

ORDINANCE 2011-12 AMENDING ORDINANCE 2010-6 OF THE
TOWNSHIP OF BERLIN AMENDING CHAPTER 129 OF THE
CODE OF THE TOWNSHIP OF BERLIN ENTITLED "ZONING" TO
REDESIGNATE A PORTION OF THE PINELANDS RURAL
DEVELOPMENT AREA TO THE PINELANDS REGIONAL
GROWTH AREA

WHEREAS, the Mayor and Council adopted Ordinance 2010-6 on August 2, 2010;
and

WHEREAS, the New Jersey Pinelands Commission, after review of Ordinance No. 2010-6 required several revisions to be made to the Ordinance as there are discrepancies of the zoning district, which are depicted on the Township Zoning Map, and the zoning districts on record with the Pinelands Commission;

WHEREAS, a request has been made by the owner of Block 2102, Lots 1.01 and 1.02 to redesignate those lots as commercial regional growth since there is sanitary sewer already present at the site. The Township is acceptable to the requested zoning change for these lots

NOW, THEREFORE BE IT ORDAINED, by the Mayor and Council of the Township as follows:

SECTION 1: The Township Zoning Map is hereby amended to rezone and/or clarify the zone for the following Block and Lots from existing zoning to the proposed zoning district;

SECTION 2: The Institutional Overlay Zone shall remain as designated for Block 1701, Lots 4, 4.01 and 4.02, within the proposed C-3 (RGA) zoning district;

SECTION 3: If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the Court to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged, and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 4: All Ordinances or parts of Ordinances inconsistent with this Ordinance are repealed to the extent of such inconsistency only.

SECTION 5: This Ordinance shall take effect 20 days following adoption and publication as required by law.

<u>BLOCK</u>	<u>LOT (S)</u>	<u>EXISTING ZONING</u>	<u>PROPOSED ZONING</u>
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		<u>TOWNSHIP</u>	<u>PINELANDS COMMISSION</u>	
1605	1.03 (rear portion) (front portion)	1-1 (RDA) C-2RD	R-1 (RDA) R-1 (RDA)	R-1 (RDA) C-3 (RGA)
1606	8,9,10,11	C-2RD	R-1 (RDA)	I-1 (RDA)
1701	4, 4.01, 4.02	I-1 (RDA)	INS (RDA)	C-3 (RGA)
1702	6.01, 6.02, 6.03, 6.04 6.05, 6.06, 6.07, 6.08 6.09, 6.10, 1	C-2RD	C-2 (RDA)	C-3 (RGA)
2001	1 (front portion)	C-2RD	R-1	C-3 (RGA)

Introduced June 13, 2011

Notice is hereby given that the foregoing Ordinance was introduced and passed upon first reading at a meeting of the Mayor and Council of the Township of Berlin, Camden County, New Jersey on June 13, 2011 and the same was ordered published pursuant to statute. Said ordinance will be further considered for final adoption at a meeting of the Mayor and Council of the Township of Berlin on June 27, 2011 at 6:30 p.m. at the Berlin Township Municipal Hall, 135 Route 73 South, West Berlin, NJ.

Catherine Underwood
Township Clerk