



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

REGULAR MEETING MINUTES

THURSDAY, August 11, 2022

CALL TO ORDER AND FLAG SALUTE

Mayor Rick Miller called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

SUNSHINE NOTICE

Mayor Miller 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, The Philadelphia Inquirer, and posted on the Borough Hall Bulletin Board showing the said meeting's date, place, and time.

ROLL CALL

Councilman Len Badolato – PRESENT
Councilwoman Patricia Cummings – PRESENT
Councilman Keith Hohing – PRESENT
Councilman Jake Miller – PRESENT
Councilman Andrew Simone – PRESENT
Council President Jim Pearce – PRESENT
Mayor Rick Miller – PRESENT

Also, Present: Howard Long, Solicitor
Charleen Santora, Acting Administrator
Bill Behnke, Project Coordinator
Debra DiMattia, CFO
Rachel von der Tann, Deputy Clerk

APPROVAL OF MINUTES:

July 11, 2022 Workshop Meeting
July 11, 2022 Executive Session
July 11, 2022 Regular Meeting

Councilman Simone motioned to approve the minutes. Councilman Pearce seconded the motion, All were in favor

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COUNCIL REPORTS

- BUILDINGS, PARKS, & RECREATION –Councilman Badolato Discussed pickleball court at Berlin Park. SJ Pickleball Association had problems and he noted this was a county issue. Thanks the county for working on this project /Getting proposals for the installation of new lighting at community center. /Lights in the center of town belong to Atlantic City Electric and working with them on reimbursement for the cost the borough incurs for the maintenance of the lights each year for approximately \$600.

- PUBLIC WORKS, STREETS & ROADS – Councilman Andy Simone reports that the borough has been receiving reports of speeding throughout the borough and also various property maintenance issues. Working with Safety Director Pearce and the Department of Public Works regarding safety concerns. Public works currently repainting roadway striping in the Gardens section and cross walks at intersections and installing old speed limit signs that are in poor condition. DPW cutting back brush and vegetation that infringes at intersections making it hard to see. Moving forward on infrastructure including roadways, underground utilities, and the water system. Thanks Councilwoman Cummings and finance committee on keeping the infrastructure a priority. /Sunday July 24, 2022, the team from the Berlin Fire Company completed the Ben to the Shore bike tour. Many behind the scenes participated thanking them all. Fire department put the giant flag out on the White Horse pike during the ride sending many to the next leg of the race. Congratulations to Officer John Feger who has served the borough since 2007 as patrolman and detective. /Congratulations the new police officers being sworn in and to the new fireman being sworn in wishing all well.
- Thanks, the current officers who serve this community.

- WATER & SEWER - Councilwoman Patricia Cummings reported that there are many projects in the works to keep up our water infrastructure. To date the check valve on well # 9 has been repacked. The chlorine analyzers at Plant 1 and Plant 2 have been rebuilt and recalibrated. 73-mark outs have been complete. Emergency generator at plant 1 has been serviced and plant 1 monthly maintenance has been completed. Regarding the sewer department. All routine monthly maintenance at all 10 pumps stations has been completed. All routine monthly maintenance on 10 emergency backup generators at the sewer pump stations has been completed. A new davit at Smokey Run pump station has been installed and a new stilling well at Nexus pump station has been installed.

- PUBLIC SAFETY – Council President Pearce. For the month of July, the Berlin EMS responded to 280 calls, 129 of those calls were in Berlin Borough. Berlin fire department responded to 67 calls. Fire department continues to receive their safety training. OEM will be here to help swear in the firemen. Chemical smell throughout the borough initiated several fire calls due to the odor. No police report this month. He congratulations Officer John Feger on his retirement. Berlin Fire Department hosting a car show for a fund raiser. Appreciate

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all the fun nights out during the week. Notes all appointments this evening listed on agenda. Congratulations to all.

- COMMUNICATION – Councilman Keith Hohing reports there have been finance and safety meetings throughout the month. Working on telephone issues within the borough along with website dates.
- FINANCE – Chairman Jake Miller reports on the following July department fees were as follows;

Permit Fees	9,409.00
Rental/Resale Inspection Fees	2,200.00
Zoning Fees	350.00
Tax Collector	306,674.07
Utility Collector	218,912.94
Animal Licensing Fees	260.00
Clerk's Office	10,370.00
Court	16,737.00

He congratulates Officer John Feger on his retirement. He thanks police officers and fire fighters for choosing Berlin Borough for their services.

- SOLICITOR – Would like to add an introduction for an Ordinance by title only to the agenda regarding information from the borough planner on a land use ordinance that has an error that needs to be corrected under new business.
- MAYOR – Fire department playing championship game on August 17 in Bellmawr. Planning board meeting was recently held and well attended. He appreciates all residents who came out to discuss matters and voice their opinions on matters. Thanks planning board for giving back to the community. One request at this meeting was for the borough to petition the Pinelands to change the zoning. This will be discussed with Solicitor for this possibility.

