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RE-EXAMINATION REPORT

MASTER PLAN

FOR THE

TOWNSHIP OF BERLIN

COUNTY OF CAMDEN, STATE OF NEW JERSEY

November 2006

Revised January 24, 2007

Originally Presented for Consideration at a Public Hearing conducted on January 9, 2007

Amendments Presented at a Public Hearing held on February 27, 2007

(Originally scheduled for February 13, 2007)

**Adopted by Resolution No. _____ of the Planning Board
of the Township of Berlin**

(Date)

**Adopted pursuant to Article 11 (N.J.S.A. 40:55D-899) of the Municipal Land
Use Law**

Prepared For The Planning Board of the
Township of Berlin, Camden County,
New Jersey.

Robert Scott Smith, P.L.S., P.P.
N.J.P.P. License No. 4944

PUBLIC NOTICE

Please take notice that the Township of Berlin Planning Board desires to inform you that, in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and, specifically, N.J.S.A. 40:55D-89, the Planning Board shall hold a Public Hearing for the purpose of evaluating and considering the re-examination of the Berlin Township Master Plan and amendments thereto.

A RE-Examination Report dated November 2006, revised to January 24, 2007 rendered by Robert Scott Smith, P.L.S., P.P., is available for public inspection during regular business hours at the office of the Berlin Township Planning Board Secretary, 170 Bate Avenue, West Berlin NJ 08091.

A Public Hearing was previously held on January 9, 2007 at which time members of the public and members of the Planning Board offered recommendations for amendments.

A Public Hearing is scheduled for Tuesday February 13, 2007 at 6:30 p.m. at the Berlin Township Board of Education Complex, Huster Building, 225 Grove Avenue, West Berlin NJ 08091, at which time the Planning Board shall hear all interested persons with respect to the Re-Examination Report as amended.

Additionally, any written statement or objections can be submitted to and shall be received by the Planning Board Secretary any time prior to or at the time of the scheduled Hearing.

Kelley McCauley
Planning Board Secretary

Arthur Oppmann
Planning Board Chairman

Amended January 24, 2007

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Mr. Robert Scott Smith, P.L.S., P.P., Board Planner *

*** - Members of the Master Plan Review Committee**

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RE-EXAMINATION OF THE MASTER PLAN

A. INTRODUCTION:

1. New Jersey Land Use Law Re-examination Requirements – N.J.S.A. 40:55D-89

All municipalities in the State of New Jersey are required, by law, to periodically review the previous Master Plan or Re-examination Report. The New Jersey Municipal Land Use Law specifically requires that the Planning Board prepare and adopt a Re-examination Report at least once every six years. The intent of the law is to periodically review the development policies and regulations relative to land use. This review analyzes the adequacy of the development or redevelopment in the municipality. The contents of the Re-examination Report are to include, at a minimum, the policies adopted in the prior Re-examination Report, the problems and objectives addressed in that report, the extent to which the problems and objectives have been subsequently reduced or increased, extent of significant changes in the assumptions, policies and objectives of the prior Re-examination Report and the specific recommendations for changes in the policies and standards of the Master Plan and/or Land Development Regulations. Specific items, such as density and distribution of population, land uses, housing conditions, circulation, conservation of natural resources, energy conservation and change in State, County and Municipal policies and objectives are to be addressed.

It is very important that the Re-examination Report be formulated and adopted in a timely and expeditious manner. Failure to adopt a Re-examination Report constitutes "a rebuttable presumption that the municipal development regulations are no longer reasonable". (NJSA 40:55D 89.1).

This report has been prepared to address those elements mandated by the, Municipal Land Use Law with regard to a Municipal Master Plan and its proper Re-examination.

2. Master Plan Requirement N.J.S.A. 40:55D-28

The Municipal Land Use Law provides detailed information as to the contents of a Master Plan and procedures for the Re-examination of same Master Plan. The law states that "the planning board may prepare, and after public hearing, adopt or amend a master plan to guide the use of the lands within the municipality in a manner which protects the public health and safety and promotes the general welfare".

This Re-examination Report is to be adopted by the Planning Board, by resolution, and forwarded to the Governing Body. A copy of the report and the resolution must also be forwarded to the Camden County Planning Board and the municipal clerks of each adjoining municipality. The Governing Body shall adopt the Zoning and Land Use Ordinance, which addresses the issues noted in the Master Plan.

As noted in 40:55D-28b, the Master Plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text, presenting, at least, the following elements (1) and (2) and, where appropriate, the following elements (3) through (12):

- (1) A statement of objectives, principles, assumption, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;
- (2) A Land Use Element (a) taking into account and stating its relationship to the statement provided for in subsection (1) hereof and other Master Plan elements provided for in paragraphs (3) through (12) hereof and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands, (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future and varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; and (c) showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983", P.L. 1983, c.260 (C. 6:1-80 et seq.); and (d) including a statement of the standards of population density and development intensity recommended for the municipality.
- (3) A Housing Plan Element pursuant to Section 10 of P.L. 1985, c. 222 (C. 52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing;
- (4) A Circulation Plan Element showing the location and types of facilities for all modes of transportation required for the efficient move-ment of people and goods into, about, and through the munici-pality, taking into account the functional highway classification system of the Federal Highway Administration and the types, locations, conditions and availability of existing and proposed transportation facilities, including air, water, road and rail;
- (5) A Utility Service Plan Element analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any Stormwater Management Plan required pursuant to the provisions of P.L. 1981, c.32 (C.40:55D-93 et seq.);
- (6) A Community Facilities Plan Element showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding areas;
- (7) A Recreation Plan Element showing a comprehensive system of areas and public sites for recreation;

- (8) A Conservation Plan Element providing for the preservation, conservation and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each other component and element of the Master Plan on the recent and future preservation, conservation and utilization of those resources;
- (9) An Economic Plan Element considering all aspects of economic development and sustained economic vitality, including (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and (b) an analysis of the stability and diversity of the economic development to be promoted;
- (10) A Historic Preservation Plan Element: (a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the Master Plan on the preservation of historic sites and districts;
- (11) Appendices or separate reports containing the technical foundation for the Master Plan and its constituent elements, and;
- (12) A Recycling Plan Element, which incorporates the State Recycling Plan Goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the Municipal Recycling Ordinance, and for the collection disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

B. SUMMARY OF EXISTING PLAN:

1. Goals and Objectives of the 1979 Master Plan

The last review of the development policies and objectives were performed in January 1996. That Re-examination was based on the 1979 Master Plan, the 1982 amendment and the Re-examination Reports of 1989 and 1996. The long-term objectives of the 1979 Master Plan were as follows:

- a. To prevent the encroachment of commercial and other non-conforming uses in residential areas;
- b. To provide the necessary public facilities and services to meet the needs of the Township's current and projected population within budgetary constraints;

- c. To promote the continued development of sound commercial uses;
- d. To promote a program of housing rehabilitation within the poor housing pockets of the community;
- e. To retain significant and critical environmental features through the preservation of critical areas; and
- f. To promote a high quality living environment in multi-family residential complexes in the Township.

2. Goals and Objectives of the 1989 Re-examination Report

The 1989 report noted that the Township would continue to attempt to implement the objectives of the 1979 Master Plan. The 1989 Re-examination Report notes that the issues of this report were more "refinement" than "change". The report notes that the major changes in land use development since the 1979 Master Plan were a result of the regulations established under the Pinelands Comprehensive Management Plan by the New Jersey Pinelands Commission for the designated Pinelands area.

The refinements centered on the "need to enhance the importance of improved circulation and traffic patterns". It was recommended that the development of the Route 73 corridor be reviewed to integrate smaller developments into a more cohesive overall corporate and business area.

3. Challenges to Development

The 1982 report also identified challenges for future development in Berlin Township. The report notes that the principal limitation to development resulted from the regulations established by the Pinelands Comprehensive Management Plan. Other challenges were limitations caused by environmental constraints. The enactment of the Wetlands Act further defined limitations as it relates to wetlands area. The report also notes limitations resulting from the Fair Housing Act.

The report also noted that there were many challenges related to the infrastructure throughout the Township. The report notes improvements along Route 73 by the New Jersey Department of Transportation have been in the planning stages for many years. Improvements along County roads were also necessary.

The report noted that the lack of sanitary sewer and public water limited land development.

The report also noted that regional residential growth had been significant. The growth of residential areas in the Township did not occur, to a great extent, due to the lack of available residential ground and the lack of public sewer and water facilities.

The issue of the provision of housing for low to moderate-income households has also affected the development within the Township. The Housing Act of 1985 addressed this issue and established the Council on Affordable Housing Plan (COAH) to administer the implementation of an affordable housing plan at the municipal levels.

4. Recommendations to the 1989 Re-examination Report

The 1989 report recommended the following:

- a. Allow for greater diversity of housing types.
- b. Provide better integration of individual developments into a comprehensive well-planned commercial area.
- c. Maintain the goals and policies of a Pinelands Community.
- d. Clarify present development regulations within zones.

