



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

**COUNCIL MEETING AGENDA**

THURSDAY, APRIL 10, 2025

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 – Absent  
Councilman Wilkinson – Present  
Council President Miller – Absent  
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 13, 2025, regular meeting minutes, Motion; Councilman Badolato Seconded.; Councilman Wilkinson AIF All .

Approval of March 13, 2025, workshop meeting minutes, Motion; Councilman Badolato Seconded; Councilman Wilkinson AIF All .

Approval of March 13, 2025, executive session meeting minutes, Motion; Councilman Badolato Seconded.; Councilman Wilkinson AIF All .

**COUNCIL REPORTS**

- **BUILDINGS & GROUNDS, PARKS, & RECREATION** - Councilman Badolato
- **PUBLIC WORKS, STREETS & ROADS** - Councilman Wilkinson
- **WATER & SEWER** - Councilwoman Cummings
- **PUBLIC SAFETY** - Councilman Hohing

➤ **YOUTH ATHLETICS , COMMUNITY EVENTS** - Councilman Mascarenhas

➤ **FINANCE** - Council President Miller

➤ **SOLICITOR** -Howard Long

➤ **MAYOR** - Rick Miller

➤ **BUILDINGS, PARKS, & RECREATION**

Councilman Badolato reported on buildings, grounds, parks and recreation, mentioning updates on facade cleaning, park improvements, and a new eyeglass collection box from the Lions Club.

Councilman Badolato states that camp Long a Coming is open for registration and mention that we had money in the budget to hire a nurse for this year.

➤ **PUBLIC WORKS, STREETS & ROADS** - Councilman Wilkinson

Discusses some options for enforcing speeding. Councilman Wilkinson discussed public works issues, including recycling and trash removal statistics, as well as ongoing road work and traffic concerns on Cross Keys Road.

Councilman Wilkinson reported on recycling and waste removal statistics, including 45.5 tons of recyclables and 300 tons of trash removed in the previous month.

Councilman Wilkinson also discussed issues with speeding and better ways to enforce it.

➤ **WATER & SEWER** - Councilwoman Cummings -

Councilwoman Cummings reported on water and sewer maintenance, including meter repairs, hydrant repairs, and tank painting completion. An ongoing issue with meter signal interference was discussed, with investigations ruling out AT&T and Verizon as causes. Councilman Hohing provided public safety updates, including police department statistics, community policing initiatives, and fire department call numbers and training activities.

Councilwoman Cummings states that there were 12 service orders for meter repairs or replacements and the Borough had 91 utility mark outs .

Monthly maintenance was performed on both water plants. Four meters have been replaced. The Borough did have a broken fire hydrant that was damaged in an auto accident. . The crew repaired that hydrant . The Chestnut Avenue tank painting is completed.

Regarding the water tank for sewer the Borough completed all our monthly routine maintenance for the 10 pump stations as well as the 10 emergency backup generators at the sewer plants. Pump number one at the Enclave pump station did fail. It has been sent out for repair and as soon as that's completed and returned it'll be reinstalled and operational.

➤ **PUBLIC SAFETY** – Councilman Hohing –

Councilman Hohing reported on police department statistics, including 3,133 total calls for service and 32 arrests in March. The EMS group responded to 259 total calls, with Berlin accounting for 50% of the calls. The fire department reported 75 calls in the past month and conducted various training sessions for their staff.

➤ **YOUTH ATHLETICS AND COMMUNITY EVENTS** - Councilman Mascarenhas absent

➤ **FINANCE** – Council President Miller-

**Revenues Collected Report for February 2025**

Permit fees \$5,671.00

Rental inspection fees \$14,050.00

Zoning Fees \$500.00

Resale inspection fees \$650.00

Community Center \$2875.00

Tax collector \$303,934.00

Utility Collector \$288,447.63

Animal license fee \$609.00

Clerk's Office \$10,152.00

Court Office \$25,452.01

➤ **SOLICITOR** – Mr. Howard Long

➤ **MAYOR Miller-**

➤ The Borough was awarded an \$82,000 grant for local recreation improvements, with funds primarily allocated to youth athletics and baseball field upgrades. Upcoming community events include a rabies clinic on Saturday and a community-wide yard sale on May 3rd. The council conducted second readings of ordinances, including one to exceed municipal budget appropriation limits and establish a cap bank for the 2025 calendar year.

