session meeting minutes Motion; Councilman Mascarenhas, Seconded.; Councilman Hohing , AIF; Councilwoman Cumming Abstains , All present were in favor.

Approval of March 14, 2024, regular meeting minutes Motion; Council President Miller, Seconded Councilman Badolato ; AIF; Councilwoman Cumming Abstains , All present were in favor.

Approval of March 14, 2024, workshop meeting minutes, Motion; Council President , Seconded.; Councilman Hohng, AIF All .

**COUNCIL REPORTS**

- **BUILDINGS, PARKS, & RECREATION** - Councilman Badolato and Councilman Mascarenhas
- **PUBLIC WORKS, STREETS & ROADS** - Councilwoman Cummings and Councilman Wilkinson
- **WATER & SEWER** - Councilwoman Cummings and Councilman Badolato

- **PUBLIC SAFETY** - Councilman Hohing and Councilman Mascarenhas
- **YOUTH ATHLETICS , COMMUNITY EVENTS** - Council President Miller and Councilman Wilkinson
- **FINANCE** - Council President Miller and Councilman Hohing
- **SOLICITOR** - Howard Long
- **MAYOR** - Rick Miller
- **BUILDINGS, PARKS, & RECREATION** Councilman Badolato and Councilman Mascarenhas

#### Library flooding issues and solutions

Councilman Badolato says the library basement flooded significantly during recent storms due to clogged gutters and improper drainage. The gutters were unclogged, the drain was cleared, and a dehumidifier was brought in to help with the flooding issues.

#### Community center camera wiring plan

Councilman Badolato states there was confusion over whether the community center light wiring project included pre-wiring for security cameras. It was clarified that DPW can handle running wires to the poles for cameras without needing to hire an external electrician.

#### Parks upgrade project updates

Councilman Mascarenhas states The parks upgrade project focusing first on Bel Air Park is underway - design drawings are complete and equipment color scheme has been selected. A separate downtown revitalization planning effort is also underway to improve the look and draw more businesses and visitors to Berlin.

Councilman Mascarenhas states he had a meeting with Council President Miller, and Councilman Wilkinson. They walked down the White Horse Pike and are trying to get that project started with the downtown revitalization. We had a committee meeting and are looking forward to coming up with a conceptual drawing and presenting it to the Borough Council.

- **PUBLIC WORKS, STREETS & ROADS** - Councilman Wilkinson and Councilman Cummings

#### Jackson Road construction project questions

Questions were raised about accommodating mail delivery for a resident with disabilities during the Jackson Road construction project. It was decided to reach out to the postmaster about options for moving the mailbox to the other side of the street for that one resident if needed.

## Haddon Avenue bridge repairs update

Councilman Wilkinson gives an update on the Haddon Avenue bridge. Repairs are scheduled to be completed by June 2nd. The county will power wash the bridge and do concrete work before the project completion.

### ➤ **WATER & SEWER** - Councilwoman Cummings and Councilman Badolato

Councilwoman Cummings states we had 20 service orders for meter repairs and replacement that the Borough completed.

Monthly maintenance on both the water plants were completed. The crew also repaired the leak that we had on Rt 73. The Borough did hydrant flushing which is going on now and will be completed by April 26 for the sewer department. Routine monthly maintenance of the 10 pump stations along with the 10 emergency backup generators were completed. The Borough also replaced the backup floats at the Laurel Woods pump station.

The generator for the cross keys pump station still hasn't arrived. They were estimating it for May, but now we've just gotten word that it's going to be June. The Borough is still waiting on that. That's the last piece to complete that for stormwater. The New Jersey DEP required GPS mapping for the stormwater system and the Borough has completed that also required retrofitting of the storm drains. We're continuously doing that. The Borough has approximately 40% of the requirement done. We're ahead of schedule and last we received a robotic camera. System last week, for inspection of our lines that are six inches and smaller. The current camera system we have will be used on a larger, on a larger system. That was received, and the personnel have all been trained on operating equipment properly.

### ➤ **PUBLIC SAFETY** – Councilman Hohing and Councilman Mascarenhas

Councilman Hohing goes over Police stats. This past month we had, 2,894 total calls service calls were compared to 2724 in February. Numbers continue to increase overall for calls over the past several months. 364 summon compared to 312 in February, 21 arrests compared to 25 in February, 29 motor vehicles versus 29 last month. 257 traffic stops compared to 278. Directed patrols were on South Franklin Ave and Presidential while school is in session for parking complaints resulting in 23 directed patrols and six parking summonses, East Taunton for aggressive driving and speeding complaints resulting in 14 directed patrols, 8 traffic stops, 5 warnings and 3 summonses. The tag readers at 525,937 total license plate readers compared to 501,488 in February.