5. Goals and Objectives of the 1996 Re-examination Report

The report recommended the following:

- a. Maintaining existing land use categories while addressing additional zoning provisions for the commercial area along the Route 73 corridor within the Pinelands Regional Growth Area.
- b. Acknowledging the aging of the population. Provisions were recommended for an overlapping category for planned senior citizens development in the area bounded by Cooper Road, Voorhees Township and Taunton Avenue.
- c. Continuing the goal of prior reports in providing integration of individual commercial developments along Route 73 into a comprehensive well planned commercial area.
- d. Improving traffic flow and circulation along Route 73.
- e. Provisions for pedestrians, especially near public facilities.
- f. Increasing provisions of recreation facilities for use by all ages of residents within the Township.
- g. Updating development regulations within residential zones due to the availability of public sewer and water to those areas.

C. CURRENT PLAN OBJECTIVES AND CONSIDERATIONS:

The goals and objectives of this report provide the policy for the development and redevelopment of the municipality. The objectives attempt to identify the concerns of the municipal officials and the people living and working within the Township. These objectives are based on the analysis of information obtained from various sources. This portion of the report will review the objectives of prior plans with the current conditions and changes in trends to determine if the objectives require any modifications.

The information contained in this report is a compilation of the suggestions, goals and needs set forth by the Master Plan Re-examination Committee of the Township Planning Board, their Planning Consultants and other municipal representatives.

1. Land Use Issues

Land use addresses the issues of land development policies and regulations and the establishment of zoning districts. The existing policy of land use in the Township contains viable residential neighborhoods, commercial and industrial development along the Route 73 corridor and other major County roads, provides for the expansion of the light industrial uses, provides area for the development of housing for senior citizens, and still maintains sufficient land for the public needs of the Township. The overall objective of the land use policy is to continue to provide for a balance of these uses that will result in the sustenance of the fiscal fitness of the Township while maintaining the unique identity of the Township.

The consideration for changes in the land use throughout the Township results from the changes in the needs, demographics, economy and regional and local development pressures.

Approximately 32% of the land area within the Township, which is still vacant. These vacant areas are predominantly located in the area designated for low to moderate income housing near the Tri-Boro Sand and Stone facility, within the Industrial Zoning District, in the area zoned Industrial along Cooper Road, areas within the Pinelands area and environmentally sensitive areas.

The existing Land Use Map (Map No. 3) depicts the general land uses throughout the Township.

a. Residential Development.

Residential development, since the 1996 Re-examination Report, consisted of 108 senior citizen apartment units in the Taunton Run Senior Citizens Development and the remainder being individual single-family homes. The 2000 census notes the number of housing units to be 1,987. The number of housing units in 1990 was 1,777.

Therefore, the percentage increase in housing units from 1990 to 2000 was 11 percent. A large part of the increase was due to the construction of the senior citizen development at Taunton Run. The U.S. census indicated that 66.2% of the housing units are owner occupied and 33.8% are renter occupied.

In the late 1990's and to the present, the Township has offered a substantial amount of publicly owned lands for sale. This resulted in a flurry of scattered single-family home construction, primarily in the East Berlin section of the Township.

The construction of 29 housing units during the early 1990's (1990 – 1995), prior to the Re-examination Report, was minimal. Therefore, there was a greater degree of construction in the late 1990's as a result of the development noted above, one single-family development of 19 units and individual dwelling units.

The Township is currently re-considering the potential development of a large tract of industrially zoned land at the northeast corner of Taunton Road and Cooper Road known as Block 2202, Lot 1. The current zoning allows an overlay district for age-restricted housing. A change to an R-4 residential overlay is currently under consideration. The tract is approximately 86 acres in size and the Township is considering a minimum lot size of 12,500 square feet for the tract to allow for the construction of larger homes.

It is anticipated that the rate of development of standard residential development will more resemble the construction during the early 1990's. It is anticipated that the development of housing for senior citizens will grow at a quicker rate. The projection of the increase of senior citizens housing is based upon the subdivision approval of 348 single-family, age-restricted housing units in the Pinedge Senior Citizens Development along Cooper Road and Taunton Avenue. It is anticipated that this development will be constructed over a period of seven to ten years.

b. Demographic Characteristics.

The Land Use Element must also address the changes in the demography of the Township. In general, the population of the United States is aging with New Jersey being one of the leading states for the trend of the "graying of America". Only Florida and West Virginia rank above New Jersey for the highest median age in the Country. This is evident by the demand for more seniors housing and services. This trend of the aging population will result in the need for more governmental services for senior citizens. Municipalities with younger populations need more facilities for children such as schools, playgrounds and recreation programs.

According to the most current 2000 census data the Township mirrors, almost exactly, the age composition of the United States.

The following information obtained from the 2000 US Census documents this fact:

	<u>Berlin Township</u>	<u>United States</u>
Median Age	35.8	35.3
Under 5	6.7%	6.8%
18 and Over	74.2%	74.3
65 and Over	12.4%	12.4%

Excepting for the recent increase of the number of children being born to “baby boomers”, the number of persons for each household has steadily decreased. It is expected to continue to decline as the child bearing “baby boomers” become older and will level out in the next 20 years. As the “baby boomers” become older, it is expected that by the Year 2010 the number of persons 65 years and older will drastically increase. This drastic change in residents over the age of 65 is evident by the increase, which occurred between 1990 and 2000.

It is anticipated that the Township will follow the national trend toward smaller households. Demand for housing and services for the elderly will also increase. The Township can expect to see some of these needs and services being addressed by the respective development. Demands for public transportation will also increase.

Figure No. 1 (Page 9) represents the changes in the population for the various age brackets in the Township.

FIGURE NO. 1

Population Change in Berlin Township and Comparison to Camden County

Berlin Township			Camden County	
Year	Population	% Change	Population	% Change
1930	1,537	+ 15%		
1940	1,771	+ 14%		
1950	2,013	+ 67%		
1960	3,363	+ 69%	392,035	
1970	5,692	- 6%	456,291	16.4%
1980	5,348	+ 2%	470,650	3.1%
1990	5,466		502,824	6.8%
2000	5,290	- 3.2%	508,932	6.8%
2005	5,420	+ 2.5%	511,770	+ 0.6%
2010	5,280 6,296 (KEI)	- 2.7%	512,710	+ 0.2%
2020	5,070	- 4.1%	514,760	+ 0.4%
2030	4,685	- 8.2%	515,425	+ 0.1%

Projections for the Years 2005, 2010, 2020 and 2030 are taken from the Regional Data Bulletin, Revised No. 73, March 2005, DVRPC.

KEI projections are based on the projections by other agencies plus the proposed Senior Citizens Development and the potential rezoning of Block 2202, Lot 1 to an R-4 overlay.

The factor of 2.79 persons per household listed in the 2000 Census Data for the Township was utilized in these projections.

FIGURE NO. 2

Age Distribution Change, 1970 to 2000

Age Range	1970	1990	% Change 1970 to 1990	2000	% Change 1990 to 2000
Under 5	665	460	- 30%	352	- 23.5%
5 to 24	2,182	1,575	- 7%	1,464	- 7%
25 to 44	1,573	1,867	+ 19%	1,601	- 14.2%
45 to 54	546	560	+ 3%	722	+ 28.9%
55 to 59	221	256	+ 16%	260	+1.6%
60 to 64	155	241	+ 55%	228	- 5.4%
65 to 74	222	320	+ 44%	401	+ 25.3%
75+	138	187	+ 36%	262	+ 40%

It is anticipated that, even though the number of persons per household may decrease, the population in the Township will still increase in the near future with the development of new residential dwellings, both age-restricted and non age-restricted.

c. Land Use Plan:

The Land Use Element addresses the following types of uses in the Township: low, medium and high density residential (standard, seniors, commercial, shopping center, office and industrial). The land use types do require some modifications and supplemental uses in order to continue to address the adequacy of future land use. The present land uses reflect, in most areas, the future land use in the area. The only area where the proposed use deviates from the current land use is for the area that is designated for the proposed senior citizen housing development on Cooper Road and Taunton Avenue. It should be noted that additional zoning changes are currently being contemplated for the 86[±] acre tract known as Block 2202, Lot 1 that would increase lot size and decrease the potential density of development of the tract. It is expected that the corridor of Route 73, in which sanitary sewer has been constructed within the Pinelands area, will be developed with similar commercial uses.

The Township is actively working with the Pinelands Commission, at this time, to redesignate those lands under the Commission's jurisdiction from the rural development classification to regional growth.

Should this occur, the extension of public sewer and water into that area will be proposed.

2. **Housing**

a. Affordable Housing.

In order to comply with the Fair Housing Act of 1986, the Township adopted the Housing Element in 1987 and Fair Housing Plan. These documents addressed the requirements of the Council on Affordable Housing (COAH) and the Mt. Laurel decisions of the Supreme Court.

