



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

COUNCIL MEETING AGENDA
THURSDAY, JULY 11, 2024

REGULAR MEETING TO BEGAN IMMEDIATELY AFTER THE 6:30 PM WORKSHOP MEETING

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

STATEMENT OF ADVERTISEMENT:

Notice of this meeting has been provided to the Courier Post and the Philadelphia Inquirer and is posted on the Borough Hall Bulletin Board stating the time, date, and the place of the meeting.

ROLL CALL:

Councilman Badolato - Present
Councilwoman Cummings – Present
Councilman Hohing – Absent
Councilman Mascarenhas – Present
Councilman Wilkinson – Present
Council President Miller – Absent
Mayor Miller – Present

Also present: Solicitor, Howard Long – Present
Administrator, Anne Marie Miller – Present
Municipal Clerk, Rachel von der Tann, RMC – Present

APPROVAL OF MINUTES

Approval of June 13, 2024, regular meeting minutes, Motion; Councilman Mascarenhas Seconded.; Councilwoman Cummings AIF; All .

Approval of June 13, 2024, workshop meeting minutes, Motion; Councilman Mascarenhas Seconded. Councilwoman Cummings , AIF; All .

Approval of June 13, 2024, executive session meeting minutes, Motion; Councilman Mascarenhas Seconded.; Councilwoman Cummings , AIF; All.

COUNCIL REPORTS

- **BUILDINGS, PARKS, & RECREATION** - Councilman Badolato and Councilman Mascarenhas
- **PUBLIC WORKS, STREETS & ROADS** - Councilwoman Cummings and Councilman Wilkinson

- **WATER & SEWER** - Councilwoman Cummings and Councilman Badolato
- **PUBLIC SAFETY** - Councilman Hohing and Councilman Mascarenhas
- **YOUTH ATHLETICS , COMMUNITY EVENTS** - Council President Miller and Councilman Wilkinson
- **FINANCE** - Council President Miller and Councilman Hohing
- **SOLICITOR** -Howard Long
- **MAYOR** - Rick Miller .
- **BUILDINGS, PARKS, & RECREATION** Councilman Badolato and Councilman Mascarenhas

Councilman Badolato , Camp long-a-coming is up and running. The camp be going from July 8 until the 15th of August. And last year there were 159 campers. This year there we have 188. Last year the camp brought in \$41,145. This year it brought in \$50,950. These numbers show how important these programs are for the Borough.

Tim Trout from BCS will be having their band practice at the Dill House in the month of July. They will be in there from 12:30 to 330 every day.

Councilman Badolato wants to report on the train station. He states it's the oldest standing train station in the State of New Jersey. There is going be work starting to replace the planks on the deck. They are in bad shape. This will be happening the last weekend of July and that's going to be done by the boy scouts and funds coming for that. Councilman Badolato thanks the boy scouts for getting involved.

Councilman Mascarenhas gives updates on the 3 Berlin Parks that are being redone. He states that they have begun taking down the Bel Air Park. Councilman Mascarenhas says the hopes are that are 3 parks are started by September.

Councilman Mascarenhas thanks the staff and Borough Administrator , Anne Marie Miller for her help.

- **PUBLIC WORKS, STREETS & ROADS** - Councilman Wilkinson and Councilman Cummings

Councilman Wilkinson states the 2024 road program for Laurel Woods, Monterey Court and Blatherwick is set to go out. It's in a design phase and it's going out for bid in the fall of this year.

Councilman Wilkinson states they are currently going over the 2025.

Councilman Wilkinson states he has no new updates on the Crosskeys Road Project.

- **WATER & SEWER** - Councilwoman Cummings and Councilman Badolato

On June 28th, the department was found to be 100% in compliance with all of our department rules and regulations concerning our water allocation permits. The Borough had 15 service orders for meter repair and replacements that were completed 83 utility workouts and monthly maintenance on the water plant was completed for sewer. The Borough completed all of our routine monthly maintenance there as well with our 10 emergency backup generators at the sewer pump stations. The latest update on the emergency generator on Crosskeys Road is we have that for delivery is now July 31st.

- Councilwoman Cummings explained that the water rates were being increased from \$3.60 to \$4.40 per 1,000 gallons quarterly for residential usage up to 10,000 gallons to cover the costs of infrastructure improvements.
-
- Mr. Long mentions that the Borough's water rates are significantly lower than those of New Jersey American Water Company. Mr. Long also mentioned that there would be a sewer rate increase.

➤ **PUBLIC SAFETY** – Councilman Hohing and Councilman Mascarenhas
Councilman Hohing was absent.

- **YOUTH ATHLETICS AND COMMUNITY EVENTS**- Council President Miller and Councilman Wilkinson

Youth athletics and downtown revitalization updates

Councilman Wilkinson discusses use of the fields. States he would like to have some coaches come to a meeting and get some feedback.

- **FINANCE** – Council President Miller- Absent .
-
- **SOLICITOR** – Mr. Long explains the ordinances that are on this evening's agenda.

