

BOROUGH OF BERLIN
COUNCIL MEETING MINUTES
THURSDAY, SEPTEMBER 14, 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 Rocco, Buchanan, & MacDonnell.

ABSENT: Councilman Miller and Badolato

PRESENT ALSO: Solicitor Howard Long, Municipal Clerk Lois J. Sahina and Chief Financial Officer Michael T. Kwasizur

APPROVAL OF MINUTES

8/17/2017 - Council Meeting Minutes

9/05/2017 – Work Session Minutes

Motion to approve: Councilman MacDonnell

Sec.: Councilman Badolato

Abstained from 9/5/17 Work Session Minutes: Council President Pearce

RCV: All present in favor

DEPARTMENT HEAD REPORTS FOR THE MONTH OF AUGUST 2017

| | | |
|-------------------------|----|--------------|
| Permit fees | \$ | 7,787.00 |
| Zoning fees | \$ | 200.00 |
| Re-sale inspection fees | \$ | 850.00 |
| Rental Inspections | \$ | 19,850.00 |
| Tax collector's report | \$ | 5,789,746.94 |
| Utility report | \$ | 71,569.80 |
| Clerks report | \$ | 7,252.00 |
| Animal report | \$ | 81.00 |
| Court Administrator | \$ | 27,444.93 |

Motion to approve: Councilman Buchanan

Sec.: Councilman MacDonnell

RCV: All present were in favor

COUNCIL REPORTS:

- **BUILDINGS & GROUNDS**, Chairman Len Badolato
 - Ballfield Drainage Issues - survey will be completed this week
 - Hotel Painting - The engineer specs are completed. The draft will be ready for review next week. Target date to begin is October
 - Library Parking Light Fixture – It arrived today from Billows and will be installed at the back entrance of the library.
 - DVRC 2nd Annual Christmas Tour is being planned.

- **STREETS & ROADS**, Chairman Dan MacDonnell
 - Completion Stages of Projects:
 - Clementon Road Sidewalk Project is almost completed.
 - Tansboro County Road Project will be completed tomorrow.
 - 2017 New Road Program Project – This project entails the reconstruction of Constitution Blvd. in Centennial Square and drainage improvements on Brill Ave. This project has gone out to bid and has been awarded. On Tuesday 9/19/17 a preconstruction meeting will be held. A notice to processed will be given to the contractor so the paving and concrete work can be done before the cold weather.
 - Utility Contractors – The County Engineer has been contacted about utility contractors digging up the roads. They don't fill in the roads properly when finished. There have been many complaints from people who live on New Freedom Road and other parts of town. They said they are aware of the problem. Currently they have the contractors initially installing a 6" base of asphalt. Sometimes the asphalt is installed a little high After a 60day settlement period they come back and take 2" off and then put on the surface course top.
 - Crosskeys Road Traffic lights are still under consideration according to the County Engineers office.
 - Berlin Borough Engineer Road Study- There is a resolution on tonight's agenda to authorize a study of the municipal owned roads. This resolution will give us the authority to have our engineer to assess all of the street conditions. This will be used as a guide to consider which roads need the most attention in the future. In October, we need to make a decision on what roads will be considered for the next NJDOT application grants for 2018. Water service projects will also be considered in relationship to the streets that are of the highest priority.

 - **WATER & SEWER**, Chairman Rocco absent, report given by Chairman Buchanan
 - The Engineers Report for Utilities states there were no recent water quality issues submitted for the 2016 Water Project. This includes Katherine Ave and Mt. Vernon watermain loop.
 - 2017 Water Projects Grove Ave watermain between Harrison and Cleveland is estimated as 200k. The construction is targeted for September through December 2017.

