

BOROUGH OF BERLIN
COUNCIL MINUTES
THURSDAY, OCTOBER 13, 2016
MUNICIPAL BUILDING
59 SO 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 Jim Bilella, Council President Jim Pearce, Council Members Kupchik, Miller, Badolato, Rocco and Buchanan.

PRESENT ALSO: Solicitor Howard Long, Acting Municipal Clerk Lois J. Sahina and Administrator/CFO Mike Kwasizur, Police Chief Miller, Lieutenant Beasley

• **DEPARTMENT HEAD REPORTS FOR THE MONTH SEPTEMBER 2016**

Permit fees	\$11,105.00
Zoning fees	\$ 245.00
Re-sale inspection fees	\$1,200.00
Rental Inspections	\$3,700.00
Community Center fees	\$750.00
Tax collector's report	\$183,152.91
Utility report	\$788,545.18
Clerks report	\$9,211.00
Animal report	\$68.00
Court Administrator	\$22,513.82

Motion to Approve; Council Member Kupchik, **Sec.**; Council Member Miller

RCV- All present approved. Council President Jim Pearce, Council Members Kupchik, Miller, Badolato, Rocco and Buchanan.

COUNCIL REPORTS

- **BUILDINGS & GROUNDS**, Chairman Len Badolato
I have a few things I would like to report. I don't know if people have been noticing, but the past few months, we have been doing a lot work in the center of town and with the Borough Hall Complex. There is a historical marker in front of the building that documents the

founding of Long-A-Coming and Berlin. We had that sign redone. I also heard there was a light in the cupola on the top of this building. Most people didn't know we had a light up there and have never seen it lit up. DPW discovered the problem was the lightbulb needed to be replaced. I don't know how long it has not been lit, but the bulb has been replaced and it looks great lit up at night.

In the back of the hotel, there is a patio with a split rail fence. There was only a small opening where maybe two people could walk through. We took some of the fence down and opened up this area. Now the whole patio is exposed. Right now, it is kind of a work in progress. The area where the original little post office stands was also cleaned up. A lot of brush, weeds and vines were cleared out and now you can see the beautiful cedar trees that you couldn't see before. We are still working in this area. The clothing donation bin has been moved over, and Officer Wilkinson called up the company responsible for this bin and they are going to replace it with a newer one.

I would like to also mention that the Downtown Berlin Redevelopment Corporation (DBRC) was of great help with the designing of the new bakery, Maggie's Bake Shop. A grand opening blue-ribbon ceremony is Saturday. The bakery is actually already open, but this kicks off their new business in town.

The DBRC is sponsoring a Historic Holiday Tour on Friday, December 10, 2016. We are still working on publications & marketing. This will be coming out within the next week. They are going to have a trolley that is going to pick people up and tour the historic streets of Haines Avenue, Washington Avenue, Atlantic Avenue, and Jefferson Avenue. It will then continue back down the Pike and end up back at the Borough Hall. Shops will be open for downtown shopping and some houses are going to be open on the house tour. Tickets are \$15.00 per person and they can be purchased on line.

- STREETS & ROADS, Chairman Michael Buchanan

Underway, we have concrete work at Cushman and Atlantic Avenues. All the preparation work has been completed along with the clearing of some trees. Our target start date is early October.

Thank you to Lieutenant Beasley for performing speed studies for speed hump placement. We have targeted Joans Lane and Zion Drive for speed hump installation. Our target start date is prior to November. We are also continuing our inventory of roads and prioritizing them for condition, repair and evaluation. The traffic study was completed for the signal warrant along Cross Keys Road and the traffic signal adjustments at Franklin and Clementon are completed. The Clementon Road Diet was approved by the county. Repaving of this road has been done and the award of this bid will be on October 13. We will start this project in October early November.

Also, DPW installed eco-head storm sewer castings. The castings are the kind that bicycles and strollers can roll over without getting stuck inside the castings. The executive order has been lifted for the funding for Atlantic and Cushman Avenues, which has been good for the

Borough. We are working on reinstalling a street lamp on Ridgewood Avenue toward the side of Berlin Road. We are communicating with residents regarding their speeding concerns, so it is very timely that Lieutenant Beasley has been working on this speed study. We need to all consider the safety of all of our youth and please slow down.

