



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

**COUNCIL MEETING MINUTES**  
THURSDAY, FEBRUARY 12, 2026

**REGULAR MEETING 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:**

Council President Badolato- Present  
Councilwoman Cummings – Present  
Councilman Hohing – Present  
Councilman Mascarenhas – Present  
Councilman Wilkinson – Absent  
Councilman 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 January 5, 2026 , reorganization meeting minutes, Motion ;Council President Miller  
Seconded.; Councilman Hohing AIF All in favor.

**COUNCIL REPORTS**

- **BUILDINGS & GROUNDS, PARKS, & RECREATION** – Council President Badolato
- **PUBLIC WORKS, STREETS & ROADS** - Councilman Wilkinson
- **WATER & SEWER** - Councilwoman Cummings
- **PUBLIC SAFETY** - Councilman Hohing
- **YOUTH ATHLETICS , COMMUNITY EVENTS** - Councilman Mascarenhas
- **FINANCE** - Councilman Miller
- **SOLICITOR** -Howard Long

➤ **MAYOR** - Rick Miller

Council President Badolato reported on the distribution of I Spy books about local history to fourth-grade students in local schools, funded by the Historic Preservation Commission's 2025 budget. Council President Badolato introduced a new playground project behind the library, aimed at providing a recreational area for the section of town lacking playgrounds. Council President Badolato explained that they are applying for a local recreation grant for the 2026 playground project, which would make the municipal complex more attractive to residents.

➤ **PUBLIC WORKS, STREETS & ROADS** – Millard Wilkinson

DPW Report for February 2026 Meeting

- 299 tons of trash collected.
- 39 tons of single stream recycling collected.
- 700 pounds of electronic waste collected.
- 2.5 tons of baled cardboard were recycled.
- Spread 1200 gallons of brine and 150 tons of road salt.

**Water and Sewer Report for February 2026 Meeting**

**Water:**

- 5 service orders for meter repair or replacement were completed.
- 1 Meter was replaced.
- 130 utility mark outs were completed.
- Installed new chemical pump at Plant 1.
- Monthly maintenance at both water plants was completed.
- 2 main breaks were repaired. (1) S. Brill. (2) Franklin & Pine Ave.
- Completed all routine monthly maintenance at our 10 pump stations.
- Completed all routine monthly maintenance on our 10 emergency backup generators at the sewer pump stations.
- Installed wet well aeration equipment to eliminate odor and grease buildup at the New Freedom Village pumpstation.

**SEWER:**

- Completed all routine monthly maintenance at our 10 pump stations.  
Completed all routine monthly maintenance on our 10-emergency backup generators at the sewer pump stations.

➤ **PUBLIC SAFETY** – Councilman Hohing –

## **Statistical Data**

3,090 calls for service compared to 2,752 in January  
219 summonses compared to 135 In January  
20 arrests compared to 14 in January  
12 motor vehicle crashes compared to 42 in January  
147 traffic stops compared to 90 in January

## **Directed Patrols**

Westbury Drive / New Freedom Village for off road vehicles / quads around power lines resulting in 8 direct patrols and 2 complaints for off road vehicles. A group of juveniles were identified, and PSEG /ACE have been notified in order to possibly fortify the area to prevent off road vehicles from operating.  
Greenwood Inn & Suites due to influx of individuals being placed on location for housing by the department of parole.

## **Tag Reader Cameras**

355,568 total license plates read compared to 510,080 in January  
43 searches for vehicles involved in criminal activity compared to 39 in January  
5 summonses issued from tag reader hits compared to 7 in January  
13 traffic stops related to tag reader hits compared to 4 in January

## **Community Policing**

Sgt. Wolf attended book reading at BCS on January 29th for 3rd grade students K-9 Clyde  
Attended mandatory in-service training 01/20/2025  
No deployments for the month of January 2026

Patrolman of the Month Carmen Rabottino and Matthew Santoro

### ➤ **YOUTH ATHLETICS AND COMMUNITY EVENTS** – Councilman Mascarenhas

Nothing to report.

### ➤ **FINANCE** – Council President Miller-

Council President Miller goes over revenues collected from Borough Departments.