- Sewer Pipe Lining Rehabilitation Project for 2017 will have a scope of 950ft. from off of White Horse Pike, to Franklin and Hayes Ave. This sewer pipe will be relined. Relining is more cost effective than digging up and replacing the piping.
- We have an objective of 490ft of inter-feet from Hayes to Park. This should be completed by the end of September.
- DPW Report for Water and Sewer
Water - DPW completed 30 work orders for various meter repairs and water meter replacements. On September 2th they repaired a 4inch watermain break on Thurman Ave. Repaired and road restoration was completed
- Utility Mark Out Requests - 99 were completed in September
- Routine Maintenance was completed at plant #1,2, and well #15
- Sewer Main Blockage was cleared on South Arlington Avenue
- Monthly Maintenance on all 9 pump stations and sewer pump station generators was completed.

HEALTH & RECREATION, Chairman Mike Buchanan

- Open Gym at the Community Center will begin in October.
- Community Center Attendants needed to work on Friday from 4-6 pm. Contact anyone from Council if you are interested in working as an at the.
- The Soccer Field Pathway Lighting Project was sent back to the engineer to reassessed the design and get new estimates. We are much closer to our budget with these new estimates. The 4ft high lighting will run from the Community Center to Harvard to Canyon Drive.
- Upcoming events: Fall Fest, October 21, 2017
Halloween Parade, October 28, 2017.

• **PUBLIC SAFETY, Chairman Jim Pearce**

- August 2017 the Berlin Police Department Statistics were as follows:

| | |
|------|-----------------------|
| 1495 | Calls |
| 100 | Investigation Reports |
| 12 | Drug Arrests |
| 36 | Criminal Arrests |
| 16 | Warrant Arrests |
| 4 | DWI Arrests |
| 49 | Accidents |
| 378 | Tickets Issued |
- “No Need to Speed” Champaign for the month of September encompassed the entire length of Constitution Blvd., South Franklin between Clementon Road and the soccer fields and the entire length of Clementon Road.
- Clementon Road Sidewalks, I have received a lot of positive feedback from the community about the sidewalks along Clementon Road. It is much safer to walk now.
- PBA Contract Completed – Resolution R9-07 contract will run from January 2018 until December 2021.
- Fire Prevention Night will be held on October 4, 2017 at the Community Center. This event is sponsored by the Berlin Fire Company

- **MAYOR, Jim Bilella**

- Communications to our residents through many different means, including:

- ETV - Eastern Regional TV broadcast posted on line
- Social Media Resources: Facebook and other website communications/emails
- Mobil 311- to report DPW issues
- Fur Alert - to report lost pets
- Constant Contact email bulletins posted once month on our website
- Paper newsletter to be distributed to 4000 residents bi-annually Fall/Spring

- Economic Development Update - K-Mart shopping Center went to sheriff's sale on August 30th and was acquired by the bank. Myself, our Property Maintenance Officer, Construction Official and our Fire Marshal met with the bank and expressed our concerns about the problems that now exist on this property, including: trash, potholes, parking lot lighting, clothing bins, vandalism and overall safety of this property. We will see some immediate progress in terms of its upkeep. They plan on selling this property to a developer for redevelopment as soon as possible. This was declared a redevelopment zone last year. This will give the community a great opportunity to benefit with new businesses that the community would like to see.

- Simone Family Farms Acquisition Update

In October, the Planning Board Meeting will be viewing the subdivision plan of the Simone Family farm. This property will be subdivided between the Berlin Farmers Market and the Borough. After the sale of the property, we will be able to go into the closing of this joint partnership. We will then be able to declare this land as Open Space. This land is currently rated as farm land. The land that will be acquired by the Farmers Market will produce a net increase in revenue retables. It will no longer be used as farmland. This will offset the ratable lost on the Boroughs land that is being purchased. This is a win win for all parties. The Mart will be acquiring land to build warehousing to provide extra storage for the merchants, and do away with the current trailers that are parked in the parking lot. The borough will acquire open space and this will prevent high density houses, as a result more retables will be obtained through the Berlin Farmers Market.

- **SOLICITOR, Howard Long**

- Simone Family Farms Acquisition Re-cap:

- Approximately 8-9 years ago the voters voted through a referendum, to create dedicated funds to preserve open space in the Borough. This tax would prevent high density housing.