Short-term rental property regulations

Mr. Long explained that the new ordinance aimed to regulate short-term rentals like Airbnb to address issues like noise, trash, and overcrowding caused by some problematic properties while still allowing responsible short-term rentals. Mr. Long provided details on the registration process, fees, and enforcement mechanisms for short-term rentals.

- **MAYOR Miller-**

Mayor Miller thanks everyone for their help and involvement with the 4th of July Parade. States how nice it is not to have to worry about anything , and it just gets done. The DPW, the emergency services ICCA and the Rotary. Everyone works together and all the work they put into it is very nice. The Mayor thanks the Council for helping decorate our Borough float. He states that the Borough needs to come up with a better theme for next year. But says how it's fun to work together and be able to walk and be a part of that. It's one thing he looks forward to every year , that is walking the parade route and it was nice. The Mayor states that it is always a good time.

OLD BUSINESS

SECOND READING ON ORDINANCE NO. 2024-11

AN ORDINANCE AMENDING CHAPTER 336, STORMWATER CONTROL, OF THE CODE OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN AND STATE OF NEW JERSEY.

Meeting open to the public on Ordinance No. 2024-11, Councilwoman Cummings Second.; Councilman Badolato ,AIF; All .

Meeting closed to the public on Ordinance No. 2024-11 Councilman Mascarenhas, Second; Councilman Cummings , AIF; All

Motion to adopt Ordinance No. 2024-11, Councilwoman Cummings , Second.; Councilman Badolato , RCV All in favor. .

SECOND READING ON ORDINANCE NO. 2024-12

AN ORDINANCE AMENDING CHAPTER 335, ZONING AND LAND USE, AND CHAPTER 336, STORMWATER, OF THE CODE OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN AND STATE OF NEW JERSEY.

Meeting open to the public on Ordinance No. 2024-12, Councilwoman Cummings , Second.; Councilman Badolato ,AIF; All in favor.

Meeting closed to the public on Ordinance No. 2024-12 Councilwoman Cummings , Second; Councilman Badolato, All; All in favor.

Motion to adopt Ordinance No. 2024-12 Councilwoman Cummings , Second.; Councilman Badolato , RCV All in favor.

SECOND READING ON ORDINANCE NO. 2024-13

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 67 OF THE CODE OF BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY ENTITLED "WATER RATES".

Meeting open to the public on Ordinance No. 2024-13, Councilman Mascarenhas , Second.; Councilwoman Cummings ,AIF All in favor.

Meeting closed to the public on Ordinance No. 2024-13, Councilman Badolato Second; Councilwoman Cummings , AIF All in favor .

Motion to adopt Ordinance No. 2024-13 Councilman Wilkinson , Second.; Councilman Mascarenhas , RCV All in favor.

SECOND READING ON ORDINANCE NO. 2024-14

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 261 OF THE CODE OF THE BOROUGH OF BERLIN ENTITLED "SEWERS"

Meeting open to the public on Ordinance No. 2024-14, Councilman Mascarenhas , Second.; Councilwoman Cummings ,AIF All in favor.

Meeting closed to the public on Ordinance No. 2024-14, Councilman Mascarenhas , Second; Councilwoman Cummings , AIF All in favor. .

Motion to adopt Ordinance No. 2024-14, Councilwoman Cummings Second.; Councilman Badolato , RCV All in favor.

SECOND READING ON ORDINANCE NO. 2024-15

ORDINANCE OF THE BOROUGH OF BERLIN ENTITLED "SHORT TERM RENTAL PROPERTY REGULATIONS" OF THE CODE OF THE BOROUGH OF BERLIN, IN THE COUNTY OF CAMDEN AND STATE OF NEW JERSEY.

Meeting open to the public on Ordinance No. 2024-15, Councilman Mascarenhas , Second; Councilman Badolato , AIF All in favor.

Meeting closed to the public on Ordinance No. 2024-15, Councilman Mascarenhas , Second; Councilwoman Cummings , AIF All in favor. .

Motion to adopt Ordinance No. 2024-15 Councilman Badolato Second; RVC All in favor.

SECOND READING ON ORDINANCE NO. 2024-16

BOND ORDINANCE PROVIDING FOR VARIOUS 2024 WATER UTILITY IMPROVEMENTS, BY AND IN THE BOROUGH OF BERLIN, IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY; APPROPRIATING \$670,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$670,000 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF.

Meeting open to the public on Ordinance No. 2024-16, Councilman Badolato , Second.; Councilwoman Cummings , AIF All in favor

Meeting closed to the public on Ordinance No. 2024-16, Councilwoman Cummings , Second; Councilman Badolato , AIF All in favor .

Motion to adopt Ordinance No. 2024-16 Councilwoman Cummings , Second.; Councilman Badolato , RCV All in favor.

SECOND READING ON ORDINANCE NO. 2024-17

BOND ORDINANCE PROVIDING FOR VARIOUS 2024 GENERAL CAPITAL IMPROVEMENTS, BY AND IN THE BOROUGH OF BERLIN, IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY; APPROPRIATING \$1,587,500 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,000,000 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF.