The Council on Affordable Housing by adopting Resolution No. 149 had conditionally granted substantive certificates of the housing element and fair share plan on February 3, 1993. The certification was based on the Township complying with the following issues:

1. Request a durational adjustment until sewer is available to selected sites,
2. Adopt regulations conforming to COAH regarding the establishment of condominium fee increases,
3. Adopt regulations regarding resale price increase for capital improvements,
4. Adopt the COAH deed restriction,
5. Change bedroom requirements to conform to COAH rules,
6. Adopt an affirmative marketing plan.

In response to the conditions of Resolution 149, the Township addressed those issues.

The Township re-petitioned for substantive certification to the Council on Affordable Housing on February 23, 2000. The Plan was preliminarily under review by the COAH staff. COAH had determined a need for 129 inclusionary units, with 20 of those units being rehabilitation and the remainder as new construction.

Since 1992, the Township has completed 68 units for rehabilitation at an average hard cost of \$10,444. The Township has also received credit for 9 new construction units plus one rental bonus with the completion of the construction for the Taunton Run Senior Citizens housing complex. The Township requested credit for 25 percent of the total 108 seniors units, which is 27 units. The Township had redesignated two contiguous sites within the R-3 Residential District, which addresses the 82 remaining, new construction units.

The designated two contiguous sites, within the R-3 zoning district, for inclusionary development, are known as:

Site 1 – Block 303; Lots 18, 20, 23 and 26	14.93 acres
Site 2 – Block 401; Lots 1, 8 and 9	<u>30.73 acres</u>
Designated Land Development within the R-3 Zoning District	45.66 acres

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Since the time of filing for certification, the Governing Body has considered various options and has met with the owners of these tracts of land in the westernmost portion of the Township to discuss potential developability and density issues with regard to affordable housing.

The development of the Pinedge Senior Citizens housing development may also result in the provision for additional credits for seniors housing, under new Round 3 rules, thereby potentially reducing the number of required new construction units. It is anticipated that the construction for this development will commence in 2007.

It should be noted that the current 2006 regional income limits published by COAH indicate that the moderate-income level for a 4-person family is \$57,680.00. The median household income for the Township, according to the US Census, is \$54,708.00 with an average household size of 3.8 persons.

b. Balance of Housing Types and Bulk Requirements.

The residential areas of the Township consist, mainly, of single-family residences. There are also two existing apartment complexes along Route 73 near Franklin Avenue and the senior citizens apartment on Taunton Road. There are also several buildings, which contain apartment units along Haddon Avenue. The provision of senior citizens housing will also provide for a medium density residential layout.

It is intended that the bulk requirement for the various zoning districts will remain the same.

The future land use plans, which establish the policy for land development, become the existing Land Use Plan. The last Re-examination Report addressed affordable housing by designating an area for this development.

c. Changes in Assumption for Land Uses.

A majority of the assumption made in the 1996 Re-examination Report still holds for the current and the future. The only change proposed in to create an R-4 Residential zoning district overlay and respective development standards for the zone to permit larger residential building lots on Block 2202, Lot 1 within the wooded area along Cooper Road, between Taunton Avenue and Kettle Run stream. This development will also allow for the families to be close to their parents within the Pinedge Senior Citizens Development and will provide ample area for larger size single-family homes and the ability to preserve natural areas surrounding the dwellings.

The Re-examination Committee of the Planning Board, upon lengthy discussion and consideration, has indicated that the Board should consider a minimum lot size of 10,000 square feet for this zone.

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Environmental constraints, along with the Pinelands restrictions, also contribute to the designation of much of the remaining undeveloped lands.

d. Land Use Classification.

The existing zoning classifications will be utilized to designate the land uses for the Township. There are currently three categories for residential: R-1, R-2 and R-3.

The following is a listing of the permitted uses, densities and lot sizes for these residential zones:

<u>Zone</u>	<u>Uses</u>	<u>Maximum Density</u>	<u>Minimum Lot Area</u>
R-1	Single Family Dwelling, Schools, Public Buildings Houses of Worship, Home Occupation	3 d.u./acre except Pinelands area 1 d.u./3.8 acres	12,000 s.f.
R-2	Same as R-1	4 d.u. /acre except Pinelands area 1 d.u./3.8 acres	10,000 s.f.
R-3	Apartments, Townhouses, Duplexes, Seniors Housing	12 d.u./acre	10,000 s.f.

The R-1 Zone is limited to two areas in the Township where the lots are larger and contain mostly single-family homes. The majority of the lots exceed the required minimum lot area. The R-2 Zone encompasses the majority of the residential area including the developments in the Township. These lot sizes are also uniform throughout each development, excepting for alterations and improvements made by the homeowner.

The R-3 Zone includes the two apartment complexes – Greenway Apartments and Hamilton Court Apartments, both along Route 73. The other area designated for the R-3 Zone is the area reserved for the low to moderate income housing to comply with the COAH requirements. This area is located in the extreme western portion of the Township.

The creation of an R-4 Residential zoning district overlay and the formulation of development standards for that zone, are a recommendation of the current Master Plan Committee.

3. Circulation

a. Vehicular.

N.J.S.H. Route 73 serves as the major arterial road through the Township, running north and south through the entire Township. In 2005, work commenced to eliminate the circle on Route 73, commonly known as the Berlin Circle. Route 73 connects with other major State highways and Interstate highways north of the Township. Major County roads connect with Route 73 and provide east-west movements. The former Berlin Circle, at Route 73, and the newly configured signalized intersection provides for access, via Milford Road, to White Horse Pike (N.J.S.H. Route 30), nearby in Berlin Borough. Traffic can continue west from Milford Road on Cross Keys Road. Franklin Avenue also provides for east-west movement across the Township and connection to Route 73. Walker/Haddon Avenue provides for traffic to travel to and from the former circle to Haddonfield. All of these major State and County roads are heavily traveled.

The New Jersey Department of Transportation has completed improvements at the intersection of Route 73 and Franklin Avenue in order to improve circulation at the intersection. There are still congestion problems at this intersection and at the intersection of D'Angelo Drive and Route 73 where motorists cannot exit left onto southbound Route 73 from the Berlin Business Park and Walmart Shopping Center. The Township continues to request that the N.J.D.O.T. permit the installation of a traffic signal at this intersection.

Since traffic congestion occurs along the State highway and County roads, it is very difficult for the Township to control the traffic along these roads. Motorists are also bypassing these congested roads by traveling along the residential streets due to the delays caused by the congestion. The Governing Bodies of the Township and County and representatives of the New Jersey Department of Transportation have been discussing this problem and possible solutions to reduce this condition.

The New Jersey Department of Transportation has substantially completed major roadway and circulation improvements by eliminating the Berlin Circle and replacing it with signalized intersections. This project has improved traffic flow on those roads connecting to the former circle. The construction is scheduled to be completed in 2007.

b. Pedestrian.

The sidewalk system exists throughout the developed areas of the Township. There are various areas where sidewalks should be constructed to continue the pedestrian ways. Sidewalks should be provided along all major roads. These sidewalks provide for a means of non-vehicular transportation throughout and from residential areas to commercial and public areas. The Township is requiring all new residential and commercial developments, where pedestrian traffic exists, to construct curbing and sidewalk along these roads.

A major illuminated walking path recreation destination has been constructed at the Luke Avenue Recreation Complex. This path is a safe recreational destination.

c. Other Modes.

Other modes consist of mass transit and bicycle. These modes have been discussed in the "Direction 2020" by the DVRPC.

New Jersey Transit operates a rail station in Atco, which is accessible from Route 73 in Waterford Township. The station is located along the Atlantic City Rail Line with destinations to Atlantic City and Philadelphia (30th Street Station – AMTRAK). The PATCO High Speed Line System is also accessible by transferring rail systems at the Lindenwold station.

There have also been discussions to extend the PATCO High Speed Line to include the Atco Rail Station. It has been announced that a direct train route will be established between Atlantic City and New York City. It is expected that the Atco station may become a stop for this route.

There has also been discussions to designate this station as a transit-oriented destination and transit village. These alternatives are currently being studied by consultants for the New Jersey Transit, PATCO and the Camden County Improvement Authority.

New Jersey Transit also offers bus transportation along the main routes through Berlin Township.

4. **Environmental**

a. Environmental Constraints.

The 1989 Re-examination Report addressed the Freshwater Wetlands Protection Act, which was enacted at that time. This Act has been continually updated. The act regulates activities in wetlands and wetlands transition areas in all areas except the areas under the jurisdiction of the Pinelands Commission. The Pinelands Commission has established its own, generally more stringent, regulations for wetlands within the Pinelands area.

The areas noted as environmentally sensitive areas have not changed since that report. The areas containing poor soils, high water table, wetlands, streams and steep slopes still preclude development from occurring.

The Environmental Constraints Map (Map No. 2) depicts significant areas with environmental constraints and is based upon the most current mapped data available from the N.J.D.E.P. through its Imap System.

b. Environmental Hazards.

The majority of the environmental hazards caused by failing individual septic systems have been addressed by the connection of those homes into the municipal sanitary sewerage collection system.

The Township currently has nine (9) known contaminated sites listed in the New Jersey Department of Environmental Protection Site Remediation Program database. All of the sites are currently privately owned and most are current or former gasoline service stations with underground storage tank related issues.