### **Revenues Collected Report for January 2026**

Permit fees \$24,900.00

Rental inspection fees \$74,700.00  
Zoning Fees \$150.00

Resale inspection fees \$500.00

Tax collector \$1,338,565.06

Utility Collector \$188,740.80

Animal license fee \$1,121.00

Clerk's Office \$2,016.50

Court Office \$12,117.65

**SOLICITOR** – Mr. Howard Long- explains the new introduced ordinances, including a reduction in fees and escrow for quick applications, and a proposal to accept a donated property on Leroy Street. An affordable housing ordinance was mentioned, along with a two-month extension for redevelopment plan deadlines requested by a judge.

➤ **MAYOR Miller**

The Mayor extended condolences to the Lord family and shared experiences from a visit to Berlin, Maryland, where they discussed potential collaboration and idea-sharing. The Mayor introduced four new ordinances, including establishing bulk C variances to simplify the process for residents seeking permits for sheds or decks, adjusting parking regulations on Franklin Avenue, accepting a land donation, and updating affordable housing regulations in accordance with the Fair Housing Act.

An upcoming safety meeting on March 6th was announced, where police lieutenants will provide training for all borough employees. The Mayor informed the council about new iPads for both council members and the planning board to streamline processes and reduce paper usage. A new software system for managing agendas was mentioned, which will allow for easier distribution and public access to meeting information.

**NEW BUSINESS**

**FIRST READING ON ORDINANCE – 2026-01**  
**ORDINANCE OF THE BOROUGH OF BERLIN AMENDING CERTAIN LAND USE REGULATIONS SET FORTH CHAPTER 335-13 C. (1) ENTITLED , FEES AND ESCROW DEPOSITS OF THE CODE OF THE BOROUGH OF BERLIN.**

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

**FIRST READING ON ORDINANCE – 2026-02**  
**ORDINANCE AMENDING THE CODE OF THE BOROUGH OF BERLIN CHAPTER 315, ARTICLE XVI, §315-32 SCHEDULE I: NO PARKING ON FRANKLIN AVENUE, BOTH SIDES, FROM 132 S. FRANKLIN AVENUE TO CLEMENTON ROAD, WEEKDAYS 7:00 A.M. THROUGH 3:00 P.M., WHILE THE BERLIN COMMUNITY SCHOOL IS IN SESSION, IN THE BOROUGH OF BERLIN, COUNTY OF CAMDEN AND STATE OF NEW JERSEY.**

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

**FIRST READING ON ORDINANCE – 2026-03**

**AN ORDINANCE AUTHORIZING ACCEPTANCE OF A CHARITABLE DONATION FROM VIKING ASSOCIATES WHICH SHALL INCLUDE CERTAIN PROPERTY LOCATED ON LEROY AVENUE, SPECIFICALLY BLOCK 2006, LOT 7, IN BERLIN BOROUGH, COUNTY OF CAMDEN AND STATE OF NEW JERSEY.**

Motion: Councilman Miller Second: Councilwoman Cummings RCV All in fair

**FIRST READING ON ORDINANCE – 2026-04**

**AN ORDINANCE OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, REPEALING AND REPLACING CHAPTER 193 OF THE BOROUGH CODE ENTITLED “HOUSING, AFFORDABLE” IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIR HOUSING ACT.**

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

**CONSENT AGENDA Resolutions R2-37:2026 to R2-57:2026**

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

Motion to close public portion: Council President Badolato Second; Councilman Hohing AIF: All

**RES. R2-37:2026**

Resolution To Authorize the Execution and submission of the application for Local Recreation Improvement Grant, Fy2026 for the Berlin Borough Municipal Complex Playground.

**RES. R2-38:2026**

Resolution approving property tax exemption for Totally Disabled Veteran on Block 1301, Lot 6.

**RES. R2-39:2026**

Resolution approving property tax exemption for Totally Disabled Veteran on Block 1109, Lot 12.

**RES. R2-40:2026**

Resolution approving the refund for Totally Disabled Veteran in the amount of \$95.04 due to overpayment in property taxes.

**RES. R2-41:2026**

Resolution accepting the resignation of Joshua Bevan from the Berlin Borough Police Department effective February 2, 2026.