Councilman Hohing congratulates Rushi regarding the emergency operations plan that was approved by the State Police. Councilman Hohing thanked him for all his efforts in getting that done and everybody else that was involved with that. The Borough had the finance meeting to review the budget with the CFO Michael Kwasizur and he did a fantastic job and, we're very happy to be part of that process.

Councilman Hohing wants to take a quick note of just a phenomenal job that our Lieutenant, Josh Smith and Sergeant Wolf did. They pulled an elderly lady out of her burning vehicle, and

their ability to be there in the right place at the right time and minimize that situation as well as The Berlin Fire Department for their time in deploying. The ability to have responsible individuals based on providing those resources beyond normal business hours. Councilman Hohing again thanks the Chief and all the things the guys do for the department.

➤ **YOUTH ATHLETICS AND COMMUNITY EVENTS-** Council President Miller and Councilman Wilkinson  
Youth sports and park updates

Councilman Wilkinson stated they would reach out to local youth sports groups to discuss resources and support needed from the Borough.  
Councilman Wilkinson thanks the parents , as well and the DPW who maintained has been helping to maintain in those fields have been doing a pretty good job.

FINANCE – Council President Miller- See attached report on finance.

Introducing and discussing the 2024 budge  
Council President Miller reads the March 2024 revenue totals and noted the 2024 budget has a 0% tax increase with a small water/sewer rate increase for infrastructure. The 2024 municipal budget was introduced, and various related resolutions were approved.

SOLICITOR – Mr. Long said he had nothing to report.

MAYOR Miller-  
Comments on a rifle left on the sidewalk.

The Mayor addressed an incident where a rifle was left on the sidewalk by an officer from another town, stating it was concerning but is under investigation.

The Mayor reminds everyone the rabies clinic is April 20, 2024 from 10-12.

The Town Wide Yard Sale is May 4th, 2024, from 7am – 2pm. Reminds residents there is no fee for that.

## **OLD BUSINESS**

### **SECOND READING ON ORDINANCE NO. 2024-06**

ORDINANCE OF THE BOROUGH OF BERLIN AMENDING CHAPTER 235 OF THE CODE OF THE BOROUGH OF BERLIN CAPTIONED "SOLID WASTE"

Meeting open to the public on Ordinance No. 2024-06, Council President Miller Second.; Councilwoman Cummings ,AIF; All .

Meeting closed to the public on Ordinance No. 2024-06 Councilwoman Cummings Second; Councilman Badolato, AIF All

Motion to adopt Ordinance No. 2024-06 Council President Miller , Second.; Councilwoman Cummings , RCV All in favor.

**SECOND READING ON ORDINANCE NO. 2024-07**

IN CONNECTION WITH THE AMENDED STORMWATER MANAGEMENT RULES, NJAC 7:8, THE BOROUGH MUST UPDATE ITS STORMWATER CONTROL ORDINANCE (CHAPTER 336 ARTICLE I) BY JULY 17, 2024, TO BE IN COMPLIANCE WITH THE TIER A STORMWATER PERMIT.

Meeting open to the public on Ordinance No. 2024-07, Councilwoman Cummings, Second.; Councilman Hohing ,AIF All .

Meeting closed to the public on Ordinance No. 2024-07 Councilman Badolato , Second; Council President Miller, AIF All in favor .

Motion to adopt Ordinance No. 2024-07 Councilwoman Cummings , Second.; Councilman Badolato , RCV All in favor.

**SECOND READING ON ORDINANCE NO. 2024-08**

ORDINANCE OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN AND STATE OF NEW JERSEY “SHORT TERM RENTAL PROPERTY PROHIBITION” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BERLIN.

Motion to table Ordinance No. 2024-08, Councilman Hohing Sec., Councilwoman Cummings RCV All in favor.

**NEW BUSINESS**

**FIRST READING ON ORDINANCE NO. 2024-09**

CALENDAR YEAR 2024 MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK.  
(N.J.S.A. 40A: 4-45.14)

Motion to introduce Ordinance No. 2024-09 Council President Miller, Sec;,Council President Miller , RCV All in favor.

**FIRST READING ON ORDINANCE NO. 2024-10**

AN ORDINANCE OF THE BOROUGH COUNCIL OF BERLIN BOROUGH TO AMEND CHAPTER 335–13 OF THE CODE OF BERLIN BOROUGH, ENTITLED “ZONING AND LAND USE”

Motion to introduce Ordinance No. 2024-10, Councilman Badolato, Sec.,Councilman Hohing RCV All in favor. .