The Township is aware of the New Jersey Department of Environmental Protection Hazardous Discharge Site Remediation Program (HDSRF) and is municipal grant funding.

The H.D.S.R.F. Program in conjunction with the New Jersey Economic Development Authority dispenses grants and loans to municipalities in amounts of up to 2 million dollars per year. Grants are awarded to municipalities to cover 100% of the costs of preliminary site assessments, site investigations and remedial investigations. Low interest loans are available to municipalities to cover the costs of actual remedial work.

Funding is also available to private parties in the form of "Innocent Party Grants" whereby 50% of remediation costs are provided from the H.D.S.R.F. Properties and owners of those properties must satisfy several criteria to be eligible for the program. Private party low-interest loans are also provided by the H.D.S.R.F. program for a wide range of situations and ownership conditions.

The Township of Berlin encourages participation in the H.D.S.R.F. Program and stands willing to assist its business owners and residents with site investigation and cleanups through the program.

The issue of improving and protecting the waters of New Jersey has been a priority with the Federal and State agencies. To effectively address this issue, the State has been divided into twenty watershed management areas. Various Federal and State rules and regulations have been developed to address best management practices for the treatment of stormwater. The Township has taken all required steps and adopted the required ordinances to comply with the latest N.J.D.E.P. stormwater management rules.

c. Water Supply.

The Re-examination report of 1989 noted the concerns with the public water by the Borough of Berlin. The Re-examination report of 1996 noted that the Borough was installing additional wells to address the mandated reduction of the amount of water being drawn from the Potomac-Raritan-Magothey aquifer. There have been some concerns with the quality of water and the affects to the shallow water source from one of the new wells. The Borough is in the process of trying to address the water supply issue.

The Borough has agreed to accept any water supply from New Jersey American Water Works.

5. **Community Facilities**

Community facilities consist of building and ground available to be utilized by the community. These facilities consist of municipal buildings, fire and police facilities, community centers, schools, houses of worship, municipal open space and recreation facilities.

a. **Municipal Buildings and Facilities:**

Various renovations were completed at the Municipal Building in 2001. The renovations include improvements to the facilities for various departments. Unfortunately, in November 2006, the entire building was determined to be unsuitable for occupation. Water intrusion and extensive damage to structural components in the roof system had caused a second floor ceiling to collapse.

The municipal offices are currently operating out of temporary office trailers and the police department has relocated to the Senior Center on Pine Avenue.

The Township acquired Block 220, Lot 2, which is adjacent to the existing Municipal Building.

The Township is considering the additional acquisition of those adjacent lots, which front along Haddon Avenue to create a town square/municipal complex.

The construction of the municipal complex has become a priority for the Governing Body.

Since the last Re-examination Report, the Township has moved the Library from the Municipal Building to a separate building used solely for the library. The need for a community center for community groups was also discussed. This need will become greater when the development of seniors housing occurs. A senior's community building is proposed as part of that development. An existing senior center exists on Pine Avenue but is currently being utilized by the Police Department. Other changes in governmental requirements, which are mandated upon the local governments, may also increase the needs for municipal services and staff. If necessary, due to additional service being mandated or required, the staff of various municipal departments may need to be increased or those services contracted to private.

Other municipal facilities are adequate at this time.

b. **Schools:**

Public school students are educated in the Berlin Township School System. Students between the grades of pre-school and fourth grade attend the J.F. Kennedy School, which was constructed in 1964. Students between fifth and eighth grades attend the Eisenhower Middle School, which was constructed in 1969. Both schools were expanded in 1993.

In 2001, another school expansion was completed. The school expansion was performed to accommodate the return of the seventh and eighth grade students to the Township school system. The return of these students was a result of the dissolution of the Lower Camden County Regional School System. High school students from the Township still attend Overbrook High School with students from Clementon and Pine Hill Boroughs.

The current enrollment of the students within the Township school system is 601 students, as of October 13, 2006. The functional capacity, according to BethAnn Coleman, Business Administrator, is 351 at the JFK School and 409 at the Eisenhower School, for a total of 760. Currently, 273 students attend Overbrook Regional High School.

It is anticipated that the growth in attendance of students will decrease according to the latest projections prepared by Sundance Associates. Projections were carried out to the year 2,014. Sundance indicates that there will be a decrease of 38 students in Pre-K through 5th grade (-8.8%) and a decrease of 32 students in 6th grade through 8th grade.

Should the Planning Board and Governing Body consider the proposed R-4 overlay zone for the 86 acre tract at Taunton and Cooper, consideration must be given to the fact that current student enrollment is 159 students below the functional capacity.

c. Recreation Facilities

In 1998, the Township created a special tax that was established for exclusive use for the preservation of open space and improvements for recreation facilities. A Recreation Committee has been created, which is comprised of members of the Governing Body, Athletic Association and residents. The Committee determines the recreational needs for the Township and reports their findings and recommendations to the Governing Body.

Utilizing the D.V.R.P.C. recommendations of 125 persons/acres of recreation area, and a projected population of approximately 6000 residents, the Township should provide 48 acres of area dedicated to recreation. The Governing Body implemented an aggressive acquisition and improvement program. The land area of the Luke Avenue Recreation Complex was increased from 5 acres to approximately 17.4 acres. The Township also developed the Edgewood Avenue Soccer Complex, which has added over three acres of recreation lands and nearly 11 acres of open space lands. The total land area devoted to open space and recreation is approximately 50.7 acres±. Substantial improvements have been implemented and have continued to the present date.

Improvements were also made to the Robert T. Clyde (formerly Day Avenue) Recreation Complex adding sports lighting, a street hockey rink and improved parking.

FIGURE NO. 3

LISTING OF CURRENT RECREATION FACILITIES

1. Luke Avenue Recreation Complex (Northwesterly end of Township)	17.4 acres
Playfield Area and Associated Improvements	11.06 acres
Open Area	9.25 acres
Playground Area	0.08 acres
2. Edgewood Avenue Soccer Complex (Southwesterly end of Township)	14.18 acres
Playfield Area	3.37 acres
Open Area	10.81 acres
3. Robert T. Clyde Recreation Complex (Southern portion of Township)	5.6 acres
Playfield Area	3.43 acres
Playground Area	0.11 acres
Open Space	2.03 acres
4. Spruce and Cushman Avenue (Southeasterly portion of Township)	1.0 acres
Playfield Area	0.0 acres
Playground Area	1.0 acres
5. Municipal Building Playground (Northwesterly portion of Township)	1.0 acres
Playfield Area	0.0 acres
Playground Area	1.0 acres
6. Berlin Educational Park (Northeasterly Portion of Township)	4.8 acres
Playfield Area	3.8 acres
Playground Area	1.0 acres
7. Centaurian Open Space – Taunton Avenue (Southern portion of Township)	5.49 acres
Open Space	5.49 acres
8. Grove Avenue Park	0.1 acre
Open Space	0.1 acre
9. Bethel Avenue Park	0.6 acre
Open Space	0.6 acre
TOTAL	50.17 acres

Additional Sites Considered by the Governing Body

1. Berger parcel next to Public Works Complex/Edgewood Avenue Recreation Complex.
2. Berlin Circle Plaza Ponds
3. Mullica River Headwater Area (Green Acres Funding?) 24 Acres ±
4. Berlin Estates Playground
5. Cooper and Taunton Avenue vacant wooded lands.

a. Open Space.

Previous Re-examination Reports depicted environmentally sensitive areas consisting mainly of stream corridors and wetland areas and lands with steep slopes. These areas would be preserved as open space due to the restrictions imposed by current Federal and State regulations. The majority of these lands are currently privately owned.

As the Township continues to develop, the need for open space will also increase. This need has been taken into consideration in the zoning requirements for undeveloped portions of the Township where it is required to set aside lands for open space.

Township owned lands noted for open space have been identified in the Recreation Open Space Inventory field with the New Jersey Department of Environmental Protection, Green Acres when funding was received for the Day Avenue facility. These areas, once noted on the inventory, must remain as open space.

6. Recycling

The Township currently collects the recyclable materials and, through a contract with Camden County, delivers these materials to the recycling facility in Camden City. A recent revision to the contract between the County and the municipalities provides for the participating municipalities to receive a portion of the profits gained from the sale of these materials to private firms.

The Township intends to implement various programs to improve the separation and collection of recyclable materials.

7. Changes In Governmental Policies And Existing Conditions

Changes in governmental policies greatly affect the development of land in the region. Environmental policies established prior to the 1990's, such as wetlands, stream encroachment, flood plain management, recharging of aquifers, stormwater management, recycling, solid and hazardous waste management and disposal have dominated changes in land development regulations. The establishment of the Pinelands Commission in 1979 and their jurisdiction over the area in the southeastern portion of the Township has greatly affected the development of that portion of the Township. Other legislation, such as the Fair Housing Act and State Planning Act have also affected development in the State and, subsequently, the Township.

a. Environmental Regulations:

Federal and State regulations were enacted as a result of the increasing concern for the loss and damage to environmentally sensitive areas. The development of the Pinelands jurisdictional areas is very strictly regulated.

