



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

COUNCIL MEETING AGENDA
THURSDAY, MARCH 13, 2025

REGULAR MEETING 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 – Absent
Councilman Hohing – Absent
Councilman Mascarenhas – Present
Councilman Wilkinson – Present
Council President Miller - Present
Mayor Miller- Absent

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

APPROVAL OF MINUTES

Approval of February 13, 2025, regular meeting minutes, Motion; Councilman Badolato Seconded.; Councilman Mascarenhas AIF All .

Approval of February 13, 2025, workshop meeting minutes, Motion; Councilman Mascarenhas Seconded.; Councilman Badolato AIF All .

COUNCIL REPORTS

- **BUILDINGS & GROUNDS, PARKS, & RECREATION** - Councilman Badolato
- **PUBLIC WORKS, STREETS & ROADS** - Councilman Wilkinson
- **WATER & SEWER** - Councilwoman Cummings
- **PUBLIC SAFETY** - Councilman Hohing
- **YOUTH ATHLETICS , COMMUNITY EVENTS** - Councilman Mascarenhas
- **FINANCE** - Council President Miller

➤ **SOLICITOR** -Howard Long

➤ **MAYOR** - Rick Miller

➤ **BUILDINGS, PARKS, & RECREATION**

Councilman Badolato reports on negotiations with New Jersey Transit regarding a guardrail at the train station and ongoing issues with street light repairs. The council discusses the need to resurface the community center parking lot and potential bidding process for the project. Updates are provided on fire department and police department activities, including call statistics and officer recognition.

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➤ **PUBLIC WORKS, STREETS & ROADS** - Councilman Wilkinson (Absent)

➤ **WATER & SEWER** - Councilwoman Cummings - Absent

➤ **PUBLIC SAFETY** – Councilman Hohing -Absent

➤ **YOUTH ATHLETICS AND COMMUNITY EVENTS** - Councilman Mascarenhas

Councilman Mascarenhas emphasizes the need to reinvest in youth athletics facilities, including field maintenance and lighting improvements. The council discusses potential costs for field upgrades, with lighting projects estimated at around \$800,000. There is consideration of taking over field maintenance from the school district and allocating an annual budget for ongoing upkeep.

➤ **FINANCE** – Council President Miller-

The council introduces the 2025 municipal budget for Berlin Borough, with a public hearing scheduled for April 10, 2025. Multiple resolutions are passed, including those authorizing local examination of the budget and approving various administrative matters.

Revenues Collected Report for February 2025

Permit fees \$9,843.00

Rental inspection fees \$150.0

Zoning Fees \$400.00

Resale inspection fees \$600.00

Community Center \$8,865.00

Tax collector \$5,170,150.16

Utility Collector \$44,500.00

Animal license fee \$710.00

Clerk's Office \$4,879.00

Court Office \$14,493.72

➤ **SOLICITOR** – Mr. Howard Long



The Solicitor and Council members discuss the town's water supply and potential to sell water to neighboring towns. Mr. Long explains that towns with franchise agreements with New Jersey American Water cannot easily switch to another water supplier. The council also discusses their backup agreement with New Jersey American Water and the restrictions on their local water allocation.

➤ **MAYOR Miller- Absent Councilman Jake Miller gives closing announcements and adjournment.**

Council President Miller announces upcoming events, including the grand opening for Heimlich Karate Saturday March 29, 2025 @ 12:00pm, a free rabies clinic on April 12, 2025, and spring curbside leaf pickup from April 1st to April 11th. The meeting concludes with congratulations to a council member on becoming a grandparent and a motion to adjourn.

OLD BUSINESS

SECOND READING ON ORDINANCE NO. 2025-01

ORDINANCE AUTHORIZING THE BOROUGH OF BERLIN TO RELEASE THE AFFORDABILITY CONTROLS FOR CERTAIN UNITS LOCATED IN LONACONING APARTMENTS, BLOCK 2507, LOT 13.

Meeting open to the public on Ordinance No. 2025-01, Councilman Wilkinson, Second.; Councilman Mascarenhas, AIF All .

Meeting closed to the public on Ordinance No. 2025-01 Councilman Mascarenhas, Second: Councilman Wilkinson, AIF All .