At this time a motion was made to accept the council's reports by Pearce seconded by Hohing. All were in favor.

- **UNFINISHED BUSINESS**

None

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NEW BUSINESS

ORDINANCE 2022-10, AN ORDINANCE AUTHORIZING AMENDMENT TO THE ZONING CODE TO CHANGE VERBIAGE FROM MINIMUM TO MAXIMUM ON FLOOR AREA RATIO REQUIREMENTS IN THE C2, PC2, C3 AND PC3 DISTRICTS.

Motion to introduce by title only made by Badolato, seconded by Simone. All were in favor.

RESOLUTIONS

RES. 2022:107 APPROVE AMUSEMENT GAMING LICENSE AG-01 FOR MONACO E KARTING LLC. This Resolution was tabled for consideration at the next council meeting.

Motion to table made by Miller seconded by Badolato. All were in favor.

RESOLUTIONS 2022:108 THROUGH 2022:133 WILL BE DONE AS A CONSENT AGENDA

Motion to open to the public for the consent agenda made by Cummings seconded by Simone. All were in favor.

No public speakers on Resolutions.

Motion to close public consent agenda made by Miller and seconded by Badolato. All were in favor.

RES. 2022:108 AUTHORIZE PENNONI ASSOCIATES TO BEGIN PROJECT #BBWSX 22009P – REPLACEMENT OF EMERGENCY GENERATORS FOR MONMOUTH AVE (ENCLAVE) PUMPING STATION, LAUREL WOODS DRIVE PUMPING STATION, AND OVERLOOK COURT (LAKE WORTH) PUMPING STATION (ENGINEERING SERVICES \$38,625.00)

RES. 2022:109 AUTHORIZE PAYMENT TO PENNONI ASSOCIATES FOR PROFESSIONAL SERVICE CHANGE ORDER FOR BERLIN BOROUGH 2020 ROADWAY IMPROVEMENT PROGRAM IN THE AMOUNT OF \$9,500.00

RES.2022:110 AUTHORIZE PAYMENT TO PENNONI ASSOCIATES FOR OUT-OF-SCOPE SERVICES TO THE 2021 BERLIN BOROUGH ROADWAY IMPROVEMENT PROGRAM IN THE AMOUNT OF \$5,500.00

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- RES. 2022:111 AUTHORIZE PENNONI ASSOCIATES TO BEGIN PROJECT #BBGEX 22013P –
2022 BERLIN BOROUGH ROADWAY IMPROVEMENT PROGRAM
(ENGINEERING FEES \$48,500.00)
- RES. 2022:112 AUTHORIZE PENNONI ASSOCIATES TO BEGIN PROJECT #BBWSX 22007P –
CROSS KEYS PUMP STATION #6 REHABILITATION AND ACCESS
ENGINEERING SERVICES \$98,900.00
- RES. 2022:113 AUTHORIZE PENNONI ASSOCIATES TO BEGIN PROJECT #BBWSX 21007 –
2021/2022 SEWER LINING AND MANHOLE REHAB PROJECT ENGINEERING
SERVICES \$33,300.00)
- RES. 2022:114 AUTHORIZE PENNONI ASSOCIATES TO BEGIN PROJECT #BBWSX 22008 –
ANNUAL SCADA UPGRADES INCLUDING CYBER SECURITY CONTRACT
ENGINEERING SERVICES \$28,000.00
- RES. 2022:115 AUTHORIZE PENNONI ASSOCIATES TO BEGIN PROJECT #BBWSX 21005 –
REVISED WATER METER REPLACEMENT PHASE 2/3 ENGINEERING
SERVICES \$40,000.00
- RES. 2022:116 AUTHORIZE PENNONI ASSOCIATES TO BEGIN PROJECT #BBWSX 22004P –
2022 WATER MAIN UPGRADES (ENGINEERING SERVICES \$71,900.00
- RES. 2022:117 PAYMENT OF BILLS – AUGUST 2022 IN THE AMOUNT OF \$ 2,894,640.56
- RES. 2022:118 REFUND CAMP FEES IN THE AMOUNT OF \$127.50 TO NEFERTARI
RODRIGUEZ.
- RES. 2022:119 AMEND RESOLUTION 2022:078 TO CORRECT APPROPRIATE FEES IN THE
AMOUNT OF \$120.00 DUE TO AN ERROR.
- RES. 2022:120 APPOINTMENT OF FULL TIME PATROL OFFICER – DOMINIC HODSON
- RES. 2022:121 APPOINTMENT OF FULL TIME PATROL OFFICER – MATTHEW SANTORO
- RES. 2022:122 PROMOTE OFFICER AMANDA WHITE FROM SLEO CLASS II TO FULL TIME
PATROL OFFICER
- RES. 2022:123 APPOINT SLEO CLASS II/SCHOOL RESOURCE OFFICER – ANTHONY MASSI

