

BOROUGH OF BERLIN
COUNCIL MEETING MINUTES
THURSDAY, OCTOBER 12, 2017
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 Jim Bilella, Council President Jim Pearce, Council Members Miller, Badolato, Rocco, Buchanan, & MacDonnell.

PRESENT ALSO: Solicitor Howard Long and Chief Financial Officer Michael T. Kwasizur, Police Chief Michael Miller

ABSENT- Municipal Clerk - Lois Sahina

APPROVAL OF MINUTES

09/14/17- Council Meeting Minutes
10/03/17- Work Session Minutes

Motion to approve: Council President Pearce
Sec.: Councilman Miller
All present were in Favor

DEPARTMENT HEAD REPORTS FOR THE MONTH OF SEPTEMBER 2017

Permit fees	\$ 11,105.00
Zoning fees	\$ 135.00
Re-sale inspection fees	\$ 900.00
Rental Inspections	\$ 1,900.00
Community Center fees	\$ 1,225.00
Tax collector's report	\$ 280,674.21
Utility report	\$ 756,067.89
Clerks report	\$ 2,563.00
Animal report	\$ -0-
Court Administrator	\$ 33,989.42

Motion to approve: Councilman Rocco

Sec.: Councilman MacDonnell

All present were in favor

COUNCIL REPORTS:

• **BUILDINGS & GROUNDS**, Chairman Len Badolato

- Painting the Hotel is being discussed by the library committee. They are in the process of selecting a color. The original colors have been reviewed along with purchasing a program to view different combinations of color selections. Cindy Williams from the DVRC will help them with this choose at no charge.
- Copula Estimate to paint and be refurbish is being determined.
- New Parking Lot Light which was installed at the back entrance of the library has produced a flurry of positive feedback. The library committee is discussing possibly purchasing two more.
- Trees to be Trimmed at the final approach of the airport. Councilman Miller and I met with some representatives from the County. We discussed some of the things they want to do with the Berlin Park.
- HVAC System in the Borough Hall will be updated.
- DVRC banners will be up by Fall Fest. The DVRC is also involved with helping with facade improvements for some of the buildings in the downtown area. The Key Engineers and Fantasy Travel building had the trim put up, along with the lettering on the top of the building.

• **STREETS & ROADS**, Chairman Dan MacDonnell

- Clementon Road Sidewalk Project is now completed.
- 2017 Road Program for Constitution Blvd. & N. Brill Ave will begin on Monday. Drainage issues and road way improvements for North Brill Ave will also be started.
- NJDOT Grant Application needed to be submitted for the 2018 Road Way Improvement. We submitted for double the amount for next year, because of the gas tax.
- Utility Contractors New Services Openings was the discussion of the meeting when I met with the County the other day. New Freedom Road and other roads in town which are opened to installed new services and are not closed properly. The County Inspector is going out to review these areas. A contractor will then be sent out to do restoration. We can only address borough owned streets, not county owned streets. County freeholders must be contacted to address these roads.

• **WATER & SEWER**, Chairman Ron Rocco

- Water & Sewer Statistics for September 2017 vs. September 2016 were given.
- Water Quality Complaints for the month of September 2017 was zero.
- DPW Water Reported was given.
- The Fall Fire Hydrant Flushing Program began on October 2, 2017. This will take approximately four weeks. All 485 hydrants and 46 blow offs will be flushed and inspected.

