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Mayor Magazzu opened the meeting and stated that pursuant to the requirements of the Open Public Meetings Law, notice of this meeting was advertised in the Courier Post, Record Breeze and posted on the bulletin board.

All in attendance joined in the Salute to the Flag.

ROLL CALL

Present- Mayor Magazzu, Council President Epifanio, Councilman Reid, Councilwoman Reed, Councilman McHenry

Also, Present- Solicitor, Christopher Orlando, CFO, Alex Davidson, Chief of Police, Michael FitzGibbon, Township Engineer, Greg Fusco, Property Maintenance / Animal Control, Josh Shellenberger.

DEPARTMENTAL REPORT

ENGINEER REPORT- located at the back of the minutes.

SECOND READING AND PUBLIC HEARING ORDINANCE 2026-1 AN ORDINANCE OF THE TOWNSHIP OF BERLIN, COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING \$2,500,000 FOR MILLING AND RESURFACING OF VARIOUS TOWNSHIP ROADS.

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY AS FOLLOWS:

Section 1. There is hereby appropriated the sum of \$2,500,000 from the General Capital Improvement Fund for the milling and resurfacing of various Township Roads together with the acquisition of all materials and equipment and completion of all work necessary therefore or related thereto (collectively, the "Project").

Section 2. It is hereby determined and stated that the Project set forth in Section 1 is a general improvement and is not a current expense of the Township.

Section 3. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services, is on file with Township Clerk and available for inspection.

Section 4. All ordinances or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

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Section 5. This ordinance shall take effect after final adoption and publication as required by law.

Motion by Council President Epifanio second by Councilwoman Reed to open the meeting to the public. Motion carried by voice vote, five members present voting in favor. Mayor Magazzu opened the meeting to the public for questions or comments on Ordinance 2026-1

Resident from Oak Avenue asked about the asphalt milling sidewalks in front of businesses on Route 73. The sidewalks were put in when Mr. DiGangi was in charge.

Township Engineer stated that he would have follow up on it and get back to him.

No comments were to be heard.

Motion by Council President Epifanio second by Councilman McHenry to close the meeting to the public. Motion carried by voice vote, five members present voting in favor. Mayor Magazzu closed the meeting to the public for questions or comments on Ordinance 2026-1

Motion by Councilwoman Reed seconded by Councilman Reid to adopt Ordinance 2026-1. Ordinance approved by call of the roll, five members present voting in the affirmative.

FIRST READING ORDINANCE 2026-2 TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMIT AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Council of the Township of Berlin in the County of Camden finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Council hereby determines that a 1.5 % increase in the budget for said year, amounting to \$145,782.27 in excess of the increase in final

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appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Mayor and Council of the Township of Berlin hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Township of Berlin, in the County of Camden, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Township of Berlin shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$340,158.63, and that the CY 2026 municipal budget for the Township of Berlin be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Motion by Councilman Reid, second by Council President Epifanio to adopt Ordinance 2026-2 on first reading by title. Ordinance adopted by call of the roll, five members present voting in the affirmative.

FIRST READING ORDINANCE 2026-3 AMENDING CHAPTER 340 ENTITLED ZONING, TO ADD A DEFINITION TO SECTION 340-4 AND TO ADD CONDITIONAL USE STANDARDS FOR FUELING STATIONS WITH CONVENIENCE RETAIL WITHIN THE C-1 AND C-2 ZONING DISTRICTS.

WHEREAS, the Township of Berlin strives to adopt and implement land use regulations that advance the Township's policies, goals, and objectives as set forth in the Master Plan and Master Plan Reexamination reports; and

WHEREAS, Berlin Township recognizes that fueling stations with convenience store have become a regular and popular commercial use in New Jersey;

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WHEREAS such uses are permitted in Berlin Township by inference, and with automotive service stations being a conditionally permitted use without specific conditions; and

WHEREAS The Township Council desires to amend the Township's existing zoning ordinance to conditionally permit fueling stations with convenience retail sales within the C-1 and C-2 zoning districts and to add specific conditions pertaining to the use.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Township Council of the Township of Berlin, County of Camden, State of New Jersey that the following sections of the Township Code shall be amended as follows:

Section I. Amend Article II Terminology, Section 340-4A "Definitions; word usage" to include the following additional definitions:

FUELING STATION WITH CONVENIENCE RETAIL SALES means a retail facility with a co-located convenience store and fueling station in one (1) or more principal buildings(s) operating up to twenty-four (24) hours per day, seven (7) days per week, which may offer grocery items, prepackaged and hot and cold made-to-order drinks and food, household items, tobacco products, newspapers and magazines, and the like within the store, together with outside facilities for dispensing motor fuels which may include both gasoline and diesel fuels for light trucks and passenger vehicles under a lit canopy, in addition to electric vehicle supply and service equipment (EVSE) and air pump facilities. The servicing of motor vehicles is not a component of this use.

Section III. Amend Chapter 340, Article IX, section 340-53 "Conditional Uses" to add 340-53A(3) as follows.

Section 340-53A(3) Fueling Station with Convenience Retail Sales subject to the following conditions.

- a. The site must have primary frontage on State Highway Route 73
- b. The site must have a minimum of 200 feet of frontage along State Highway Route 73.
- c. The minimum lot size is 1 acre
- d. The convenience store shall not exceed 7,000 square feet in area.
- e. The fueling station canopy shall be set back a minimum of 50 feet from the right of way and a minimum of 50 feet from side and rear tract boundary lines.
- f. The maximum permitted height for a fueling station canopy is 25 feet.
- g. The maximum permitted height for a convenience store is 30 feet.
- h. Where the site abuts a residential zoning district, a 50-foot-wide planted landscape buffer shall be provided and shall be maintained as long as the use remains on the site.

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- i. Enclosures for trash and recyclables shall be designed to complement the building architecture, shall not be permitted in the front yard and shall be set back a minimum of 25 feet from side and rear property lines.
- j. One freestanding sign, a maximum of 20 feet in height, is permitted along the primary frontage, with the total sign area not to exceed 60 square feet, including the digital gas price display.
- k. Where there is a secondary frontage of at least 100 feet, a monument style sign, a maximum of 8 feet in height, is permitted along the secondary frontage, with the total sign area not to exceed 32 square feet.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby modified or repealed to the extent of such inconsistency.

BE IT FURTHER ORDAINED that if any section, paragraph, subdivision, clause, or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon final passage and publication according to law.

Motion by Council President Epifanio, second by Councilman Reid to adopt Ordinance 2025-3 on first reading by title. Ordinance adopted by call of the roll, five members present voting in the affirmative.

INTRODUCING THE 2026 CALENDAR YEAR BUDGET

CFO, Alexander Davidson stated that Berlin Township is introducing their 2026 Municipal Budget. This year budget will have an increase is 1% an annual increase of \$24.00.

Motion by Councilwoman Reed, second by Council President Epifanio to introduce the 2026 Municipal Budget. Five members present voting in the affirmative.

RESOLUTION 2026-70 RESOLUTION OF THE TOWNSHIP OF BERLIN, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AUTHORIZING THE TOWNSHIP OF BERLIN TO ENTER INTO A FOURTH EXTENSION OF MEMORANDUM OF UNDERSTANDING WITH UL PARTNERS (“UL PARTNERS”)

WHEREAS, UL Partners is the owner and potential redeveloper of the commercial property located at 114-120 Cushman Avenue and designated as Block 1502, Lot 1 on the Berlin Township Tax Map (“Property”).

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WHEREAS, the Parties previously entered into a Memorandum of Understanding (“MOU”) dated September 25, 2023, as authorized by Resolution No. 2023-167, wherein they agreed to jointly explore the feasibility of redevelopment of the Property and potentially negotiate an agreement or agreements to provide for the redevelopment thereof (“Redevelopment Agreement”).

WHEREAS, in accordance with the terms set forth therein, the Township undertook a redevelopment study to determine whether the Property qualifies as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

WHEREAS, on May 15, 2024, the Berlin Township Joint Land Use Board adopted Resolution No. 2024-13 recommending to Township Council that the Property, as well as one or more of the Additional Properties identified below, be designated an area in need of redevelopment.