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- RES. 2022- 124 AUTHORIZATION OF PAYMENT FOR RETIRED POLICE OFFICER JOHN FEGER EFFECTIVE 8/1/2022 FOR SICK TIME AND PRO RATED UNIFORM ALLOWANCE.
- RES. 2022-125 APPROVING VOLUNTEER FIRE DEPARTMENT APPLICATIONS FOR SCOTT JAKUBOSKI, CADEN HALDEMAN, LUCKY HUNGER, MIKE CORSILLI, JOSH BARCLAY AND JOE TOWNSEND.
- RES. 2022-126 AUTHORIZATION TO APPROVE CHANGE ORDER NO. 1 FROM PENNONI ASSOCIATES FOR THE 2021 ROAD PROGRAM IN THE AMOUNT OF \$34,174.21 FOR FUEL AND ASPHALT ESCALATION PER CONTRACT AGREEMENT.
- RES. 2022-127 A RESOLUTION FROM BOROUGH COUNCIL SUPPORTING THE BERLIN FIRE DEPARTMENT IN APPLYING FOR A \$75,000 GRANT.
- RES. 2022-128 AUTHORIZATION TO AWARD THE PEDESTRIAN FRIENDLY COORIDOR IMPROVEMENTS ALONG THE WHITE HORSE PIKE FROM CROSS KEYS ROAD TO TAUNTON AVENUE TO ZONE STRIPING, INC OF GLASSBORO, NJ LOWEST OF BIDDERS IN THE AMOUNT OF \$21,190.00. FUNDS COMING FROM CAPITAL ORDINANC.
- RES. 2022-129 AUTHORIZATION TO APPROVE STIPEND FOR FIRE CHIEF MICHAEL KERNAN EFFECTIVE AUGUST 11, 2022
- RES. 2022-130 A RESOLUTION APPROVING THE TERMINATION OF ELECTRICAL INSPECTOR SAL CATANIA EFFECTIVE JULY 21, 2022.
- RES. 2022-131 A RESOLUTION AUTHORIZING THE APPOINTMENT OF ELECTRICAL INSPECTOR JOHN WHITE FROM GIBBSBORO, N. J. EFFECTIVE JULY 26, 2022.
- RES. 2022-132
- RES. 2022-133

Motion to approve consent agenda made by Pearce seconded by Simone. All were in favor.

At this time Council President asked the mayor to switch the swearing in for the firemen first due to their need to attend a meeting.

At this time the following firemen were sworn into office by Mayor Miller.

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Scott Jakuboski, Caden Haldeman, Lucky Hunger, Mike Corsilli, Josh Barclay and Joe Townsend.

Fireman Lt Bill Behnke looked on.

SWEARING IN OF POLICE OFFICERS:

Appointment of full-time police officer Dominic Hodson. Mayor states that Dominic Hodson was born in Gibbstown, NJ and raised in Glassboro, NJ. Dominic went to Glassboro High School and graduated in 2016 and participated in the Glassboro Police Explorers for 3 ½ years where he was named a squad leader. In 2016 Dominic began his pursuit of continuing his education at Rowan College of Gloucester County majoring in Criminal Justice. In 2017 he enrolled into the United States Marine Corps, after successfully graduating basic training and currently serves as reservist. In 2020 Dominic re-enlisted in the pursuit of his degree at Rowan College of Gloucester County. In February of this year, 2022, Dominic enlisted himself and was accepted as an Alternate Route at Camden County Police Academy. He graduated on July 7, 2022, obtaining his Basic Certification. Dominic's mother, Lisa will hold the Bible for his swearing in.

Appointment of full-time police officer Matthew Santoro. Mayor states that Matthew Santoro was born and raised in Wenonah, N.J. Matthew graduated from Gloucester Catholic High School in 2012 and from Widener University in 2016 and obtained a bachelor's degree in Criminal Justice. His prior experience includes being a Special Law Enforcement Officer, Class 1 in Ocean City, NJ for one summer season in 2018. Matthew was enrolled into the Gloucester County Police Academy in February of 2022 and graduated as a Basic police Officer on June 29, 2022. Matthew's brother Nicholas Santoro will hold the Bible for his swearing in.