Motion to adopt Ordinance No. 2025-01 Councilman Wilkinson, Second.; Councilman Badolato, RCV All in favor.

NEW BUSINESS

FIRST READING ON ORDINANCE NO. 2025-02

**CALENDAR YEAR 2025 MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

Motion: Councilman Wilkinson Second: Councilman Badolato RCV: All in favor.

RES. R3-51:2025

Governing Body Certification of Compliance with The United States Equal Employment Opportunity Commission's

“Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of The Civil Rights Act Of 1964”

Motion: Councilman Badolato Second: Councilman Mascarenhas RCV: All in favor.

RES. R3-52:2025

Resolution introducing the 2025 Municipal Budget for the Borough of Berlin.
(Requires a Majority Vote of Borough Council (4 affirmative votes))

This is the introduction of the 2025 Municipal Budget; public hearing will be on April 10, 2025, at 7:00 PM

Motion to introduce the 2025 Municipal Budget: Councilman Mascarenhas

Seconded: Council President Miller RCV: All in favor.

RES. R3-53:2025

Authorizing Local Examination of the 2025 Budget for the Borough of Berlin.

Motion: Councilman Badolato Second: Councilman Wilkinson RCV: All in favor.

RES. R3-54:2025

Authorizing the 2025 municipal budget to be read by title.

Motion: Councilman Wilkinson Second: Councilman Mascarenhas RCV: All

FIRST READING ON ORDINANCE NO. 2025-03

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 SEWER UTILITY IMPROVEMENTS, BY AND IN THE BOROUGH OF BERLIN, IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY; APPROPRIATING \$325,000.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$325,000.00 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF.

Motion: Councilman Badolato Second: Councilman Wilkinson RCV: All in favor.

FIRST READING ON ORDINANCE NO. 2025-04

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 WATER UTILITY IMPROVEMENTS, BY AND IN THE BOROUGH OF BERLIN, IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY; APPROPRIATING \$1,180,000.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,180,000.00 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF.

Motion: Councilman Wilkinson Second: Councilman Mascarenhas RCV: All in favor.

FIRST READING ON ORDINANCE NO. 2025-05

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 GENERAL CAPITAL IMPROVEMENTS, BY AND IN THE BOROUGH OF BERLIN, IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY; APPROPRIATING \$713,000.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$677,350.00 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF

Motion: Councilman Badolato Second: Councilman Wilkinson RCV: All in favor.

FIRST READING ON ORDINANCE NO. 2025-06

ORDINANCE AMENDING CHAPTER 52, ARTICLE II, SPECIFICALLY, CREATING §52-9, ESTABLISHING CLASS II AND CLASS III OFFICERS AS WELL AS CERTAIN RULES AND REGULATIONS REQUIRED OF THE CODE OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY.

Motion: Councilman Badolato Second: Council President Miller RCV: All in favor

CONSENT AGENDA Resolutions R3-55:2025 to R3-72:2025

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

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

RES. R3-55:2025

Resolution awarding the 2024 Roadway Improvement Project to Arawak Paving Co. Inc. of Hammonton , NJ in the low bid amount of \$324,400.00.

RES. R3-56:2025

Resolution authorizing the extended due date for Borough of Berlin water payments until April 18, 2025, due to unforeseen circumstances with the billing cycle.

RES. R3-57:2025

Resolution authorizing the extended due date for Borough of Berlin apartment payments until April 14, 2025, due to new software implementation (SDL).

RES. R3-58:2025

Resolution approving Borough Vehicles no longer in use to be sold on Gov Deals, a 2014 Peterbilt VIN 3BPZLJOX1EF223671 automated trash truck.

RES. R3-59:2025

Resolution approving the resignation of Hunter Sawicki, Berlin Borough Police Officer effective February 3, 2025.

RES. R3-60:2025

Resolution approving Totally Disabled Veteran, for property tax exemption Block 703 , Lot 7 due to being a Totally Disabled Veteran effective February 10, 2025, refunding the tax payment in the amount of \$963.84 to Corelogic.