On the State level, revisions to the Wetlands Act were enacted and have been continually revised. These revisions have precluded or made development more difficult in the areas within or adjacent to wetlands.

The restriction of development of environmentally sensitive areas affects private owners and governmental agencies as exhibited with the N.J.D.O.T. Berlin Circle Elimination Project. The inability to develop private lands, due to environmental regulations, have affected some development in the Township. For the most part, the developers have altered their proposed developments to address the preservation of the environmentally sensitive areas.

b. State Planning Act and Smart Growth:

The State Planning Act of 1985 created the State Planning Commission and mandated the Commission to take various actions. The first State Plan was adopted in 1992. The latest State Plan was adopted by the State Planning Commission on March 1, 2001.

On April 28, 2004, the N.J. State Planning Commission approved the release of the preliminary State development and Redevelopment Plan. This commenced the third round of cross-acceptance.

The Camden County Planning Board issued a final negotiation report dated March 22, 2005 and it was approved by the Camden County Board of Freeholders on April 21, 2005. Berlin Township is described in the negotiation report as having outstanding working relationships with adjoining municipalities. The report also mentions that the Township has planned the neighborhood shopping district along Haddon Avenue.

The latest State Plan provides "stronger policy direction" and "addresses issues which will have profound effects on our quality of life". The Plan includes additional sections, which explain how local governments can achieve the goals of the State Plan. Indicators and Targets have also been included, which will assist in making sure that all are working to achieve the goals over the next 20 years. The targets include the elimination in the backlog of maintenance and repair needs, improving water quality, significantly reducing levels of distress in communities, having all municipal and County plans consistent with the State Plan and endorsed by the State Planning Commission, continuing with the acquisition of farmland and open space and locating the majority of new jobs and populations growth in areas designated in the State Plan for growth which significantly reducing land consumption per person.

The concept of "Smart Growth" is outlined in the State Plan and includes development and redevelopment in recognized centers utilizing existing infrastructure.

The principles of Smart Growth include mixed-use development, pedestrian friendly centers and neighborhoods, the preservation of open spaces and compact, clustered community plans. The Township's recent redevelopment efforts are consistent with the principles of Smart Growth.

The mainly developed portion of the Township, which is west of Cooper Road and outside of the Pinelands Rural Development Area, is located in the Metropolitan Planning Area (PA-1). The PA-1 areas are near or fully developed with minimal vacant lands remaining.

The portion of the land east of Cooper Road, including the Regional Pinelands Growth Area along the corridor of N.J.S.H. Route 73 is located within the Suburban Planning area (PA-2). These areas are, generally, located adjacent to more densely developed areas and contain vacant lands. This area is or will be served by Urban Infrastructure and is designated for growth in the Municipal Master Plan. The third area in the Township is the Pinelands Areas, which is located in the Fringe Planning Area.

1. Amendments to the Pinelands Comprehensive Management Plan.
Since the last Re-examination Report, there have not been any significant amendments, which substantially affect the development within the Township.

Discussions have taken place between Township Officials and the Commission regarding the possibility of extending sanitary sewer into the Pinelands area of the Township to increase the potential for development.

All proposed development in the Pinelands Area, within the Township must still receive a Certificate of Filing from the Pinelands Commission prior to making an application for development to the Township. The criteria for the issuance of a Certificate of Filing is based upon the most current Comprehensive Management Plan.

2. Pinelands Development Credits. On December 16, 1999, the Commission adopted amendments to the regulations for the Pinelands Development Credit Program. The amendment provides for the implementation of a special program to purchase Pinelands Development Credits (PDC's).

c. State Residential Site Improvements Standards:

These standards were adopted on January 6, 1997. These standards supercede all respective municipal design standards. These rules create statewide standards for residential subdivisions to "ensure predictability in site improvement standards, avoid unnecessary cost in the construction process, to streamline the development approval process and improve the efficiency of the application process, etc.

d. State Stormwater Regulation Program:

The State has developed this program to address stormwater quality, quantity and recharge issues, related to development, redevelopment and existing developed areas. The Governing Body has adopted the Stormwater Management Plan and Stormwater Control Ordinance. The Plan and the Ordinance establish goals, develops procedures, identifies appropriate stormwater management measures and establishes design standards.

e. Delaware Valley Regional Planning Commission:

The Delaware Valley Regional Planning Commission (D.V.R.P.C.) is a quasi-public agency that is responsible for long-range transportation and land use planning environmental protection and economic development issues in the Philadelphia metropolitan area. The D.V.R.P.C. has also addressed issues of the protection of natural resources, affordable housing, welfare reform, creation of greenways, water quality management, pedestrian and bikeways, etc. The D.V.R.P.C. has addressed these issues in various documents, which they continue to update throughout the years.

The implementation of the goals of the D.V.R.P.C. publications will be continued by the State and local governments and Federal and State mandates continue to be enacted.

D. RECOMMENDATIONS:

The goal of this Re-examination report is to provide a guide for the future development in the Township while promoting a high quality of health, public safety and welfare for the current and future residents. The goal of this report will also keep on favorable atmosphere for the operation of business in the Township.

After discussion and, with the assistance of Township resident Carolyn Picciotti, the Master Plan Committee has adopted the following vision statement:

“The Township of Berlin will provide a unique thriving small town environment where families choose to live, work and shop”

1. Land Use Plan:

The Land Use Plan consists of maintaining the current land use categories, the creation of a new residential category and an overlay category for the corridor of Haddon Avenue. The existing three residential, two commercial (non-Pinelands), one Pinelands commercial category and industrial category with the senior citizens overlay category will remain with the Pinelands standards for the Pinelands area. The Land Use Map (Map No. 4) depicts the proposed land use categories.

Amended January 24, 2007

We recommend that a new R-4 Residential zoning district overlay be created for the area bounded by Cooper Road, Taunton Avenue, Evesham Township and Kettle Run stream. Development standards and bulk requirements should be formulated when this zone is created. This category would permit larger single-family lots with minimum lot areas of 10,000 square feet. These lot sizes would allow greater latitude for the preservation of existing topography and vegetation and the construction of larger homes.

We also recommend that the lands along the northerly side of Clifton Avenue, which are currently in the Industrial category remain as industrially zoned.

We also recommend that a Central Business District (CBD) zoning district be created for the corridor along Haddon Avenue. This corridor is currently the subject of a large-scale redevelopment investigation. The zoning category would promote the redevelopment of the buildings along the corridor of Haddon Avenue with retail, personal service, professional offices and institutional buildings. Residential uses would be permitted above the first floor of those buildings containing commercial uses. Restaurants and auto repair businesses would be conditional uses. Architectural standards will be developed to address building design and facade treatments. The architectural standards and streetscape will improve the corridor of Haddon and Walker Avenues. The zoning category would consist of those lots along Haddon Avenue and Walker Avenue and ancillary lots to the rear, from the Voorhees Township line to the site of the Post Office. We recommend that the Redevelopment Committee research and establish standards and guidelines for the zoning category, which addresses the desired uses, streetscape improvements, parking, aesthetics, etc.

In December 2006 the Planning Board conducted a public hearing to hear testimony on the determination of the need for redevelopment of numerous properties along the Haddon Avenue and Walker Avenue corridors.

The Camden County Improvement Authority, through their Professional Planner, Edward Fox, P.P., A.I.C.P., prepared a detailed document entitled: "Determination of Needs Study and Redevelopment Plan" dated November 17, 2006.

The report systematically analyzes each subject property and advances a Redevelopment Plan that incorporates new bulk standards for the corridor. The report further recommends the creation of a new Central Business District and recommends that existing C-1 zoning on several properties be changed to R-2.

The Planning Board endorsed the plan and it has been recommended to the Governing Body for adoption by ordinance. Should the plan be adopted by the Governing Body, the zoning ordinances must be amended to effectuate the suggested changes.

We recommend that the credits for the seniors housing at Cooper Road and Taunton Avenue be utilized to satisfy a portion of the low/moderate income housing required by the Council on Affordable Housing (C.O.A.H.). We also recommend that additional research be performed to determine other areas, within the Township, which may qualify for credits towards the provision of low/moderate income housing and that the petition for C.O.A.H. certification continue to be evaluated to reflect these provisions and the reduction in the number of designation low/moderate income housing within the R-3 Residential category which is bordered by Old Egg Harbor Road and Lafayette Avenue in the southwestern portion of the Township.

2. **Housing Objectives:**

The housing element has been reviewed. The plan will require periodic review by the Governing Body and appropriate action so that proposed housing meets the mix of housing units as required by the Fair Housing Act and the criteria established by C.O.A.H.

3. **Circulation Goals:**

Traffic, vehicular and pedestrian circulation, throughout the Township, have been reviewed. All modes of transportation can be improved with proper planning and implementation of the required improvements.