- Utility Mark Outs were all completed on 89 requests.
 - Routine Maintenance on both water plants and well #15 were completed.
 - Sewer Pumps were replaced at the New Freedom Village pump station.
 - Sewer Main blockage on Coleman Ave was cleared.
 - Routine Maintenance on all 9 pump stations and 9 emergency backup generators at all sewer pump stations were completed.
 - CCMUA was contacted by our engineer about the sewer refurbishing of the 950 ft. from Cedar to Brill Ave. on the White Horse Pike. They sent a letter of thanks stated they appreciate our help with infiltration and inflow. This helps reduce pumping and treatment costs, which also helps with flooding and costs throughout the County.
 - Demonstration of the Remote Monitoring Device we are purchasing was observed in action. This will go through our sewer and water pipes. We will no longer have to pay for surveys and it will pay for itself within the first year or two. We used this at a resident's home to determine where the problem exists.
- **HEALTH & RECREATION**, Chairman Mike Buchanan
 - Community Center is now open for open gym every Friday night from 4-6 pm. Make sure all rules are abided by for safety of your children. DPW are making some minor repairs to a door and the floors.
 - Soccer Pathway Lighting Project is moving forward. Multiple organizations have worked together for this objective. This project will go along both developments passing the community Center and follows to the Berlin Community School. I have worked with the Soccer Club over the last two years to obtain two grants that they received from the County. The Soccer Club, Berlin Governing body along with the residents input and ideas to help with this project. There is a resolution on tonight's agenda regarding the lighting and it is coming in under budget.
- **PUBLIC SAFETY**, Chairman Jim Pearce
 - \$1,865.00 Grant for more bullet proof vests was obtained by our Chief. This helps to offset any cost to the borough.
 - "Coffee with a Cop" was held on October 4, 2017 at Dunkin Donuts to meet some of our residents.
 - Fire Prevention Night was held on October 4, 2017. This was a great success which included our fire department, police, EMS, Berlin Township and other surrounding towns. It was very well attended. Radko was also in attendance. We are seeing a lot of progression with his work in trying to help combat the drug problems within our town. Thanks, were extended to our Berlin Fire Company for sponsoring this annual event.
 - Blood Drive sponsored by the Police Department along with the American Red Cross will be held on October 27, 2017 from 2-7 pm at the Community Center.
 - License Plate Reader is now back up and running.
 - Reduce Speed Programs in addition to our "No need to Speed Campaign" are being looked into by our Chief.
 - Police Department Statistics for September:
 - 1337 Total calls handled
 - 108 Investigations
 - 409 Motor Vehicle Citations

465 Total Arrests YTD

17 Drug arrests
40 Criminal arrests
26 Warrant arrests
67 Arrests

- “The No Need to Speed” campaign for the month of October has been concentrating on the following roads: South Franklin and the Soccer fields, Tansboro, Coleman, Rondon Roads all the entire length.
- Motor Vehicle Accident shut down the pike and knocked out power this past Saturday night. Our fire and EMS were right there taking care of business and power was restored after the pole was fixed. Thanks to the Public Safety Departments on a great job.

- **FINANCE**, Chairman Rick Miller
 - 2018 Finance Planning Meeting will be scheduled to discuss upcoming finances and the budget for next year.
 - Berlin Park County Meeting held with the freeholders was very productive. They committed to cleaning up the park, redesign and clearing some of the trails and cleaning out the stream that is now stagnant. This will to help with drainage on our streets. Residents meeting is being planned to get their input on the park changes.
 - Fall Fest will be held this Saturday, October 21, 2017 on Broad Street.
 - 1st Annual Trap Shoot is being sponsoring by the Rotary at the Pine Hill Trap Club to support their veterans project.
 - Halloween Parade and Event will be held at the Borough Hall on Saturday October 29, 2017 from 1-3 pm.
 - Park Clean Up is being sponsored by the South Jersey Land and Trust on December 9, 2017 from 10-1 pm. Gloves and trash bags will be supplied.

- **MAYOR**, Jim Bilella
 - Councilwoman Marie Knott passed away. She served on Borough Council from 1987 - 2001. She was the first woman to serve on Council. She was a tireless public servant and will be sadly missed.
 - Lymphoma Awareness Month - September was declared as Lymphoma Awareness month. Lymphoma is a blood cancer. There are many different diseases that need to be brought to the attention of our residents and community. Any disease or ailments can be recognized with a proclamation by contacting myself or our clerk.
 - Breast Cancer Awareness Month is in October and a proclamation will be given at the upcoming Fall Fest to recognize this cause. Loretta McClusky who runs the South Jersey Breast Cancer Collation in Berlin helped decorate the Borough Hall and library with pink ribbons to recognize and bring awareness to this cause.
 - Epidermolysis Bullosa Month will also be recognized in October with a proclamation to bring awareness to this disease. This is annually recognized from October 25th -31st.
 - Fire Prevention Night was sponsored and hosted by our Fire Department and was well attended by our residents and surrounding towns vehicles and equipment. This was a great success.

- “Coffee with a Cop” was another great event that was sponsored by our police force. This event is held to recognize the police and bring the police and community together.
- Fire Convention Award was given to our new pumper & ladder truck combined, called the Quint. It won best in show at the convention.
- **SOLICITOR**, Howard Long – No report was given
- **CHIEF FINANCIAL OFFICER**, Michael T. Kwasizur
 - Generator Quotes were received by Chief Behnke. All quotes were over the bid threshold so it will have to go through the bid process for this purchase. Bid specs will be drawn up.
 - NJ Best Practices Check List was received. We received 100% of our state aid and met all qualifications with a little wiggle room.

Councilman Miller – Acknowledgements were given to Councilman Pearce who spent 3-4 hours setting up a meeting with Atlantic City Electric to discuss how the trees on Clementon Road and White Horse Pike were trimmed. There were many residents who were not happy with the way the trees were trimmed. We were assured this would not happen again.