- WATER & SEWER, Chairman Ron Rocco

2016 3rd Quarter

Water Usage	162,593,000 gallons / 2015 159,371,000
Water Income	\$648,597.79 / 2015 \$634,295.07
Sewer Income	\$134,546.39 / 2015 \$128,994.54
Water Connections	\$5,400.00 / 2015 \$5,650.00
Sewer Connection	\$0 / 2015 \$0

Report from the DPW- They repaired a service leak on Walnut Avenue, repaired a damaged chemical pump at Plant #1 and replaced chemical tubing at Plant #1 Well 15. We have started our system wide hydrant flushing on October 3. Approximately 50% of all hydrants have been flushed and the remaining hydrants will be flushed over the next 2 weeks.

Sewer Report - We repaired the pump at the Smokey Run Pump Station, along with the Day Avenue Pump Station and the emergency generator at the Lake Worth Pump Station.

On September 29, a meeting was held with myself along with a representative from Pennoni Engineering, our financial officer and our superintendent of the DPW. We discussed our 5-year plan for the water and sewer infrastructure and the painting of the interior and exterior of the Chestnut Street Tank. Different water mains will also have to be replaced.

The 2017 projects will be the Park Avenue and Grove Street between Harrison and Cleveland. There will also be a Water Study done in the Berlin Estates, which includes Rose Lane. There is going to be various maintenance work done on our tanks and plants. All of this work will depend on our available finances at the time.

- HEALTH & RECREATION, Chairman Rick Miller

The county has informed me that they anticipate the improvements at the Berlin Park on the Farmers Market side to be wrapped up the second week in November. We reinstituted the free gym time every Friday from 4:00 pm to 6:00 pm. In addition, we also included an hour on the third Thursday of the month, which is geared towards younger children grades 6 and under. This will give them additional time to utilize the gym.

The Celebration Committee is hosting a Halloween Parade here at the Borough Hall from 5:00 pm to 7:00 pm on Saturday, October 29. There will be activities for the kids and the

parade will start at 5:30 pm on the Borough Hall grounds. Halloween trick or treating will be celebrated on Halloween, October 31st from 4:00 pm to 8:00 pm.

- PUBLIC SAFETY, Chairman Jim Pearce

I would like to start with the Fire Department. Chief Behnke told us this week that the anticipated date of delivery of the new ladder truck will be in December. We will be setting up a meeting with him to go over what we will do with the old truck. Within the next week or two, the middle line on Washington Avenue next to the fire department will be painted red. It is a one block line, and will be painted red in recognition our fire department. They are all volunteers and we are very grateful for all that they do.

As far as the Police Department, I would like to read the stats for the minutes:

September 2016

Calls handled 1,228

Drug Arrests 11

Criminal Arrests 35

Warrant Arrests 12

DWI Arrests 2

Auto Accidents 34

Citations 228

We also would like to ask the Mayor when we get to the resolution part of the meeting, if he can read in an additional resolution of the painted middle line on Taunton Avenue, in recognition of our police department. Several towns are doing this and several people including Councilman Miller, have approached me about doing this in our town. Our public works department were very happy to do this, and it has turned out wonderful. I would like the Mayor to dedicate this if he can? Are you able to do that tonight?

MAYOR: Let's do it now! A Motion to dedicate Taunton Avenue to our Police Force as Police Memorial Avenue. We will pretty up the language for a formality, but can I get a Motion

Motion to Approve;; Council Member Rocco, Sec.; Council Member Badolato

RCV- All present approved. Council President Jim Pearce, Council Members Kupchik, Miller, Badolato , Rocco and Buchanan.

As for the Police Department, we are very proud that we will be swearing in a new full time officer tonight. You will hear this resolution shortly. I would just like to bring up the Police Chief for just a few brief minutes. It was in the minutes a few months ago, that Councilman Miller and I talked about the "Fur Alert" app. Can you just give the public a tiny bit of information?