Meeting open to the public on Ordinance No. 2024-17, Councilwoman Cummings , Second.; Councilman Badolato , AIF All in favor .

Meeting closed to the public on Ordinance No. 2024-17 , Councilman Badolato Second; Councilwoman Cummings , AIF All in favor.

Motion to adopt Ordinance No. 2024-17 Councilwoman Cummings Second.; Councilman Badolato , RCV All in favor .

NEW BUSINESS

FIRST READING ON ORDINANCE NO. 2024-18

ORDINANCE CONFIRMING AND AUTHORIZING THE ACQUISITION OF LANDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL LANDS AND BUILDINGS LAW FOR BLOCK 1108, LOT 9, ALSO KNOWN AS 83 SOUTH WHITE HORSE PIKE, IN THE BOROUGH OF BERLIN, COUNTY OF CAMDEN AND STATE OF NEW JERSEY.

Motion to introduce Ordinance No. 2024-18, Councilman Badolato , Sec.,Councilwoman Cummings , RCV All in favor.

COMCAST FRANCHISE AGREEMENT PUBLIC HEARING

Motion to open the public hearing: Councilman Mascarenhas

Second: Councilwoman Cummings AIF: All Opposed: None

Motion to close the public hearing: Councilman Mascarenhas

Seconded: Councilman Badolato AIF: All Opposed: None

The council opened a public hearing for the renewal of the Comcast franchise agreement, as required every 10 years. Representatives from Comcast, Fred Deandrea and Gabe Almeida, provided an overview of Comcast's services, network investments, and commitment to the community. Speaker 4 inquired about the possibility of obtaining courtesy services from Comcast for the school district and municipal buildings, as is customary in such agreements.

CONSENT AGENDA Resolutions R7-112:2024 to R7-122:2024

Motion to open to the public: Councilwoman Cummings Second; Councilman Badolato
AIF: All

Motion to close public portion: Councilman Badolato Second; Councilwoman Cummings
AIF: All

RES. R7-112-2024,

Resolution authorizing the refund of escrow in the the amount of \$604.75 for block 2303 lot 18 due to non-installation of pool.

RES. R7-113-2024

Resolution approving change order # 1 decreasing the total contract price in the amount of -\$9,440.00 for the 2023 Berlin Borough Road Improvement Program.

RES. R7-114-2024

Resolution approving the Berlin, Gibbsboro and Voorhees Municipal Alliance Program for the Governor's Council on Alcohol and Drug Abuse (GDADA).

RES. R7-115-2024

Resolution authorizing the security deposit refund of \$322.00 for hydrant meter rental by Quikrete Companies.

RES. R7-116-2024

Resolution approving the hiring of Francis William Warner for the Mechanic position of the Borough of Berlin in accordance with the salary negotiated between the Borough of Berlin and Communications Workers of America AFL-CIO, effective July 15, 2024.

RES. R7-117-2024

Resolution approving the agreement between the County of Bergen and the Borough of Berlin who desires to participate in the #CK04, NJ Cooperative Purchasing Alliance.

RES. R7-118-2024

Resolution approving a Camp Long-a-Coming refund in the amount of \$335.00 to Jenna Chrisanthon.

RES. R7-119-2024

Resolution approving Payment of Bills for the month of July totaling \$3,014,625.26.

RES. R7-120-2024

Resolution accepting the resignation of Ray Jaconski as position of Mechanic for the Borough of Berlin.

RES. R7-121-2024

Resolution approving Sophia Baldino as a substitute counselor for Camp Long-a-Coming at the rate of \$15.00 per hour.

RES. R7-122-2024

A resolution memorializing an executive session from June 13, 2024.

MOTION TO APPROVE RESOLUTIONS R7-112:2024 to R7-122:2024 Councilman Wilkinson, Sec.; Councilman Mascarenhas, RCV All in favor.

PRIVILEGE OF FLOOR

Motion to open the public portion: Councilman Wilkinson

Seconded: Councilman Mascarenhas AIF: All in favor Opposed: None

Motion to close the public portion: Councilman Badolato

Seconded: Councilwoman Cummings AIF: All in favor. Opposed: None

GOOD OF THE ORDER

Motion to adjourn: Councilman Wilkinson

Seconded: Councilman Mascarenhas

AIF: All in favor

Opposed: None

Respectfully submitted by:
Rachel von der Tann
Municipal Clerk

Berlin Resident

Resident raised concerns about the accessibility and inclusivity of the borough's playgrounds particularly for children with disabilities or neurodiversity and suggested exploring grants like Jake's Law to make the playgrounds more inclusive. The Resident acknowledged the concerns and expressed willingness to work with Councilman Mascarenhas to explore options for making the playgrounds more inclusive, including applying for grants.

Berlin Residents

Property maintenance and wildlife concerns.

Berlin Residents raised concerns about overgrown vegetation, fallen trees, and wildlife issues on a neighboring property, and requested that the Borough address these issues when contracting for maintenance services.

The Mayor acknowledged the concerns and stated that the Borough would look into addressing the issues through proper maintenance contracts.