RES. R3-61:2025

Resolution approving Totally Disabled Veteran for property tax exemption Block 2007 , Lot 16 due to being a Totally Disabled Veteran effective February 10, 2025, refunding the tax payment in the amount of \$931.80 to Corelogic.

RES. R3-62:2025

Resolution accepting the resignation of Josh Pope Shaw , Berlin Borough Department of Public Works, effective February 7, 2025.

RES. R3-63:2025

Resolution approving the proposal from Pennoni Associates for Environmental Consulting Services for Tank Closure Oversight and LSRP Services for 71 S. White Horse Pike, in the amount of \$27,500.00.

RES. R3-64:2025

Resolution approving Atco Fence Company to install a new fence at the Berlin AA fields , 215 S Franklin Avenue, in the amount of 21,375.00.

RES. R3-65:2025

Resolution approving the list of arcade games for Monaco E Karting , approved and inspected by the Legalized Games of Chance Control Commission (LGCCC), for renewing their 2025 gaming license in the Borough of Berlin. (see attached list of games).

RES. R3-66:2025

Resolution to approve the updating of the Berlin Police Department Rules / Regulations to meet the standard of the New Jersey State Chiefs Association for accreditation.

RES. R3-67:2025

Resolution approving change order No.2 for the Cross Keys PS #6 Rehabilitation required for gas piping and regulator modifications required after relocation of the gas meter by SJ Gas, increasing the total contract amount by \$2,450.59 making the final contract amount \$326,425.59.

RES. R3-68:2025

Resolution approving Change Order No.1 for the Chestnut Street Tank Painting Project in the amount of \$21,000, increasing the total engineering fee to \$166,000.00 , due to the extreme cold temperatures in February which affected the cure on the interior coating and cracked an interior valve.

RES. R3-69:2025

Resolution to approve Colliers Engineering & Design Proposal for professional planning services to prepare for a Fourth Round Housing Element and Fair Share Plan and new Spending Plan in the amount of \$41,500.00.

RES. R3-70:2025

Resolution approving the hiring of a mechanic for the Borough of Berlin, Nicholas Lon, from Atco NJ, Effective March 13, 2025, with a start date of April 14, 2025.

RES. R3-71:2025

Resolution approving the March bill list in the amount of \$3,455,952.42.

RES. R3-72:2025

A Resolution Supporting Remedial Action at the property Located At 71 South White Horse Pike And Authorizing A Grant Submission For The Hazardous Discharge Site Remediation Fund Public Entity Program “25% Ra Matching Grant Remedial Action Unrestricted Use” Through The New Jersey Economic Development Authority And The New Jersey Department Of Environmental Protection.

MOTION TO APPROVE RESOLUTIONS R3-55:2025 to R3-72:2025 Councilman Mascarenhas Sec.;Councilman Badolato , RCV All in favor. .

PRIVILEGE OF FLOOR

Motion to open the public portion: Councilman Mascarenhas

Seconded: Council President Miller AIF: All Opposed: None

Motion to close the public portion: Councilman Mascarenhas

Seconded: Councilman Badolato AIF: All Opposed: None

CLOSED SESSION

Motion to enter executive session: Councilman Wilkinson

Seconded: Councilman Badolato AIF: All Opposed: None

Motion to close executive session: Councilman Mascarenhas

Seconded: Councilman Badolato AIF: All Opposed: None

GOOD OF THE ORDER

Motion to adjourn: Councilman Mascarenhas

Seconded: Council President Miller AIF: All Opposed: None

Submitted by:
Rachel von der Tann
Municipal Clerk

Guest Speaker

Steven Elliott from Pinelands Preservation Alliance presents a proposal for a rain garden project at the community center to improve stormwater management. The project aligns with MS4 permit requirements and the watershed improvement plan, potentially treating up to 250,000 gallons of stormwater. Elliott discusses potential future projects and funding sources for similar initiatives in the area.

Public Comment

Berlin Resident , 289 Clementon Road

A resident requests the installation of sidewalks near her property for safety reasons, particularly for children walking to school bus stops.

Betty Velie

The Business Association representative discusses upcoming events, including ribbon cuttings and the Fall Fest, while seeking council support for stage rental. The Fall Fest is scheduled for October 11, 2025.