WHEREAS, the Parties acknowledge and agree that additional adjoining properties owned by others were considered as part of the Township’s redevelopment study in furtherance of the redevelopment of any one or more of said lots, to include but not necessarily be limited to Block 1502, Lot 1.01 (now or formerly owned by 107 Edgewood Properties, LLC), Block 1502, Lot 1.02 (now or formerly owned by 110 Cushman Avenue LLC), Block 1702, Lot 1 (now or formerly owned by Thomas Murakami, LLC) and Block 1502, Lot 1 (now or formerly owned by UL Partners, LLC) (collectively, the “Additional Properties”).

WHEREAS, the Parties desire to continue to jointly explore the feasibility of redevelopment of the Property and potentially negotiate an agreement or agreements to provide for the redevelopment thereof.

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WHEREAS, the First Extension to MOU dated July 14, 2024 expired on December 31, 2024.

WHEREAS, the Second Extension to MOU dated March 31, 2025 expired on July 31, 2025.

WHEREAS, the Third Extension to MOU dated July 21, 2025 expires on July 31, 2026.

WHEREAS, the primary purpose of this Fourth Extension is to extend the period by which the Parties can finish working through the proposed controls and for the Township to prepare a draft redevelopment plan for review and adoption.

WHEREAS, the Parties agree to extend the MOU for a six-month period to December 31, 2026.

WHEREAS, the Township agrees that a reasonable extension of time will promote the public health, safety and general welfare of the residents of the Township.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Township of Berlin Jersey that:

(1) The recitations of the preamble hereto are incorporated by reference as though same were set forth fully herein at length;

(2) Berlin Township is hereby authorized to enter into the Fourth Extension of Memorandum of Understanding with UL Partners (Exhibit "A") which will expire on December 31, 2026;

(3) The Mayor is hereby authorized and directed to execute the Fourth Extension of Memorandum of Understanding on behalf of the Township of Berlin; and

(4) A copy of this Resolution shall be published in the official newspapers as required by law within ten (10) days of its passage.

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Motion by Council President Epifanio second by Councilman Reid to adopt resolution 2026-70. Resolution adopted by call of the roll, five members present voting in the affirmative.

RESOLUTION 2026-71 RESOLUTION OF THE TOWNSHIP OF BERLIN, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AUTHORIZING THE TOWNSHIP OF BERLIN TO ENTER INTO A FOURTH EXTENSION OF MEMORANDUM OF UNDERSTANDING WITH GREEN GROVE BAPTIST CHURCH (“GREEN GROVE”)

WHEREAS, Green Grove is the owner of certain property designated as Block 1702, Lots 2, 3.01, 4.01 and 5.01 on the Berlin Township Tax Map (“Property”).

WHEREAS, Eastern Pacific is the potential redeveloper of the Property and potentially one of the Additional Properties described below.

WHEREAS, the Parties previously entered into a Memorandum of Understanding (“MOU”) dated September 15, 2023, as authorized by Resolution No. 2023-168, wherein they agreed to jointly explore the feasibility of redevelopment of the Property and potentially negotiate an agreement or agreements to provide for the redevelopment thereof (“Redevelopment Agreement”).

WHEREAS, in accordance with the terms set forth herein, the Township undertook a redevelopment study to determine whether the Property qualifies as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

WHEREAS, on May 15, 2024, the Berlin Township Joint Land Use Board adopted Resolution No. 2024-13 recommending to Township Council that the Property, as well as one or more of the Additional Properties identified below, be designated an area in need of redevelopment.

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WHEREAS, the Parties acknowledge and agree that additional adjoining properties owned by others were considered as part of the Township’s redevelopment study in furtherance of the redevelopment of any one or more of said lots, to include but not necessarily be limited to Block 1502, Lot 1.01 (now or formerly owned by 107 Edgewood Properties, LLC), Block 1502, Lot 1.02 (now or formerly owned by 110 Cushman Avenue LLC), Block 1702, Lot 1 (now or formerly owned by Thomas Murakami, LLC) and Block 1502, Lot 1 (now or formerly owned by UL Partners, LLC) (collectively, the “Additional Properties”).