POLICE CHIEF: There is now an app for those that have pets. It can be downloaded on their phone. They can post pictures and a description of the pet. If it gets lost, currently you can only call us and report it missing, but it's difficult for us to find a pet. It could be on the

other side of town. People put up posters to try and find them, but with this app, you can actually put an alert out on the lost pet. It will go out to all the people that have that app and now you have a whole community of people looking for your lost pet, rather than a few cops that are on the scene. The app is free and you can control the radius from one mile to ten miles. I think it is a win win for everybody. We are going to get permission to put that on the website, Facebook and start promoting this app.

COUNCIL MEMBER PEARCE- Can you start that fairly soon?

POLICE CHIEF - I would be happy to do that. I think it is a great idea. Almost everyone in this town has a dog. I think this will make a lot of people happy.

COUNCIL MEMBER PEARCE - The last thing that I would like to mention, is that I have been meeting with the police chief and public works. There have been complaints that when 911 is called, some house numbers are hard to see. I think it has been several years since the numbers on the curb were last painted. I wasn't here when this was last done, but I know that in front of my house the numbers are faded. I think it is really really important for public safety to be able to see every house number clearly. There are newer homes that have numbers on the curb. I don't know the details at this point, but I have asked to have this item put in their budget for 2017. I have also asked our public works director to look into the cost and details of this project. If any resident in Berlin has to call 911, I don't want there to be a second delay because of not being able to identify the house because the paint number has faded away. We are working on this and hopefully will be able to address this in the Spring of 2017.

- FINANCE, Chairwoman Lynn Kupchik

We completed our annual state report for best practices. The State makes us fill out this form every year on how the borough is doing financially. We have done very well and I will let our CFO who is here with us tonight go into more detail.

Second, I would like to extend a big thank you to all the people including our police, fire, employees of Berlin Borough and of course DPW who were very supportive and did an outstanding job in making this event a great success. They really did show their community involvement and I we all thank you .

- MAYOR, Jim Bilella

First and foremost, I would like to welcome back Kyle McCarty. He is a senior Airman who served on a KC135 during Operation Inherent resolve. There was a welcome back ceremony that involved our police and fire departments and he was honored and nicely surprised. Councilman Pearce presented a proclamation on our town's behalf for his service.

If you do not know Kyle, he is an amazing vocalist. He has served as one of the "Tops in Blue" vocalist for the Air Force during their 60th Anniversary World Tour. This is like an "American Idol" for the Air Force. It is amazing that he was chosen as one of the vocalist of

30 Airmen to serve in that capacity. We look forward to one day hearing him sing at "The Vault".

Some really good news that I would like to report this evening. I am very pleased to announce that after talking to our solicitor, Howard Long, today for the first time ever in Berlin's history, we are going to acquire open space, utilizing the tax fund that was approved by the residents in 2008. We will be working to acquire a significant portion of the Simone Farm, located on Blackwood Clementon Road. We will utilize the open space account funding, while we have the agreement and principal. We still have a lot of details to work out and some due diligence to accomplish, but The Borough, along with The Simone Family Trust and the Berlin Farmers Market are committed to stopping the residential development that was potentially slated for this site. With the acquisition of the Simone Farm property, we will preserve open space for the residents of Berlin and Berlin's future.

I would like to make another major announcement tonight. Yesterday, we received the fully funded escrow agreement with Royal Farms. The planning board and the borough council have declared this property as in need of redevelopment. The property known as the Fasciola Property, is located at the corner of Cross Keys Road and the White Horse Pike. This area has been vacant for many years and has significant environmental issues. The escrow that was posted for \$13,000.00 will fully fund the redevelopment plan of this property and at no expense to the tax payers of Berlin. Within the next year or two, depending on how long it takes to work through their plans, we will see a Royal Farms here in Berlin. I know it has been in the news lately that they are starting to come to the South Jersey area and very shortly they will be coming here to Berlin. We welcome the redevelopment of that lot. It was part of our initial redevelopment plan when we started here 9 short months ago. We asked the planning board to evaluation the area for the need of redevelopment and we were able to successfully leverage the redevelopment statutes with the State to bring in this business. We have been very successful on the redevelopment front.