**RES. R2-42:2026**

Resolution authorizing a refund for overpayment of rental fees for 33 Canyon Drive , in the amount of \$200.00.

**RES. R2-43:2026**

Resolution approving the proposal from Diligent Community for agenda management and meeting material platform.

**RES. R2-44:2026**

Resolutions approving additional time to resolve outstanding balances , no interest and the payment plan on a case-to-case basis , for those residents affected by the water meter replacement projects between January and December 2023.

**RES. R2-45:2026**

Resolution approving the New Jersey State Firefighter's Association Applications for membership Rodney Cortez, Mike Quigley, Frank Friend, Zachary Chalow, and Kyle Hughes.

**RES. R2-46:2026**

Resolution approving change order #3 for the Ocean Construction with the White Horse Pike Building Demolition Project decreasing the total contract price by -\$9,584.35.

**RES. R2-47:2026 \*\*TABLED \*\***

Resolution approving the proposal for professional services by Pennoni Associates , for the 1-year anniversary inspection of the Chestnut Tank Painting Project not to exceed \$5,500.00.

Motion to table: Councilman Miller

Seconded: Councilman Hohing AIF: All in favor. Opposed: None

**RES. R2-48:2026**

Resolution approving the resignation Craig Fallstick JR from Berlin Borough's Department of Public Works.

**RES. R2-49:2026**

Resolution authorizing the transition from 8x8 to XTEL Communications for Hosted Phone Services for the Borough of Berlin.

**RES. R2-50:2026**

Resolution approving the proposal from Pennoni Associates for the 71 S White Horse Pike Tank Closure Oversight and LSRP Services for Phase 6 Soil Removal Oversight in then amount of \$9,600.00.

**RES. R2-51:2026**

Resolution approving the Environmental Consulting Services by Pennoni Associates to the property 71 S. White Horse Pike including preliminary assessment/ site investigation/ remedial investigation in the estimated amount not to exceed \$76,849.70. as awarded to the Borough in the HDSRF grant.

**RES. R2-52:2026**

A resolution accepting a grant from the hazardous discharge site remediation fund public entity program through the New Jersey economic development authority and the New Jersey Department of Environmental Protection.

**RES. R2-53:2026**

Resolution approving the PBA contract pending attorney review.

**RES. R2-54:2026**

Authorizing and directing the Borough of Berlin Planning Board to undertake a preliminary investigation to determine whether the proposed study area Which Includes Block 1108, Lots 6, 7, 8 and 9 A/K/A 69-83 South White Horse Pike are to be delineated as an area in need of Non-Condemnation Redevelopment Pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40a:12a-1 *ET SEQ.*)

**RES. R2-55:2026**

Resolution rescinding the prior resolution (R12-185:2024) authorizing and directing the Borough of Berlin Planning Board to undertake a preliminary investigation to determine whether block 1800, lots 5,6 and 9 constitute an area in need of condemnation redevelopment pursuant to the local redevelopment pursuant to the local redevelopment and housing law (N.J.S.A 40A:12A-1 *ET SEQ.*)

**RES. R2-56:2026**

Authorizing and directing the Borough of Berlin planning board to undertake a preliminary investigation to determine whether the proposed study area which includes block 1800, lot 9 a/k/a 328 South White Horse Pike are to be delineated as an area in need of Condemnation Redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 *ET SEQ.*)

**RES. R2-57:2026**

Approving January payment of bills in the amount of \$5,960,399.41.

**MOTION TO APPROVE RESOLUTIONS R2-37:2026 to R2-57:2026** Councilman Hohing, Sec.; Councilman Miller , RCV All in favor.

**PRIVILEGE OF FLOOR**

Motion to open the public portion: Councilman Miller

Seconded: Councilwoman Cummings AIF: All in favor Opposed: None

Motion to close the public portion: Councilman Hohing

Seconded: Councilwoman Cummings AIF: All Opposed: None

**GOOD OF THE ORDER**

Motion to adjourn: Councilman Miller

Seconded: Councilman Badolato AIF: All Opposed: None

Submitted by:  
Rachel von der Tann  
Municipal Clerk

**PUBLIC COMMENT**

Mr. Kane thanks Borough Council for amending the Franklin Avenue Parking Ordinance.