WHEREAS, the Parties desire to continue to jointly explore the feasibility of redevelopment of the Property and potentially negotiate an agreement or agreements to provide for the redevelopment thereof.

WHEREAS, the First Amendment to MOU dated July 14, 2024 expired on December 31, 2024.

WHEREAS, the Second Extension to MOU dated April 11, 2025 expired on July 31, 2025.

WHEREAS, the Third Extension to MOU dated July 21, 2025 expires on July 31, 2026.

WHEREAS, the primary purpose of this Fourth Extension is to extend the period by which the Township and conditional redevelopers can work through a mutually acceptable redevelopment plan and provide the Township sufficient time to proceed through the ordinance adoption process associated with the same.

WHEREAS, the Parties agree to extend the MOU for an additional six month period until December 31, 2026.

WHEREAS, the Township agrees that a reasonable extension of time will promote the public health, safety and general welfare of the residents of the Township.

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NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Township of Berlin Jersey that:

(1) The recitations of the preamble hereto are incorporated by reference as though same were set forth fully herein at length;

(2) Berlin Township is hereby authorized to enter into the Fourth Extension of Memorandum of Understanding with Green Grove (Exhibit "A") which will expire on December 31, 2026;

(3) The Mayor is hereby authorized and directed to execute the Fourth Extension of Memorandum of Understanding on behalf of the Township of Berlin; and

(4) A copy of this Resolution shall be published in the official newspapers as required by law within ten (10) days of its passage.

Motion by Council President Epifanio second by Councilman Reid to adopt resolution 2026-71. Resolution adopted by call of the roll, five members present voting in the affirmative.

RESOLUTION 2026-72 AUTHORIZING THE PURCHASE OF A NEW KUBOTA SVL75-3HFWCC COMPACT TRACK LOADER THROUGH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY COOPERATIVE PURCHASING CONTRACT AGREEMENT CHERRY VALLEY TRACTOR SALES.

WHEREAS, the Township of Berlin is a participating member of the EDUCATIONAL SERVICES COMMISSION OF NJ #ESCNJ 22/23-12; and

WHEREAS, the Township of Berlin wishes to purchase a New Kubota SVL75-3HFWCC Compact Track Loader in the amount of \$69,789.90; and

WHEREAS, the Township of Berlin will be the lead agent for this purchase.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Township of Berlin hereby approve the purchase of a New Kubota SVL75-3HFWCC Compact Track Loader through the Educational Services Commission of NJ Cooperative Purchasing Contract Agreement # 65MCESCCPS, contingent upon the following:

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- 1) Township Solicitor review and approval of any and all signed agreements with Cherry Valley Tractor.
- 2) Availability of funds, certified by the Chief Financial Officer of the Township of Berlin.

Motion by Council President Epifanio second by Councilman Reid to adopt resolution 2026-72. Resolution adopted by call of the roll, five members present voting in the affirmative.

RESOLUTION 2026-73 RESOLUTION AUTHORIZING THE SALE OF TASER X2 CONDUCTED ENERGY DEVICES TO CHESILHURST POLICE DEPARTMENT.

WHEREAS, the Berlin Township Police Department has determined that Taser X2 Conducted Energy Devices owned by the Township of Berlin is no longer needed for use; and

WHEREAS, the Township is permitted to sell said items in accordance with applicable Law; and

WHEREAS, Chesilhurst Police Department has requested the Taser X2 Conducted Energy Devices; and

WHEREAS, the Governing Body for the Township of Berlin has considered said request and has determined to approve the sale of Taser X2 Conducted Energy Devices in the amount of **\$500.00** to the Chesilhurst Police Department.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Berlin hereby **approves the sale of the above referenced item to Chesilhurst Police Department for \$500.00 in “as is” condition.**

BE IT FURTHER RESOLVED that the Township of Berlin makes no representations or warranties as to the condition of said item.

BE IT FURTHER RESOLVED that the appropriate Township official is hereby authorized to coordinate for the sale and delivery of said item to Chesilhurst Police Department.