- Prior resolutions approved for this acquisition:

1. Resolution of Original Intent
2. Expression of interest in the property.
3. Resolution for the Agreement of Sale
4. 1st Reading Ordinance will be read tonight – The acquisition of certain real space to preserve for open space purposes. All funding is in place to move forward.

All the details are now coming together. We are working with the applicant to go before the County Planning Board and then we will wait for them to be approved. This will be a

monumental event to spend these dedicated funds. We would like to close on this acquisition next month.

- The PBA Contract will be resolved and approved tonight. Thanks to our CFO, Public Safety Committee and all of Council. This contract was started in February and will be settled three months early. This is a good fair contract on all sides and it is now ratified and signed.

- **FINANCE**, Chairman Rick Miller – Absent, no report given
- **CHIEF FINANCIAL OFFICER**, Michael T. Kwasizur – No report given

1ST READING ORDINANCES

ORDINANCE 2017-11

ORDINANCE CONFIRMING AND AUTHORIZING THE SALE OF LANDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL LANDS AND BUILDINGS LAW FOR BLOCK 500, LOT 1 AND BLOCK 501, LOT 1 IN THE BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY

Motion to Introduce: Councilman MacDonnell

Sec.; Councilman Pearce

RCV; All present were in favor

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

Motion to Introduce: Councilman Pearce

Sec.; Councilman MacDonnell

RCV; All present were in favor

READING RESOLUTIONS R09-01; 2017 THROUGH R0-09-07; 2017

MEETING OPEN TO THE PUBLIC ON RESOLUTIONS R09-01; 2017 THROUGH R09-08; 2017 – No one Spoke

MEETING CLOSED TO THE PUBLIC

RESOLUTION R9-01; 2017

RESOLUTION OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AUTHORIZING THE BIDDING BY MUNICIPAL OFFICERS AT TAX SALE

RESOLUTION R9-02; 2017

RESOLUTION OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AUTHORIZING THE BOROUGH OF BERLIN TO SOLICIT BIDS FOR

THE SEWER PIPE VIDEO TRAILER

RESOLUTION R09-03; 2017

RESOLUTION OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AUTHORIZING BOROUGH ENGINEERS TO PERFORM STREET EVALUATION AND RANKING

RESOLUTION R9-04; 2017

RESOLUTION OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AUTHORIZING CONFIRMATION OF MAYOR'S APPOINTMENT OF SALVATORE CATANIA AS PART-TIME ELECTRICAL SUB-CODE OFFICIAL

RESOLUTION R09-05; 2017

RESOLUTION OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AUTHORIZING THE REFUND OF DEVELOPER ESCROW BALANCE

RESOLUTION R09-06; 2017

RESOLUTION OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AUTHORIZING THE BOROUGH TO ENTER INTO A CONTRACT WITH REGIONAL RESOURCES FOR A TERM OF 51 MONTHS TO MANAGE OUR 3RD PARTY ENERGY SUPPLY

RESOLUTION R09-07; 2017 - A RESOLUTION APPROVING THE PBA CONTRACT FOR THE BROUGH OF BERLIN POLICE CONTRACT COVERING 01/01/2018 THROUGH 12/31/2021

RESOLUTION R09-08; 2017 – A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE COUNTY OF CAMDEN, BERLIN BOROUGH AND THE BERLIN FIRE DEPARTMENT FOR FIRE DEPARTMENT TRAINING IN THE BERLIN PARK IN THE FORM ATTACHED HERETO

Motion to approve Resolutions R09-01 through R09-08; 2017 – Council President Pearce

Sec.; Councilman MacDonnell

RCV; All present were in favor

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

PAYMENT OF THE BILLS FOR THE MONTH OF SEPTEMBER, 2017 IN THE AMOUNT OF \$ 1,953,100.31

Motion; Councilman MacDonnell

Sec.; Councilman Badolato

RCV- All present were in favor

Any business for the good of the order – No one spoke

Motion to adjourn; Council President Pearce

Sec., Councilman MacDonnell
RCV- All present were in favor

Lois J. Sahina
Registered Municipal Clerk
September 14, 2017