Chief Miller – I have just completed my first year as Chief and would like to thank council for the support you have given to myself and our police department during this past year. With your corporation and support, we have been able to purchase our police K9, tasers, and an early warning system to detect a problem with our officers. Our new software does scheduling and helps to obtain better accountability.

The topic of Accreditation was discussed-

There are two organizations that accredit police departments. COLEA (which is a national organization) and the NJ State Police Association. Many departments in NJ are attaining accreditation go through the Chiefs Association. There is a 105point check list which you must be accountable for with policies, procedures and best practices. Chief Bordi from the Voorhees Township Police Department, connected me with “The Rodgers Group”. They are currently using this system which frees up a lot of man hours and saves money to pay overtime to officers to get these polices and procedures in place.

I met with JIF and they do have funding available refunding 25% of the total cost for accreditation.

Accreditation helps to reduce police professional liability claims, workman’s comp claims and auto claims. When police departments are sued for any number of reasons, the first thing an attorney asks is if the department is accredited and if they have policies and procedures in place. Once accredited it would help us be better prepared and have the right polices in place to help protect us.

We would be able to save \$5,000.00 on our annual JIF premium a year. This would continue every year that we are accredited. We would have to be re-accredited every three years. Once accredited the process to apply is easier, because the infrastructure is in place.

I have a meeting set up to discuss this with the Public Safety Committee and Public Safety Director Pearce to discuss more details. We will have more information to present to you if council decides they wishes to do so.

Mayor Bilella – On December 9, 2017, The Downtown Revitalization Committee will sponsor The Holiday House Tour in the evening.

2ND READING ORDINANCES

ORDINANCE 2017-12

AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY IN THE BOROUGH OF BERLIN, COUNTY OF CAMDEN AND STATE OF NEW JERSEY FOR OPEN SPACE PRESERVATION, SPECIFICALLY, PRESERVE AT SIMONE FARM, IDENTIFIED AT A PORTION OF BLOCK 400, LOT 3 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF BERLIN

MEETING OPEN TO THE PUBLIC

Joe Theurer
21 Coleman Road
Berlin, NJ 08009

Mr. Theurer expressed his concerns about the Simone Farms purchase in regard to making sure that no new low-income housing will be put on this land in the future. Is there anything stated in this agreement that no low income housing can be put on this land?

Mayor Bilella - This property is being used for open space. He also explained why the Nexus property is required to have affordable housing. In the past, the borough did not comply with the state regulated requirements of COAH. This is why this housing is now mandated to be built. We are now COAH compliant until 2025.

What is going on with the old K-Mart property?

Mayor Bilella- The bank has purchased the property and paid the taxes on this property. The bank foreclosed on this property and is looking to sell this property for redevelopment and it is zoned for commercial use.

Mr. Theurer - I heard that the developers of the Nexus Property have run out of money and that the land is contaminated and don't want to build on this land anymore.

Mayor Bilella – The ground is not that contaminated and don't believe that they have run out of money. They still have to come before the Planning Board for a final approval and this is moving forward. This is just a rumor.

Motion to Adopt: Councilman MacDonnell

Sec.; Council President Pearce

RCV; All present were in favor

1ST READING ORDINANCES

ORDINANCE 2017-13

AN ORDINANCE AUTHORIZING THE ACCEPTANCE & DONATION OF PROPERTY, SPECIFICALLY 85-87 WHITE HORSE PIKE ALSO KNOWN AS BLOCK 1108, LOT 10, FOR NOMINAL CONSIDERATION SUBJECT TO CERTAIN TERMS AND CONDITIONS

Mr. Long, - This is a 1st reading ordinance which does not require a public hearing.

Mayor Bilella – For all of Councils awareness. This property is located at 85-87 White Horse Pike. The property owner took ownership of this property at tax lien foreclosure. They no longer want this property. Our property maintenance officer has been having many challenges with this property. This could be a good opportunity for redevelopment in the future. They have offered this to us at no cost. We haven't discussed this in great detail. They just came to me yesterday with this offer. We are not adopting or moving forward at this time. All the details will come out later. Considering we can't do ordinances between council sessions and we only have two more meetings until the end of the year, we are trying to get the ordinance in place. We will discuss more details at our next workshop meeting or in closed session. We can then decide if we want to take action at a subsequent meeting, if everyone is in agreement.