Motion by Council President Epifanio second by Councilman Reid to adopt resolution 2026-73. Resolution adopted by call of the roll, five members present voting in the affirmative.

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RESOLUTION 2026-74 RESOLUTION AUTHORIZING AND RATIFYING PAYMENT OF BILLS FOR FEBRUARY 19, 2026 AND MARCH 5, 2026.

BE IT RESOLVED, by the Mayor and Council of the Township of Berlin that the Mayor and Council hereby approve the payments of bills for February 19, 2026, and March 5, 2026.

Motion by Council President Epifanio second by Councilman Reid to adopt resolution 2026-74. Resolution adopted by call of the roll, five members present voting in the affirmative.

RESOLUTION 2026-75 RESOLUTION REQUESTING THE ISSUANCE OF AN OFF-PREMISE DRAW RAFFLE 50/50 LICENSES FOR ROTARY CLUB OF BERLIN.

WHEREAS, the Rotary Club of Berlin, has requested the issuances of an off-premise raffle license by the Township of Berlin for;

Date: June 1, 2026 6:00pm to 10:00pm
Location: Victory Lane Bar & Grill
795 Route 73, West Berlin NJ 08091

Type Raffle: Off- Premises Draw Raffle 50/50

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Berlin that it hereby authorizes the issuances of an Off Premise Raffle licenses to Rotary Club of Berlin.

Motion by Council President Epifanio second by Councilman Reid to adopt resolution 2026-75. Resolution adopted by call of the roll, five members present voting in the affirmative.

RESOLUTION 2026-76 THE RE- APPOINTMENT OF WILLIAM FRAMPTON, WILLIAM PUMPHREY, NICK HALLAM, JOSEPH KELLY AND RICHARD MIRAGLIA AS SPECIAL LAW ENFORCEMENT OFFICER (SLEO) TO PROVIDE SCHOOL SECURITY FOR BERLIN TOWNSHIP PUBLIC SCHOOLS AND OFFICES DUTIES AT THE BERLIN TOWNSHIP POLICE DEPARTMENT.

WHEREAS the Township of Berlin and Berlin Township Board of Education have agreed to enter into a shared service agreement to provide School Security Officers to the Berlin Township public school; and

WHEREAS, that the Mayor and Council of the Township of Berlin authorize the re-appointment of **William Pumphrey as a SLEO III, William Frampton as a SLEO II** ,

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Joseph Kelly as a SLEO II, Nick Hallam as a SLEO II and Richard Miraglia as a SLEO III,; and

WHEREAS, the Special Law Enforcement Officers (SLEO) will be re-appointed for the months of **April, May and June** in increments of 90 days throughout the school year as suggested by school security best practice.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Township of Berlin, that the above William Pumphrey SLEO III, William Frampton SLEO II, Joseph Kelly SLEO II, Nick Hallam SLEO II and Richard Miraglia SLEO III are hereby re-appointed for another 90 days.

Motion by Council President Epifanio second by Councilman Reid to adopt resolution 2026-76. Resolution adopted by call of the roll, five members present voting in the affirmative.

RESOLUTION 2026-77 FOR THE 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"

WHEREAS, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit's hiring practices comply 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," *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

WHEREAS, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit's hiring practices as they pertain to the consideration of an individual's criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

NOW, THEREFORE BE IT RESOLVED, That the **Mayor and Council** of the **Township of Berlin**, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the local unit's hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

Motion by Council President Epifanio second by Councilman Reid to adopt resolution

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2026-77. Resolution adopted by call of the roll, five members present voting in the affirmative.

**RESOLUTION 2026-78 AUTHORIZING APPLICATION FOR PROGRAM YEAR 2026
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING, TOWNSHIP OF BERLIN,
COUNTY OF CAMDEN, STATE OF NEW JERSEY.**

WHEREAS, the Camden County Improvement Authority provides funding for certain infrastructure improvements or services under Community Development Block Grant Funding; and

WHEREAS, the Governing Body has chosen to submit an application for Program Year 2026; and

WHEREAS, the Governing Body has agreed to apply for funding for the following project;

IMPROVEMENTS TO THE SENIOR CENTER

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Township of Berlin, County of Camden, State of New Jersey that the Mayor is hereby authorized to execute the Project Description Form for Program Year 2026 along with the Community Development Grant Agreement.