**OLD BUSINESS**

**SECOND READING ON ORDINANCE NO. 2025-02**

**CALENDAR YEAR 2025 MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET  
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

Meeting open to the public on Ordinance No. 2025-02, Councilwoman Cummings , Second.; Councilman Badolato ,AIF All in favor.

Meeting closed to the public on Ordinance No. 2025-02 Councilwoman Cummings \_\_, Second; Councilman Hohing, AIF All in favor .

Motion to adopt Ordinance No. 2025-02, Councilman Badolato Second.; Councilman Hohing, RCV All in favor.

**RES. R4-73:2025**

Authorizing the 2025 municipal budget to be read by title.

Motion: Councilman Hohing Second: Councilwoman Cummings RCV: All in favor.

***Public hearing on the 2025 Municipal Budget***

Meeting open to the public on the 2025 Municipal Budget , Councilman Badolato , second.; Councilman Hohing ,AIF All

Meeting closed to the public on the 2025 Municipal Budget, Councilman Hohinh, second : Councilwoman Cummings ,AIF All in favor.

**RES. R4-74:2025**

Resolution adopting the 2025 Municipal Budget for the Borough of Berlin.

Motion to adopt the 2025 Municipal Budget: Councilman Hohing

Seconded: Councilwoman Cummings RCV: All in favor

**SECOND READING ON ORDINANCE NO. 2025-03**

**BOND ORDINANCE PROVIDING FOR VARIOUS 2025 SEWER UTILITY IMPROVEMENTS, BY AND IN THE BOROUGH OF BERLIN, IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY; APPROPRIATING \$325,000.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$325,000.00 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF.**

Meeting open to the public on Ordinance No. 2025-03, Councilwoman Cummings , Second.; Councilman Hohing ,AIF All in favor. .

Meeting closed to the public on Ordinance No. 2025-03 Councilman Hohing, Second; Councilwoman Cumming , AIF All in favor. .

Motion to adopt Ordinance No. 2025-03 Councilwoman Cummings , Second.; Councilman Hohing, RCV All in favor.

**SECOND READING ON ORDINANCE NO. 2025-04**

**BOND ORDINANCE PROVIDING FOR VARIOUS 2025 WATER UTILITY IMPROVEMENTS, BY AND IN THE BOROUGH OF BERLIN, IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY; APPROPRIATING \$1,180,000.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF**

**\$1,180,000.00 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF.**

Meeting open to the public on Ordinance No. 2025-04, Councilman Badolato , Second.; Councilwoman Cummings , AIF All in favor.

Meeting closed to the public on Ordinance No. 2025-04 Councilwoman Cummings , Second; Councilman Hohing , AIF All in favor.

Motion to adopt Ordinance No. 2025-04 Councilman Badolato , Second.; Councilman Hohing RCV All in favor.

**SECOND READING ON ORDINANCE NO. 2025-05    \*\*DID NOT PASS\*\***  
**BOND ORDINANCE PROVIDING FOR VARIOUS 2025 GENERAL CAPITAL IMPROVEMENTS, BY AND IN THE BOROUGH OF BERLIN, IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY; APPROPRIATING \$713,000.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$677,350.00 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF.**

Meeting open to the public on Ordinance No. 2025-05, Councilman Hohing , Second.; Councilwoman Cummings , AIF All in favor. .

Meeting closed to the public on Ordinance No. 2025-05 Councilwoman Cummings Second: Councilman Hohing , AIF All

Motion to adopt Ordinance No. 2025-05 Councilman Badolato , second.; Councilman Hohing, RCV Councilman Wilkinson: Nay. The Ordinance did not pass.