Motion to Introduce: Council President Pearce

Sec.: Councilman Badolato

RCV: All present were in favor

READING RESOLUTIONS R10-01; 2017 THROUGH R10-15; 2017

MEETING OPEN TO THE PUBLIC ON RESOLUTIONS R10-01; THROUGH R10-15; 2017 – No one spoke

MEETING CLOSED TO THE PUBLIC

RESOLUTION R10-01; 2017

RESOLUTION AUTHORIZING THE SETTING OF FEES FOR MAILING OF TAX SALE NOTICES AS PER N.J.S.A. 54:5-26/29/38

RESOLUTION R10-02; 2017

RESOLUTION AUTHORIZING THE TAX COLLECTOR TO LIEN PROPERTIES FOR UNPAID 2016 PROPERTY MAINTENANCE CHARGES

RESOLUTION R10-03; 2017

RESOLUTION AUTHORIZING THE SECURITY DEPOSIT REFUND OF \$372.25 FOR HYDRANT METER RENTAL BY A.E. STONE

RESOLUTION R10-04; 2017

RESOLUTION AUTHORIZING THE REFUND OF A BOROUGH RAFFLE LICENSE FEE FOR ST. MARY OF THE LAKES TO KAREN MEYERS IN THE AMOUNT OF \$40.00

RESOLUTION R10-05; 2017

RESOLUTION TO ACCEPT HAVBROS BERLIN, LLC LETTER OF CREDIT #1936 FROM AMBOY BANK, LOCATED IN OLD BRIDGE NJ, IN THE AMOUNT OF \$160,200.00 WHICH REPRESENTS THE PERFORMANCE GUARANTEE ESTIMATE FOR WATER SERVICE IMPROVEMENTS TO THE NEW SECTION OF MONTEBELLO SECTION 5 IN BERLIN TOWNSHIP.

RESOLUTION R10-06; 2017

RESOLUTION AUTHORIZING THE REFUND OF A ZONING BOARD APPLICATION FEE OF \$75.00 TO BERNADETTE MARINS

RESOLUTION R10-07; 2017

RESOLUTION TO APPROVE THE SUBMITTAL OF A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE 2018 BERLIN BOROUGH ROAD IMPROVEMENT PROGRAM

RESOLUTION R10-08; 2017

RESOLUTION RECOGNIZING OCTOBER AS CAMDEN COUNTY DOMESTIC VIOLENCE AWARENESS MONTH

RESOLUTION R10-09; 2017

A RESOLUTION APPROVING A BUDGET INSERTION FOR THE FISCAL YEAR 2017 BODY ARMOR REPLACEMENT GRANT IN THE AMOUNT \$1,865.87

RESOLUTION R10-10; 2017

RESOLUTION AUTHORIZING CHANGE ORDER #1 FOR THE “2017 SIDEWALK IMPROVEMENT PROGRAM”

RESOLUTION R10-11; 2017

RESOLUTION AUTHORIZING CONTRACT FOR PURCHASING SPECIALIZED SEWER EQUIPMENT UNDER A NATIONAL COMPETITIVE CONTRACT – NATIONAL JOINT POWERS ALLIANCE (NJPA)

RESOLUTION R10-12; 2017

RESOLUTION AUTHORIZING THE REFUND OF DEVELOPER ESCROW BALANCE

RESOLUTION R10-13; 2017

RESOLUTION AUTHORIZING THE SHARED SERVICE AGREEMENT BETWEEN THE BOROUGH OF BERLIN AND THE CAMDEN COUNTY IMPROVEMENT AUTHORITY FOR COMPREHENSIVE PLANNING AND REDEVELOPMENT SERVICES

RESOLUTION R10-14; 2017

RESOLUTION AWARDING THE SOCCER FIELD PATHWAY LIGHTING TO ABS ELECTRICAL INC. INCLUDING THE BASE BID AND ALTERNATE 1 AT A TOTAL PRICE OF \$89,795.00

RESOLUTION R10-15; 2017

A RESOLUTION URGING THE STATE LEGISLATURE TO EXTEND THE 2% CAP ON POLICE AND FIRE ARBITRATION CONTRACT AWARDS

Motion to approve Resolutions R10-01 through R10-15; 2017 – Councilman Buchanan

Sec.; Councilman Miller

RCV; All present were in favor

- **PRIVILEGE OF THE FLOOR** -No one spoke

PAYMENT OF THE BILLS FOR THE MONTH OF OCTOBER, 2017 IN THE AMOUNT OF \$1,553,946.56

Motion; Council Miller

Sec.; Councilman MacDonnell

RCV; All present were in favor

Motion to adjourn; Council President Pearce

Sec.; Councilman Badolato

RCV; All present were in favor

GOOD OF THE ORDER- No one spoke

Lois J. Sahina

Registered Municipal Clerk

October 12, 2017