**RES. R4-71-2024**

Governing Body Certification of Compliance with the United States Equal Employment Opportunity Commission’s “Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964”

Motion: Councilman Cummings      Second: Councilman Badolato    RCV: All in favor

**RES. R4-72-2024**

Resolution introducing the 2024 Municipal Budget for the Borough of Berlin.  
(Requires a Majority Vote of Borough Council (4 affirmative votes))

*This is the introduction of the 2024 Municipal Budget; public hearing will be on May 9, 2024, at 7:00 PM*

Motion to introduce the 2024 Municipal Budget: Council President Miller

Seconded: Councilman Hohing      RCV: All in favor.

**RES. R4-73-2024**

Authorizing the 2024 municipal budget to be read by title.

Motion: Councilman Hohing      Second: Council President Miller      RCV: All in favor.

**CONSENT AGENDA Resolutions R4-74;2024 to R4-84:2024**

Motion to open to the public: Councilman Mascarenhas      Second; Councilman Hohing      AIF: All

Motion to close public portion: Council President Miller      Second; Councilman Mascarenhas      AIF: All

**RES. R4-74-2024**

Approval from Borough Council to Release all monies for escrow regarding The Nexus Properties Aka The Villages per recommendation from ERI and Richard Hoff, Attorney for Phases I, II, And III, and the phase for the Water Maintenance in the total amount of \$282,813.81.

**RES. R4-75-2024**

A resolution authorizing the release of Performance Bonds and Maintenance Bonds for Phases I, II and III for the Nexus Properties aka the Villages of Berlin per recommendation from ERI as all aspects of the project has been completed in full for water and sewer. This resolution voids resolution R3-66;2024.

**Res. R4-76-2024**

Resolution approving salary increase for the Tax Collector of the Borough of Berlin.

**RES. R4-77-2024**

Resolution authorizing the refund of \$50 for Block 1415 Lots 8 due to payment of incorrect meter size.

**RES. R4-78-2024**

Resolution authorizing the refund of \$50 for Block 1415 Lot 23 due to payment of incorrect meter size.

**RES. R4-79-2024**

Resolution authorizing the tax cancellation of future taxes and the tax refund of \$1,257.36 for Block 2209 Lot 30 due to 100% totally disabled veteran.

**RES. R4-80-2024**

Resolution awarding Brave Industrial Paint, LLC the Chestnut Tank Painting Project in the amount of \$1,547,500.00.

**RES. R4-81-2024**

Resolution approving Attendance on Demand for time and labor management for the Borough of Berlin.

**RES. R4-82:2024**

Resolution approving three quotes for the three Berlin Borough playground upgrades, going through NJ State Contract , General Recreation , Inc, in the total amount of \$326,396.00 for playgrounds Bel-Air Park, Berlin Woods Park, Centennial Park.

**RES. R4-83;2024**

Resolution approving April Payment of Bills in the amount of \$1,346,017.84.

**RES. R4-84;2024,**

Resolution authorizing the Borough of Berlin to participate with the State of New Jersey Safe and Secure Communities Grant Program administered by the Department of Law and Public Safety, Office of the Attorney General.

**RES. R4-85;2024,**

Resolution authorizing the appointment of James Grandrimo, Jr., Scgrea, CTA, of grand realty group, I.I.C for the purpose of conducting an appraisal of certain lands within the in the Borough of Berlin, County of Camden, and State of New Jersey.

**MOTION TO APPROVE RESOLUTIONS R4-74;2024 to R4-84-2024** Councilman Mascarenhas Sec.; Councilwoman Cummings , RCV All in favor. .

**PRIVILEGE OF FLOOR**

Motion to open the public portion: Councilman Mascarenhas

Seconded: Council President Miller                      AIF: All                      Opposed: None

Motion to close the public portion: Councilman Mascarenhas

Seconded: Councilman Hohing                      AIF: All                      Opposed: None

**CLOSED SESSION**

Motion to enter executive session: Councilman Mascarenhas

Seconded: Councilman Hohing                      AIF: All                      Opposed: None

Motion to close executive session: Councilman Mascarenhas

Seconded: Council President Miller                      AIF: All                      Opposed: None

**GOOD OF THE ORDER**

Motion to adjourn: Councilman Badolato

Seconded: Council President Miller

AIF: All

Opposed: None

Submitted by:  
Rachel von der Tann  
Municipal Clerk

Resident Comments-

Lillian Graham , Berlin Resident

Suggested collaborating with the DBRC on downtown revitalization and offered to present at an [upcoming meeting](#).

The Mayor welcomed future collaboration with the Borough and the DBRC.