- a. Vehicular Traffic. The New Jersey Department of Transportation is currently completing various improvements to improve the movement of traffic along N.J.S.H. Route 73, which include the replacement of the Berlin Circle with signalized intersections. These improvements will enhance safety of travel for Township residents and all motorists using the highway. It is anticipated that the construction of these improvements will be completed in 2007.

Other improvements, such as the signalization of the intersection of N.J.S.H. Route 73 and D'Angelo Drive and an exclusive right turn lane for southbound N.J.S.H. Route 73 at Franklin Avenue and exclusive left turn lane of southbound N.J.S.H. Route 73 and Fairview Avenue have been requested from the New Jersey Department of Transportation. The exclusive right turn at Franklin Avenue has been completed.

The Township has also commenced with the design of a traffic signal for the intersection of Taunton Avenue and Cooper Road to eliminate the 4-way stop, which currently controls this busy intersection.

It is also recommended that the provisions for marginal cross access across properties along the corridor of N.J.S.H. Route 73 continue to be pursued with the property owners and developers. The Master Plan Committee agreed that the physical construction of cross access should be made a requirement for development approvals issued by the Planning Board. This must be incorporated into the Land Use Ordinance.

It is also recommended that improvements be made at the signalized intersection of Haddon and Franklin Avenues be made to better improve traffic movement through the intersection. The continuance of the coordination and assistance of the County for the improvements to various County roads and their intersections will ensure the ability for the safe travel of traffic along these roads without substantial delay or inconvenience.

We recommend, as noted in the previous Re-examination Report, the extension of Lafayette Avenue to Clifton Avenue. The extension will improve the circulation of traffic through the Township. This road extension should be considered as part of future residential development in that area.

- b. Pedestrian Circulation. Pedestrian circulation will improve with the continued construction of sidewalks along all streets, especially along arterial and major collection streets.

Sidewalks should be provided to all shopping centers and districts, public buildings and facilities to provide ease of access and reduce the need for vehicular traffic to these sites. We also recommend that street crossings, in well-traveled areas, be improved with crosswalks, pedestrian signals and signage. Along with sidewalks, adequate street lighting and benches should also be provided.

- c. Bikeways. It is recommended that bikeways be provided in the same direction of travel and/or along all major highways and roadways, which provide a safe, protected travel way for bicyclists. The bikeways will also provide a number of routes for bicyclists to travel through the Township and link with other bikeways in adjoining municipalities. Recommended bikeways have been depicted on the Bikeways Map (Map No. 5).
- d. Non-Auto Options for Commuters. It is recommended that the transit system be improved to encourage and provide easier and more convenient means of access and travel to these modes of transportation.

4. Environmental Objectives:

The objectives of past Re-examination Reports should continue to be implemented. New rules and regulations in regard to the protection of environmentally sensitive areas, stormwater and watershed management and management practices continue to be implemented as required by law.

Continued operation and discussions with the adjoining municipalities of Berlin Borough, Winslow and Waterford Townships and NJ Transit should be conducted to advance the transit village concept for the Atco Rail Station. The development of such a village could create mixed retail and residential use and enhanced ridership of an otherwise under-utilized facility.

5. Community Facilities Goals:

The need for community facilities is dependent upon the complexion and demands of the population of the Township and the mandates passed down by the Federal and State agencies. As the population ages, the demands for the types of community facilities will also change. The Township has addressed some of those needs with the aggressive recreation improvements program. The multi-phase construction of the Luke Avenue Recreation Complex has created a recreational and community centerpiece. The facility includes an extensive illuminated walking path, four illuminated baseball fields, a concession area, open fields for community activities and parking facilities.

Enhancements have also been provided to the Robert T. Clyde and Edgewood Avenue Recreation areas that have supplemented the Luke Avenue facilities.

The John J. McPeak Township Library has opened and the expansion of the elementary schools has been completed.

The inclusion of the recreation facilities within the proposed senior citizens development on Cooper Road and Taunton Avenue addresses the facilities needs for the residents of this development.

The most critical community facility goal at this time is the construction of a new municipal building. This will likely require the acquisition of additional lands. The Governing Body, with the support of the community, must focus on this goal and see it through to fruition.

6. State Development and Redevelopment Plan:

The State Development and Redevelopment Plan serves as a guide for state, regional and local agencies to protect the natural resources of the State, identify areas of growth and establish state policies for land use, housing and economic development. We recommend that the Township review the Plan for possible incorporation of the state policies into Township policies. In December 2006, the Planning Board conducted a public hearing to determine whether certain properties satisfied the statutory definition of being in need of redevelopment and to adopt a redevelopment plan.

The properties are primarily along the Haddon Avenue and Walker Avenue corridors.

This redevelopment process and the resulting revitalization of the aging downtown district are in accordance with the basic tenets of the State Plan. The redevelopment makes use of existing facilities and infrastructure and does not require development of expanses of vacant lands and expenditure or degradation of natural resources.

7. Pinelands Comprehensive Management Plan:

In the past, the Pinelands Commission has previously informed the Township that they would not permit the expansion of the Regional Growth Area. Current discussions with the Commission have resulted in the position of the Commission being receptive to limited expansion of the regional growth area. We recommend that the Township continue to press for this expansion. The Commission, however, would restrict or prohibit residential uses and allow commercial development.

This issue needs to be discussed further and advanced to the point of a policy change set forth by the Commission.

8. Zoning And Land Use Regulation Modifications:

The Planning Board and the Master Plan Re-examination Committee has discussed multiple desired changes in the zoning and land use laws of the Township. These desired changes are intended to give the Township a controlling hand in future development and redevelopment.

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The following items were discussed and must be further refined by the Planning Board and presented to the Governing Body for adoption by Ordinance:

- a) Develop building design/architectural standards for the Old West Berlin section.
- b) Prohibit temporary vehicle or storage canopies and Quonset type structures.
- c) Impose a developer's recreation fee, possibly \$500.00/dwelling and establish a per square feet fee for non-residential development.
- d) Establish maximum impervious coverage limits for all zoning districts.
- e) Redefine building height as the measurement between the top of the roof and the lowest ground elevation.
- f) Eliminate the requirement for HPS light fixtures for developments.
- g) Require the actual construction of cross access between properties along the Route 73 corridor (in addition to cross easement dedication).
- h) Revise parking ratios for office and professional uses.
- i) Rezone the fragmented parcel within the new Taunton Avenue jug handle to Commercial.
- j) Create the R-4 Residential zoning district overlay for 10,000 square feet residential lots for Block 2202, Lot 1 on Cooper Road and Taunton Avenue. Development standards and bulk requirements should be formulated when the Zoning Ordinance is amended to include the R-4 Zone.
- k) Maintain the Industrial Zoning classification along Cooper Road and eliminate the senior's overlay.
- l) Consider modifications to the Fence Ordinance.
- m) Permit medical and professional uses within the C-2 Zone.
- n) Advance for adopting a Tree Protection Ordinance that will require an inventory and mapping of trees in excess of 10" diameter breast height as part of the Subdivision Site Plan submission and require permitting of removal of same. This Ordinance has been forwarded to the Governing Body for consideration.
- o) Consider changes in Sign Ordinance to require architecturally compliant monument type signage throughout the Township. Pylon signage would only be permitted along the Route 73 commercial corridor and Walker Avenue from the Post Office to Route 73.

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- p) The R-2 Residential Zoning of Block 701, Lots 2, 3, 4, 5, 6 and 7 located on Lucas Avenue, between Walker Avenue and Haddon Avenue should be established or re-affirmed by the adoption of the appropriate ordinance by the Governing Body.

Confusion surrounds the zoning of these lots and there is partial evidence of a zoning change affecting these lots having been adopted by the Governing Body circa 1985.

The current, official zoning map of the Township graphically depicts these lots as R-2 and they are currently occupied by single-family dwellings.