Promotion of police officer Amanda White from SLEO Class II to full time patrol officer. Mayor states that Amanda was born and raised in Parkertown, NJ and graduated from Pinelands Regional High School in 2008. During her senior year she joined the Parkertown Fire Volunteer Company and attended the Ocean County Fire Academy. Amanda attended Stockton University where she graduated with a Bachelor of the Arts in 2012 and a Master of the Arts I Criminal Justice in 2013. The following year she attended EMT school and became a New Jersey certified EMT. In 2015 she began her law enforcement career as a Special Law Enforcement Officer, Class I for Harvey Cedars. In 2016 she graduated from the Ocean County Police Academy as a Special Law Enforcement Officer, Class II. In 2021 she was hired by Berlin Borough as a Class II Officer. In February of 2022 Amanda attended the Gloucester Count Police Academy to obtain her Basic Certification and graduated on June 29, 2022. She was nominated as the class leader and held that title through graduation day. At graduation she received the Academic Award and the Lt. James Sentell Memorial Award. Amanda's Uncle, retired patrolman from Pemberton Police Department Edward White will hold the Bible for her swearing in.

Mayor noted that he was at this graduation, and it was very special.

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Motion to open privilege of the floor to the public made by Miller seconded by Simone. All were in favor.

Stephanie Walls, 6 Aristone Drive Berlin. Stephanie is the secretary of the DVRC. States the DVRC desires to make a better relationship with the council in the future. Vision is as follows. Creating buzz around future projects. Using vacant locations around town. DVRC will offer an incentive base grant for business improvements. Plan is to support existing businesses in the borough. DVRC primary focus is on revitalization Improving the business corridor.

Nancy Grover Hillcroft Road, Berlin. Nancy states she has been a long-time resident of the borough and a library volunteer for over 35 years being the president of the board of trustees since 2018. She explains why the library is asking for money from the borough stating that Mr. Fleche's intent was always to maintain the library and to keep it up to date as times changed. In 2015 the library became a municipal library as opposed to being an association library to Camden County saving the borough approximately \$350,000 that first year. The board of trustees is to insure the comfort of their patrons. She speaks of the projects that need to be done at the library such as HVAC, front window, door removal, floor outlets, insulation, carpet, shelves/ furniture, new book storage and children's heaters totaling roughly \$186,000. Other projects waiting for estimates are for the back door in the children's room, front door replacement, handicap ramp and AC & heating in the hotel 2nd. floor to be repaired. She states the library does not have sufficient funds to pay for these projects and that is why they are asking for money from the borough noting they are paying for all of the above but that would be using all of the money they have accumulated over the years. Library was closed during COVID that allowed them to save more money. Asking for \$150,000 to take care of their most pressing issues.

Joseph Hoffmann, 55 Summit Ave, Berlin N J

Reminds Mayor and Council in 2013 the borough went for referendum to change from a municipal library to a free public library stating to the public that this would save taxpayers approximately \$143,000. Instead of paying \$375,000 to the County the borough would be allowed to raise the money thru taxes of approximately \$250,000 which would be a savings in the long run of approximately \$142,000, which includes the savings for the \$50,000 for the director's salary plus utilities and maintenance. The referendum passed giving the borough approximately two years to establish this. The trustees then started receiving the range of \$248,000 to \$260,000. When they became a municipal library there was approximately \$30,000 that had been accumulated over the number of years thru fines and costs. Their current account holds about \$250,000 per Hoffmann therefore this \$250,000 should be used for the library. He states that during this whole process it became apparent that an agreement on the buildings was needed by the former council stating that the former mayor John Armano and former library president Millard Wilkinson did a shared service agreement. This shared service was for the library to get the buildings and maintain the buildings from the \$250,000 received from the borough annually. If there was an emergency the library could ask the borough for the funds

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with the arrangement of paying the money back to the borough. He reiterates that the public has been told that the money for the library comes from the borough's yearly budget of \$250,000 earmarked to the library.

John Hatzicostas and Paul Tsikanakis from Viego Fine Cannabis, Columbus, NJ

Both local businessmen are in desire to open a retail cannabis store in Berlin led by a woman CEO. They are interested in the McDonalds location at the Berlin Circle area off Rt.73. He notes that citizens from our area totaling 76 percent, based on records from the Board of Elections, are in favor of a store of this nature. They are asking council to consider their proposal for a cannabis store at that location. They are asking the council if they are interested.

Nancy Grover, Hillcroft Road, Berlin speaks again to the governing body. She asks the Governing Body to review the paperwork she handed out regarding the list of repairs needed at the library noting that they are \$8500 short for the projects needed to be done. One of projects not in estimate is the handicap ramp. This cannot be repaired asking the town to look at this. Twenty-year-old air conditioner needs to be fixed on the first and second floor of the hotel. Front entrance going into the library is in need for replacement noting all these things need to be done to keep the library safe and comfortable.

Motion to close Cummings seconded by Badalato. All were in favor.

GOOD OF THE ORDER

Motion to adjourn made by Simone seconded by Cummings. All were in favor.

Minutes respectfully submitted by:

Charleen Santora
Acting Admin.