**SECOND READING ON ORDINANCE NO. 2025-06**  
**ORDINANCE AMENDING CHAPTER 52, ARTICLE II, SPECIFICALLY, CREATING §52-9, ESTABLISHING CLASS II AND CLASS III OFFICERS AS WELL AS CERTAIN RULES AND REGULATIONS REQUIRED OF THE CODE OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY.**

Meeting open to the public on Ordinance No. 2025-06, Councilman Hohing , Second.; Councilwoman Cummings , AIF All in favor. .

Meeting closed to the public on Ordinance No. 2025-06 Councilman Badolato , Second; Councilman Hohing , AIF All in favor.

Motion to adopt Ordinance No. 2025-06 Councilwoman Cummings , Second.; Councilwoman Cummings , RCV All in favor.

**NEW BUSINESS**

**FIRST READING ON ORDINANCE NO. 2025-07**  
**AN ORDINANCE GRANTING RENEWAL OF MUNICIPAL CONSENT TO COMCAST OF GARDEN STATE L.P. CONSTRUCT, CONNECT,**

**OPERATE AND MAINTAIN A CABLE TELEVISION AND COMMUNICATIONS SYSTEM IN THE MUNICIPALITY OF BERLIN, CAMDEN COUNTY, NEW JERSEY.**

Motion: Councilwoman Cummings Second: Councilman Hohing RCV: All in favor.

**CONSENT AGENDA Resolutions R4-75:2025 to R4-80:2025**

Motion to open to the public: Councilman Badolato Second; Councilman Hohing AIF: All in favor.

Motion to close public portion: Councilwoman Cummings Second; Councilwoman Badolato AIF: All in favor.

**RES. R4-75:2025**

Resolution of the Borough of Berlin to amend adopted Budget (Chapter 159) for Special Items of Revenue and Appropriation N.J.S.A. 40A:4-87.

**RES. R4-76:2025**

Resolution approving the proposal from Pennoni Associates to provide design , contract administration , inspection and construction management services for the sewer main replacement on S. Franklin Avenue from Clementon Road to a point past Berlin Community School in the amount of \$59,000.

**RES. R4-77:2025**

Resolution approving the purchase of a new Tower Gateway Base station (TGB). The TGB is essential for reading water meters and accurately billing water consumption. The approved cost for the purchase is \$54,599.08.

**RES. R4-78:2025**

Resolution approving Totally Disabled Veteran, for property tax exemption Block 300 , Lot 6 due to being a Totally Disabled Veteran effective March 24, 2025, refunding the tax payment in the amount of \$128.05 to the homeowner.

**RES. R4-79:2025**

Resolution approving the 2025 Camp Long-A-Coming Employee Rates.

**RES. R4-80:2025**

Resolution approving the April payment of bills in the amount of \$2,273,928.35.

**MOTION TO APPROVE RESOLUTIONS R4-75:2025 to R4-80:2025** Councilwoman Cummings , Sec.; Councilman Hohing , RCV All in favor.

**PRIVILEGE OF FLOOR**

Motion to open the public portion: Councilman Badolato

Seconded: Councilman Hohing AIF: All Opposed: None

Motion to close the public portion: Councilman Badolato

Seconded: Councilman Hohing

AIF: All

Opposed: None

### **GOOD OF THE ORDER**

Motion to adjourn: Councilwoman Cummings

Seconded: Councilman Hohing

AIF: All

Opposed: None

Submitted by:  
Rachel von der Tann  
Municipal Clerk

#### **Public Comment**

George from DBRC presented a preliminary site plan for a 30-spot concept in a demolition area, created by Cameron Levy, an advanced architecture student. The plan includes parking on both sides, vendors, food trucks, and various activities in the central area. The project involves partnerships with local businesses for materials and construction, aiming to create a community space using upcycled materials.

A resident, Olivia Gibson, reported that their neighbor's fence is encroaching 2.5 to 3 feet onto their property, as revealed by a recent survey. The council discussed potential actions, including checking if the fence had a proper permit and suggesting the residents consult with an attorney to resolve the dispute. The council agreed to have the zoning official investigate the matter further and determine if any ordinances apply to the situation.