



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

COUNCIL MEETING WORKSHOP MINUTES
THURSDAY, JULY 9, 2026 – 6:30 PM

Mayor Miller called the meeting to order at 6:30 pm. He stated that adequate notice of this meeting had been given in accordance with the Open Public Meeting Act, Pursuant to Public Law 1975, Chapter 231. Said notice has been advertised in the Courier-Post and The Philadelphia Inquirer and posted on the Borough Hall Bulletin Board showing the said meeting's date, place, and time.

Present: Council President Badolato , Councilman Hohing , Councilman Mascarenhas, Councilwoman Cummings , Councilman Miller, Mayor Miller

Absent: Councilman Wilkinson

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

COUNCIL DISCUSSION

Opening the meeting and discussing agenda items

The council meeting for July 9, 2026, was called to order.

A presentation by engineer Greg Fusco introduced two concept plans — a multifamily residential/commercial building and a townhome/commercial hybrid — for a vacant site adjacent to the municipal building on the White Horse Pike. Both concepts aimed to establish a cohesive architectural theme, create walkable promenade space, and attract commercial tenants.

- The multifamily concept proposes a 3-story building with 24 residential units and a minimum of 7 commercial spaces, including a ~3,500 sq ft restaurant with outdoor patio, set back ~23–30+ feet from the Pike to create green space.
- Council discussion raised the possibility of adding a 4th floor to increase unit count from 24 to potentially 36+, with parking adequacy identified as the key constraint.

Council saves all other reports for the regular meeting.

MOTION TO CLOSE WORKSHOP

Motion to adjourn: Councilman Mascarenhas

Seconded: Councilman Hohing **AIF:** All **Opposed:** None

Submitted by:
Rachel von der Tann
Municipal Clerk