Motion by Council President Epifanio second by Councilman Reid to adopt resolution 2026-78. Resolution adopted by call of the roll, five members present voting in the affirmative.

Mercantile Business

1) John Kerrin Musselman, ITL Garden State Contractors. 1044 Industrial Drive, Suite 15. Heating, Air Conditioning, Plumbing, Install and service company office.

2) Joshua Ceci, Visual Landscaping LLC. 431 Commerce Lane, Suite C. Office / Warehouse.

Motion by Councilwoman Reed second by Council President Epifanio to approve Mercantile Licenses above. Mercantile Licenses above approved by call of the roll, five members present voting in the affirmative.

Approval of Meeting Minutes from December 15, 2025.

Motion by Council President Epifanio, second by Councilman Reid to approve the Meeting Minutes for December 15, 2025. Motion carried by voice vote, four members present voting in the affirmative, Councilwoman Reed abstained.

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Approval of Reorganizational Meeting Minutes from January 5, 2026

Motion by Council President Epifanio, second by Councilman Reid to approve the Meeting Minutes for January 5, 2026. Motion carried by voice vote, five members present voting in the affirmative.

Approval of Meeting Minutes from February 9, 2026.

Motion by Council President Epifanio, second by Councilwoman Reed to approve the Meeting Minutes for February 9, 2026. Motion carried by voice vote, five members present voting in the affirmative.

Consent Agenda for February 2026.

Motion by Council President Epifanio, second by Councilman Reid to approve the Consent Agenda for February 2026 Motion carried by voice vote, five members present voting in the affirmative

Correspondences Calendar for February 2026.

Motion by Councilman Reid, second by Council President Epifanio to approve the Consent Agenda for February 2026 Motion carried by voice vote, five members present voting in the affirmative.

Public Portion

Motion by Council President Epifanio second by Councilwoman Reed to open the meeting to the public. Motion carried by voice vote, all present voting in favor. Mayor Magazzu opened the meeting to the public for questions or comments.

Montebello Resident stated that he has had some health issues, but is back on his feet again and had remarked that progress with Montebello seems to be slow moving.

Solicitor, Chris Orlando stated to reach out to your executive board as they have had two meeting with the board and have made progress. Solicitor stated they have had discussions in length on the basin issue. And the township has agreed to hire a concrete expert in helping resolve these issues. Discussions on the tree replacement are moving along as well. It may seem like slow moving but the weather is a big factor. Everyone is in agreement that they want these issues resolve in a timely matter.

Berlin Township resident Oak Avenue, addressed council and ask if they were aware of an incident of alleged vandalism that had occurred on his property this past September. He stated that this person arrested is a close friend of the mayor.

Councilman McHenry stated that he was not aware of this incident.

Berlin Township resident remarked this is the company that our Mayor chooses to hang out and spend time with.

Montebello Resident thanked the police department in their efforts with all the reckless e-bikes going through Montebello development. Chief FitzGibbon responded we were

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able to hand out some citations because of the residents calling it in as soon as the issues arises, so keep calling.

No more comments were to be heard.

Motion by Council President Epifanio seconded by Councilwoman Reed to close the meeting. Motion carried by voice vote, all present voting in favor

All Other Business

Councilwoman Reed, thanked Mayor Magazzu for sharing the information for T-Ball with the community. Councilwoman inquired on any update for changing the meeting times to 6:30 with the professionals.

Mayor responded were going to keep the time at 5:30 since the majority of people who do attend are from Montebello.

Councilwoman responded that she will let the residents know.

Council President Epifanio stated that even though he could not attend the Black History Event he heard that it was very nice event.

Adjourn

Motion by Councilwomen Reid, second by Council President Epifanio to adjourn the meeting at 6:01 pm. Motion carried by voice vote, all members voting in the affirmative.

Meeting adjourned 6:01:pm

Catherine Underwood
Berlin Township RMC