Another redevelopment area in Berlin is known as the Forti property on rt 73. If you have driven by this location lately, you will see the demolition of this building. The reason why these sites stay vacant for so long, is that they have environmental issues. They are being addressed and again that activity was spurred by the fact that we took action in January. The planning board took action in February & March and by May we were able to declare that a redevelopment zone. The power of having redevelopment zones gives us the leverage to make things happen on these properties that have been neglected and deteriorated for a number of years. These are two of the four zones that we declared redevelopment zones in January.

The third zone is the infamous Kmart Shopping Center. I have been asked about this area almost every day since taking office. To update you on this property, we anticipate that this property is going to be changing hands very shortly. This is good news for us, because the current owner has done very little to maintain that property. Our property maintenance officer Bill Bansch, who is here tonight can attest to this very vehemently. Having a new property owner will be a great opportunity for the Borough.

We have been so successful in implementing these redevelopment zones very early on. We figured, take the worst 4 properties we have in town and see what we can do. It has been very successful and much more successful than what we ever anticipated. We are very proud of what we have been able to achieve in such a short time, and here we are tonight with this on the agenda.

We have Phase 2 submitted to the planning board to look at additional areas in the town that may need redevelopment. Our primary focus is our downtown section of Berlin from the White Horse Pike to Taunton Avenue. We have a downtown revitalization corporation that has been instituted along with heavy support from Councilman Badolato. Potentially we will be redeclaring these areas as redevelopment zones with the help of the property owners. We want to bring new businesses to town and fix up currently owned properties to make Berlin the gem that we all know that it is.

There is a lot more going on in town in October. It is Breast Cancer Awareness Month. At the annual Fall Fest, I issued a proclamation declaring October "Breast Cancer Awareness Month". We have decorated the library and the Borough Hall to promote awareness. I urge all of our residents to support research for a cure.

With that, the "Fall Fest" as mentioned by Councilwoman Kupchik, was a very successful event. I would like to also thank beyond our employees, police, fire and public works and EMS, Loretta McClusky, who led the efforts and all of the volunteers of our Business Association who put this event together. It has been a wonderfully successful event that really promotes Berlin. We have had a lot of fun and it has grown and expanded despite all of the concerns about the weather. The only challenge was the car show. The classic car owners were a little concerned about their cars getting wet. For those of you who don't know me, I am a Dodge lover and I did pick the Dodge as the car who received the Mayor's Cup.

Fire Prevention Night was a hugely successful event for our town. Chief Behnke, Chief Jackson, the Borough and Township Fire departments got together to sponsor this event. It was probably the premiere "Fire Prevention Night" in the eastern half of Camden County. Everybody attended along with helicopters and fire trucks from Voorhees, Waterford and Chesilhurst. So, another thanks to you, our fire departments and to Chief Behnke and Chief Jackson.

Additionally, we had "Coffee with a Cop Day". Part of our police officers have been very involved in community policing and very involved in our community. We really would like to extend our thanks. It was started last year under Chief De Lorenzo when he initiated a lot of the community policing on the part of our town. Chief Miller is continuing that tradition and raising that bar. I would like to thank our Chief and our officers who were there in support of that event along with Council President Pearce who attended to support our police. Ultimately, I would like to thank "Wawa" who sponsored the event and gave free coffee to the customers who stopped by to say thank you to our police. With that, it gave me some pause for thought with our Public Works. We routinely thank our Police, we

routinely thank our Fire Department, very needed thank you to them for their service, but we also have our Public Works Department. I have talked to our DPW superintendent and would like to start a new tradition for Berlin Breakfast with Public Works. These are the people that do everything else that our police and fire departments don't do. They handle our trash, they handle snow removal, our water system, our sewer system. They paint the blue stripes on behalf of our police, which they did without question, lighted the cupola, mow our soccer fields. There isn't a thing that doesn't happen in this Borough that DPW doesn't touch. We are working out the plans and very shortly will be making an announcement about "Breakfast with Public Works".

Finally, the ribbon cutting for "Maggie's Bake Shop" is Saturday at 11:00 am. This is a wonderful addition to our town. She has fixed up the facade of her building. It looks very nice and we are thankful that she has brought her business to Berlin. Please join us. We will also have the judging of our "Scarecrow Competition" that morning.