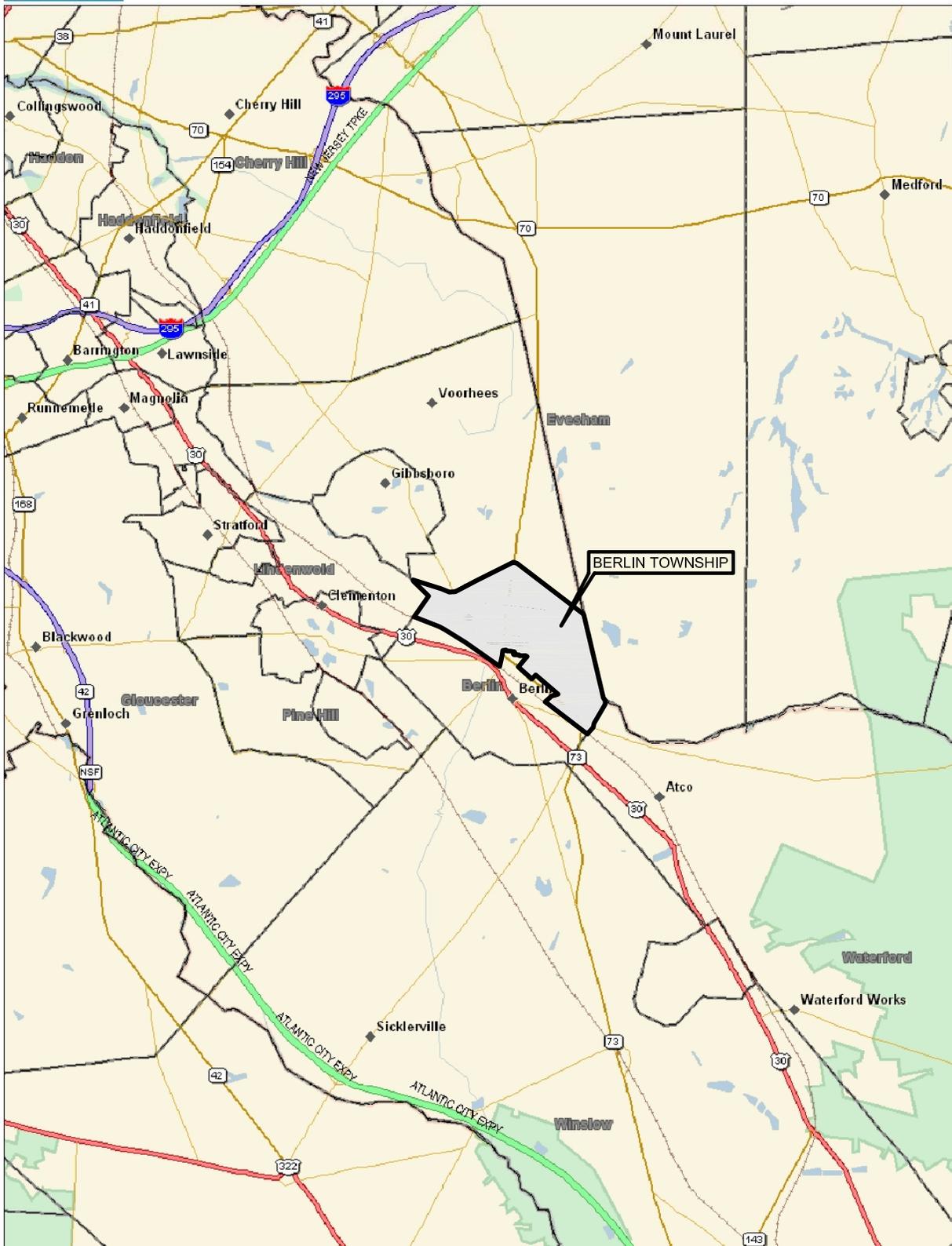
E. CONCLUSION:

This comprehensive Re-Examination Report shall satisfy the statutory requirement set forth under Article II c.40:55D-89 regarding re-examination of the Master Plan.

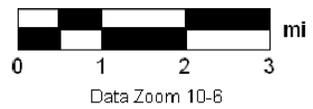
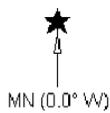
Upon the conducting of a public hearing on February 13, 2007 and after careful consideration, the Planning Board of the Township of Berlin shall adopt this Re-examination Report with additions or amendments, if necessary. The report shall serve as the Master Plan guidance document until such time as it is again re-examined.

MAPS

MAPS

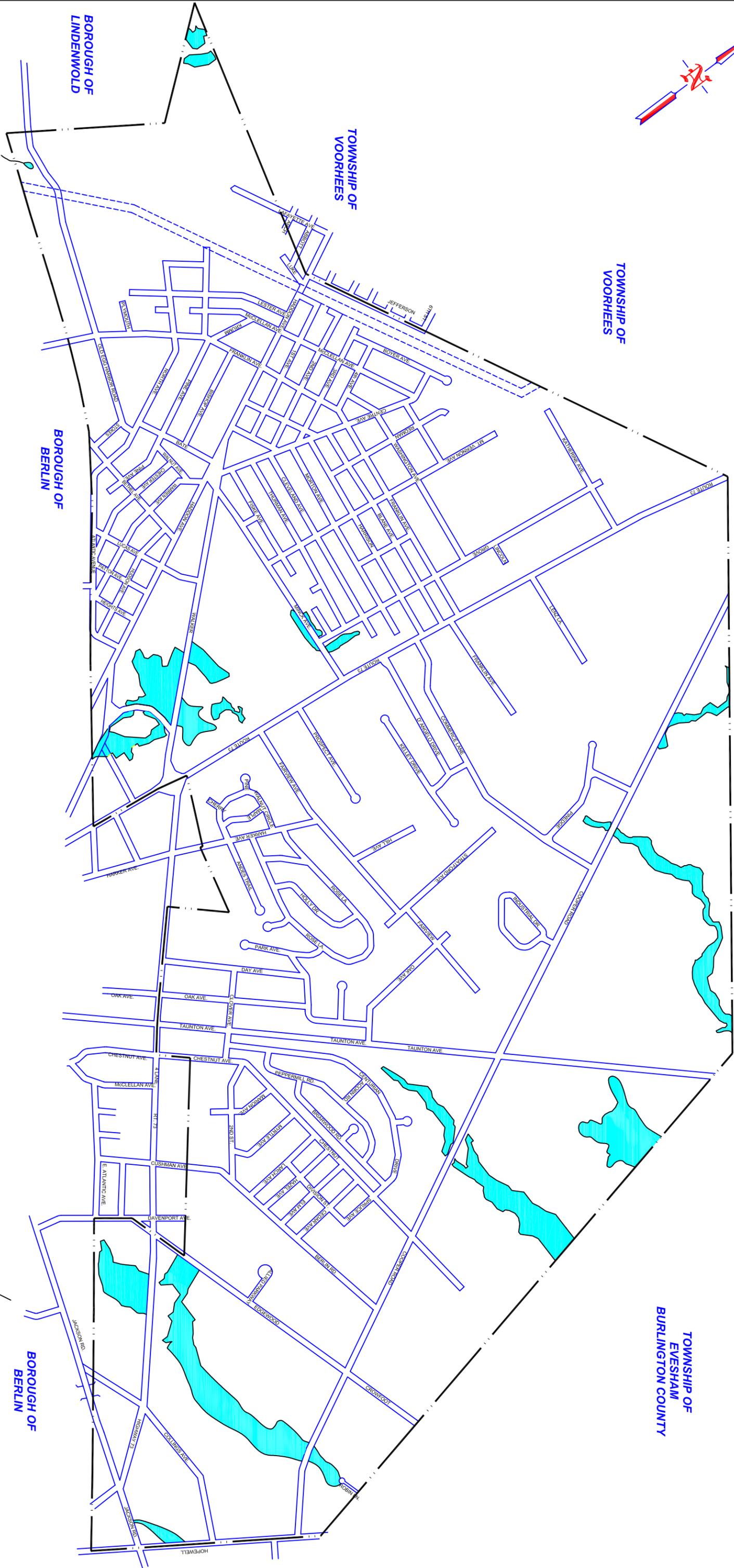
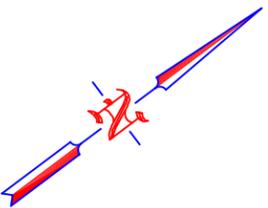


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REGIONAL LOCATION MAP
 TOWNSHIP OF BERLIN
 CAMDEN COUNTY, NEW JERSEY
 TAKEN FROM DELORME STREET ATLAS MAP 2004

MAP No.1
 NOVEMBER 2006



 ENVIRONMENTALLY SENSITIVE AREAS
 (FRESHWATER WETLANDS, AS MAP BY NEW
 JERSEY DEPARTMENT OF ENVIRONMENTAL
 PROTECTION, APRIL 2006 VERSION OF IMAP)

NOTE:
 1. THIS MAP IS NOT TO SCALE.

