

BOROUGH OF BERLIN
WORKSHOP MEETING MINUTES
TUESDAY, OCTOBER 1, 2019
MUNICIPAL BUILDING
59 SOUTH WHITE HORSE PIKE
BERLIN, NJ 08009
7:00 P.M.

MEETING CALLED TO ORDER:

FLAG SALUTE:

SUNSHINE NOTICE: Adequate notice of this meeting has 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 posted on the Borough Hall Bulletin Board showing the date, place and time of said meeting.

ROLL CALL: Mayor Bilella, Council President Pearce, Council Members Miller, Badolato, Rocco, Simone and Hohing

Absent – Mayor Bilella & Council President Pearce

PRESENT ALSO: Solicitor John Moustakas, Administrator William Behnke, CFO, Debbie DiMattia and Municipal Clerk Lois J. Sahina

COUNCIL DISCUSSIONS

- **BUILDINGS, PARKS, & RECREATION**, Chairman Len Badolato
 - **NJDOT Meeting** – In April Mayor Bilella, Glen Fusco from NJDOT and myself meet to discuss traffic calming measures that could be implemented on White Horse Pike. These plans include redoing the parking spaces and also installing “Do Not Park” signs 15 ft from the driveways. The businesses that it will affect are the Faulkner Building, the two driveways at Corkies Garage and also try to eliminate one of the already existing bus stops. An Ordinance will have to be done to install these signs.
 - **Bump Outs** – We are considering installing bump outs on Thackara and Broad Streets to slow traffic down on these side streets
 - **Street Light Outlets** – Councilman Badolato said he is in the process of having the street light outlets installed along the pike. Once installed, this will be the very first time that Berlin will be able to have lit wreaths along the pike at Christmas Time.
 - **Cupola** - The restoration work and repainting of the cupola will be starting very soon
- **PUBLIC WORKS, STREETS & ROADS** – Chairman Andy Simone
 - **Lone-A-Coming East Parking** - The HOA does not like the idea of putting up No Parking signs. According to what our Chief of Police as told us, there is not a safety hazard caused by parking in certain areas of this development. There was continued discussing about this matter between Councilmembers Rocco & Miller. They also stated that there is only a 5-minute to privilege of the floor for public comment, not discussion.

- **2019 Road Repair Program** - The road program is almost complete except for the two speed humps to be installed. We are still discussing where these will be placed.
- **Ellis Avenue** - Councilman Simone requested that an officer be put on Ellis Avenue because it is becoming a cut through street to get to Blackwood Clementon Road from RT 30.
- **WATER & SEWER**, Chairman Ron Rocco - The 2020 Sewer & Water projects are being discussed. Some of the areas that need improvement are Park Ave. water main, Powell and Rose Lane, Park and Orchard. The biggest upcoming project will be the painting of the Chestnut Ave water tank, inside and out.
Water Meters – All water meters in West Berlin must be replaced or updated to standard codes. This is a state mandate. We will be applying for funding as this will cost ¼ to ½ million dollars to do this job. CFO, Debbie DiMattia suggested that we could also go to our bond council Parker McCay and look into a USC grant. Councilman Miller stated that when the water projects start that we put signage up saying “Your tax Dollars” at work.
New Jersey American Water – NJ American Water’s objective is to try and take over the smaller towns water, like Berlin. Councilman Rocco assured us that Berlin Borough is in good shape
- **PUBLIC SAFETY**, Chairman Jim Pearce - Absent no report was given
- **COMMUNICATIONS**, Chairman Rick Miller
New Website - Our new website will be ready to go live in 1-3 weeks
Fall Newsletter – The Fall Newsletter has been sent out to all residents. It comes out two times a year, Fall and Spring. This is paid for by the ads. We only pay for the postage.
- **FINANCE**, Chairman Keith Hohing
Best Practices - Our CFO will be filling out our Best Practices questionnaire to submit to the state for State Aid. In order for the borough to receive this funding, we must have 30pts total. Debbie has assured Mayor and Council that we will have a total of 30pts. This must be submitted by 10/31/2019
- **ECONOMIC DEVELOPMENT & REAL ESTATE**, Mayor Jim Bilella absent no report was given.
- **SOLICITOR**, John Moustakas - An update on the Blaise Property along the Pike was given to Mayor and Council. We don’t own the Blaise property yet.
- **ADMINISTRATOR**, Bill Behnke
DPW Contract Negotiations – The DPW contract expires 12/31/2019. A committee of Councilmembers Rocco and Pearce are working on negotiating the DPW contract. At future meetings there should also be a person representing finance, legal representation and the Department Head.
Redevelopment Zones – The areas in town that have been declared redevelopment zones are the old K-Mart property owned by Sterling Bank, Owens Corning and the

Fasiolo property on Rt 73. There may be an interested party in the K-mart area, but Dollar General sells food, so this limits 10% of food sales in a new development.

Fire Prevention Night - The annual Fire Prevention Night will be held at the Community Center and everyone is invited to come.

Cross Keys Road - A pre-construction meeting was held about the 4-year program which will be done in 4 phases to relocate the Atlantic Electric poles along Cross Keys Road

The Villages -The first resident moved into their new condo. This development is geared towards the 40's through early 60's age bracket.

Construction Official – Mike DePalma, our current Construction Official, will be retiring at the end of 2019. We will need to advertise to fill his position. We should look for someone who holds multiple licenses. This would be an asset to the residents.

Court Clerk – The Court Clerk also asked to have her part time person to be moved up to full time status. At the beginning of the new year, there will be an opening in the tax office that must be advertised a filled.

JIF Safety Coordinator – Millard Wilkinson, Jr. is retiring from the position as JIF Safety Coordinator. A replacement for this position must also be found.

FEMA Grant -The FEMA Grant could be used to pay firemen to work during the day hours. This is a 4-year grant for \$418,000.

DBRC - The Planning Board gives the DBRC the initial approval to work on improvement areas in the downtown area. The DBRC would like to work closer with the Planning Board so they would have some say to what kind of stores are approved to go in these downtown locations. A resolution would need to be created, in order to give the DBRC some sort of authority to do things along the pike. The facade program is in place and there are still store fronts that need to be addressed. Some of these are hardship cases. The business district of the town is from Royal Farms to the former PNC Bank location. The DBRC has an advisory board and before a new store comes in, the store owner must contact the DBRC for advice and they will inform the owner that they must go to construction and zoning to precede.

PRIVILEGE OF THE FLOOR: No one spoke

Motion to adjourn; Councilman Simone
Sec. Councilman Badolato
All Councilmembers present agreed to adjourn

Lois J. Sahina
Registered Municipal Clerk
October 1, 2019