- SOLICITOR, Howard Long
No report
- ADMINISTRATOR, Mike Kwasizur

I would just like to touch base on the Best Practices. It is a checklist that come outs every year to every municipality. They ask random questions which are different every year. They ask about vehicle use, if our audit was done on time, etc. We need to get credit for at least 22 questions and we exceeded that, so we get the full amount of our state aid for 2016. None of these are new policies they have been in the system. One or two things we can improve on, but we do get 100% of our state aid.

ORDINANCES

2ND Reading

ORDINANCE NO. 2016-18 – REVISION OF THE MASTER PLAN FOR THE BOROUGH OF BERLIN

Meeting open to the public.

Meeting closed to the public.

Motion to Adopt: Council Member Badolato, **Sec.:** Council President Pearce,
RCV -All present approved - Council President Jim Pearce, Council Members Kupchik, Miller, Badolato, Rocco and Buchanan.

RESOLUTIONS

MEETING OPEN TO THE PUBLIC ON RESOLUTIONS R10-01 THROUGH R10-08; 2016

MEETING CLOSED TO THE PUBLIC

RESOLUTION R10-01; 2016 - A RESOLUTION AUTHORIZING AND APPROVING A CH. 159 BUDGET INSERTION FOR THE 2016 DRUNK DRIVING ENFORCEMENT GRANT (DDEF) GRANT IN THE AMOUNT OF \$7,731.49

RESOLUTION R10-02; 2016 - A RESOLUTION OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AUTHORIZING TAX REFUND TO VENICE CATERER'S BLOCK 2507, LOT 15 IN THE AMOUNT \$3,698.07

RESOLUTION R10-03; 2016 - AUTHORIZING AND DIRECTING THE BERLIN BOROUGH PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREAS ARE TO BE DELINEATED AS AREAS IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

RESOLUTION R10-04; 2016 - AWARD BID TO ZONE STRIPING INC. LOCATED AT PO BOX 568, 718 JACOB HARRIS LANE, GLASSBORO, NJ 08028 WITH THE BASE BID OF \$71,333.77 TOTAL SUM OF PROJECT BEING \$71,333.77 FOR THE PHASE II ROAD DIET FOR THE RESTRIPIING OF BERLIN CLEMENTON ROAD

RESOLUTION R10-05; 2016 - AUTHORIZING THE VETERAN DEDUCTION FOR BLOCK 503 LOT 19 APPROVED BY THE TAX ASSESSOR.

RESOLUTION R10-06; 2016 - RESOLUTION OF THE BOROUGH OF BERLIN, AUTHORIZING THE WAIVER OF WATER USAGE FEES IMPOSED UPON THE RECREATIONAL FACILITIES WITHIN THE BOROUGH OF BERLIN & TWP. OF BERLIN.

RESOLUTION R10-07; 2016 - RESOLUTION OF THE BOROUGH OF BERLIN, AUTHORIZING THE WAIVER OF WATER USAGE FEES IMPOSED UPON FIRE HYDRANTS WITHIN BERLIN BOROUGH, BERLIN TOWNSHIP, VOORHEES TOWNSHIP AND WINSLOW TOWNSHIP.

RESOLUTION R10-08; 2016 - PROMOTE BRETT VETTERLY FROM A PART TIME SLEO CLASS II OFFICER TO A FULL TIME PATROLMAN I

Motion to approve Resolutions R10-01 through R10-08; 2016

SWEARING IN OF OFFICER VETTERLY

- **PRIVILEGE OF THE FLOOR**
Former Mayor Millard Wilkerson
9 Tavistock Drive
Berlin, NJ

Extended his congratulations to Chief De Lorenzo on his retirement as well as his congratulations to the swearing in of our new police chief Mike Miller.

PAYMENT OF THE BILLS FOR THE MONTH OF OCTOBER, 2016 IN THE AMOUNT OF \$1,682,803.86

Motion to Approve; Council Member Kupchik, **Sec.**; Council Member Miller
RCV- All present approved. Council President Jim Pearce, Council Members Kupchik, Miller, Badolato, Rocco and Buchanan.

Motion to Adjourn; Council Member Badolato, **Sec.**; Council Member Miller

Lois J. Sahina
Acting Municipal Clerk
October 13, 2016

Lois J. Sahina - 10-13-2016
Acting Clerk