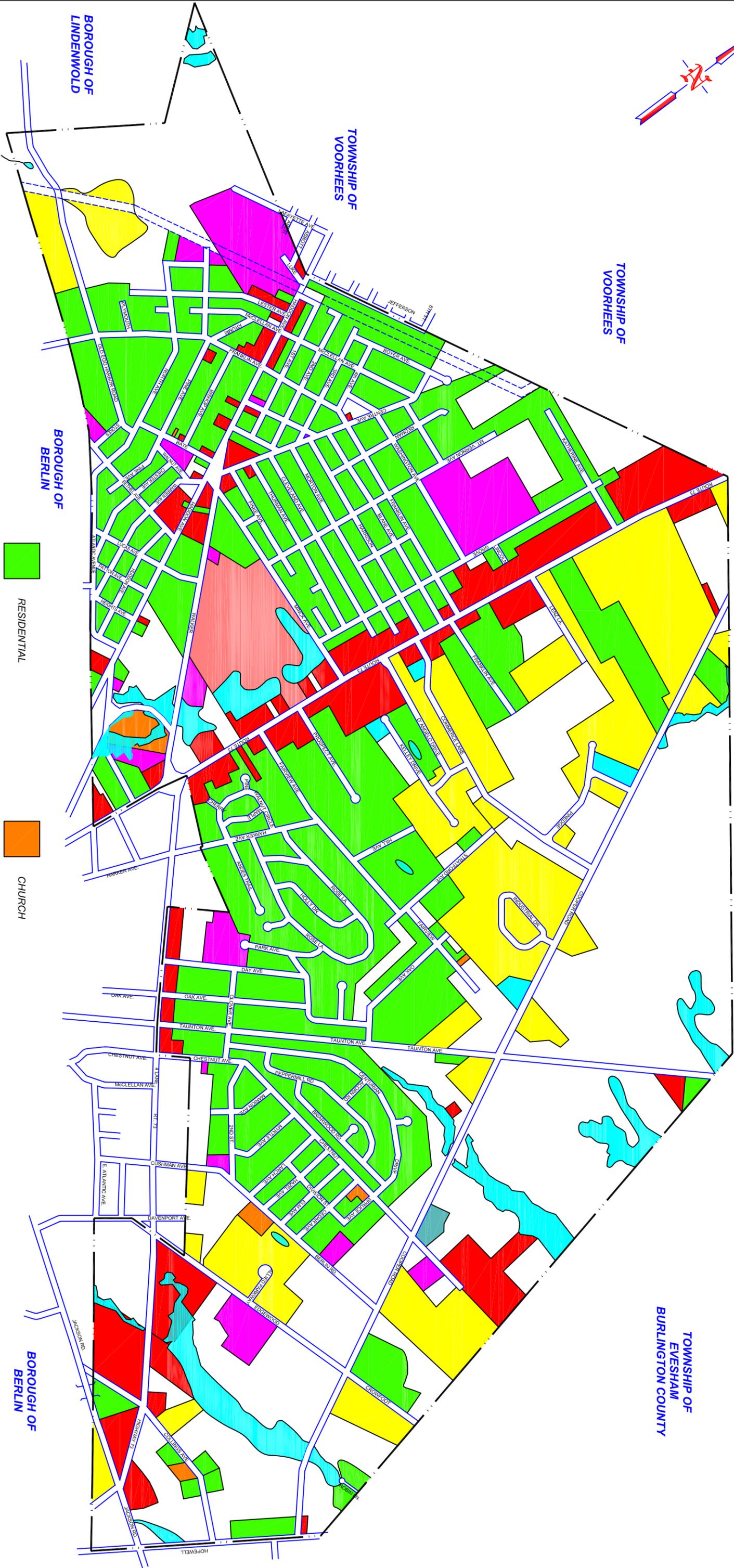
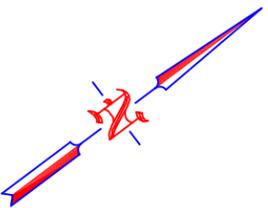
ENVIRONMENTAL CONSTRAINTS MAP

TOWNSHIP OF BERLIN

Camden County, New Jersey

NOVEMBER 2006

MAP No. 2

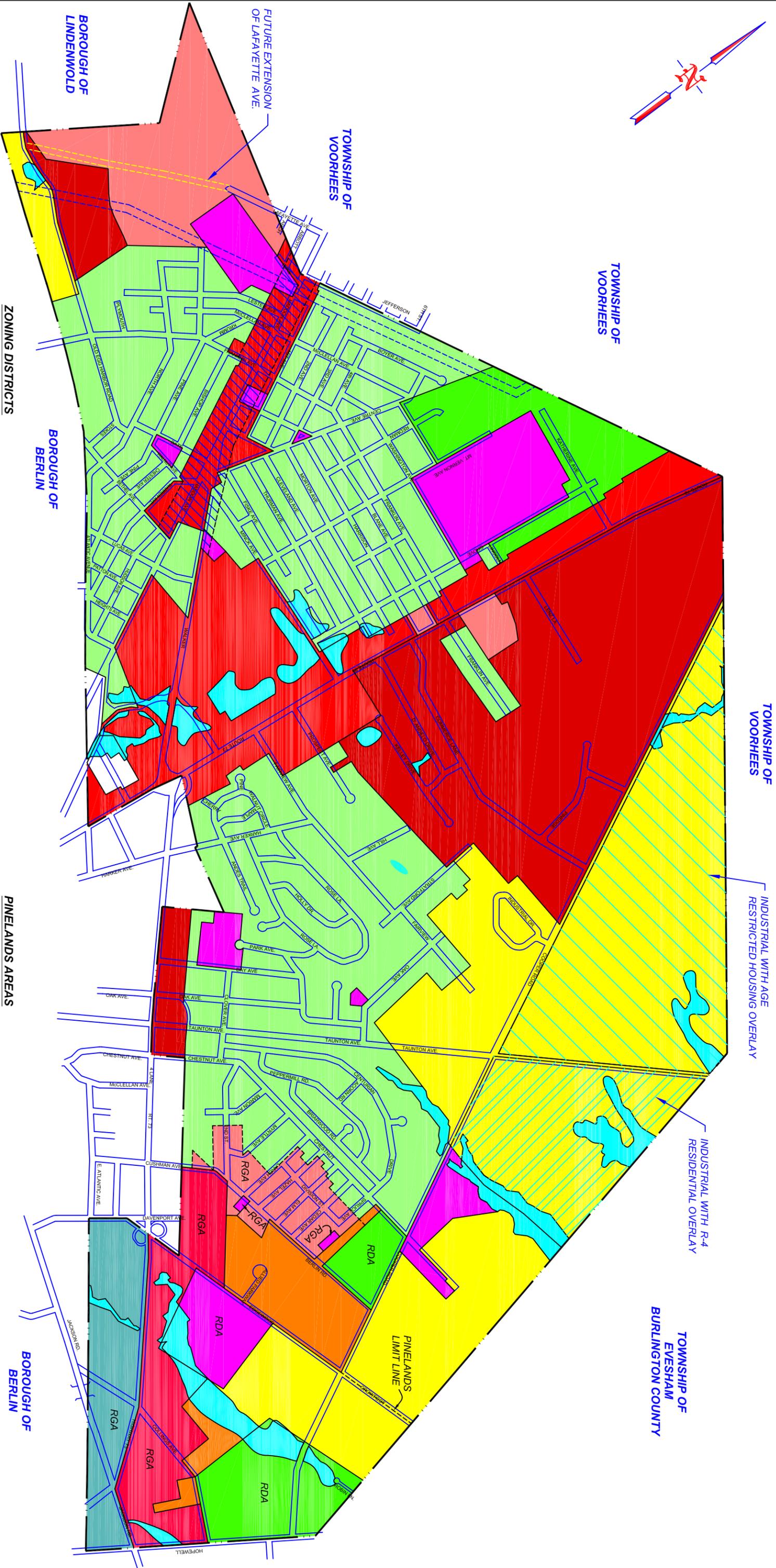
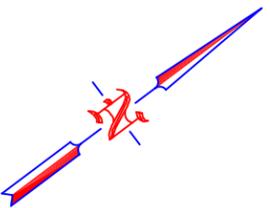


- RESIDENTIAL
- COMMERCIAL
- CHURCH
- INDUSTRIAL (light & heavy)
- SHOPPING CENTER
- GOVERNMENTAL BUILDINGS, COMPLEX, RECREATIONAL
- CEMETERY
- ENVIRONMENTALLY SENSITIVE, STORMWATER BASIN
- VACANT LAND

EXISTING LAND USE MAP

TOWNSHIP OF BERLIN
Camden County, New Jersey

NOVEMBER 2006
MAP No. 3



- ZONING DISTRICTS**
- R-1 RESIDENTIAL
 - R-2 RESIDENTIAL
 - R-3 RESIDENTIAL
 - C-2RG PINELANDS REGIONAL GROWTH
 - C-1 COMMERCIAL
 - C-2 COMMERCIAL
 - C-2RD PINELANDS HIGHWAY COMMERCIAL
 - INS- INSTITUTIONAL
 - C-3 COMMERCIAL
 - I-1 LIGHT INDUSTRIAL
 - E-1 ENVIRONMENTALLY SENSITIVE
 - PROFESSIONAL OFFICES/ RESIDENTIAL OVERLAY

PINELANDS AREAS

RGa- PINELANDS REGIONAL GROWTH AREA

RDA- PINELANDS REGIONAL DEVELOPMENT AREA

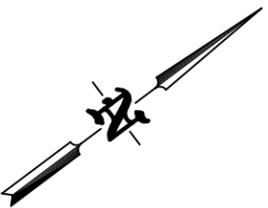
NOTE:

1. THIS MAP IS NOT TO SCALE.

PROPOSED LAND USE MAP

TOWNSHIP OF BERLIN
Camden County, New Jersey

NOVEMBER 2006
MAP No. 4



RECOMMENDED MAJOR BIKEWAYS AND PEDESTRIAN WAYS

RECOMMENDED MAJOR BIKEWAYS

RECOMMENDED PEDESTRIAN WAYS

NOTE:
1. THIS MAP IS NOT TO SCALE.

MAJOR PEDESTRIAN & BIKEWAYS MAP

TOWNSHIP OF BERLIN

Camden County, New Jersey
NOVEMBER 2006

MAP No. 5

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