

RESOLUTION NO. 2024-14

TOWNSHIP OF BERLIN

PLANNING BOARD

RECOMMENDATION THAT CERTAIN PROPERTIES IDENTIFIED IN THAT CERTAIN REPORT ENTITLED "THE CUSHMAN AVENUE STUDY AREA" BE DETERMINED TO BE AN AREA IN NEED OF REDEVELOPMENT

WHEREAS, by virtue of Township of Berlin, by Resolution No 2023-194 and 2023-195 on November 20, 2023, adopted pursuant to N.J.S.A. 40A:12A-6, the Mayor and Township Committee of the Township of Berlin directed and authorized the Berlin Township Planning Board (the "Board") to conduct a study and make recommendation(s) as to whether certain properties located in the Study Area identified therein, namely the properties designated as Block 1502, Lot 1 and Block 1702, Lots 2, 3.01, 4.01 and 5.01, constitute an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5, to wit:

1. Block 1502, Lot 1 – consisting of the vacant wooded land;
2. Block 1702, Lot 2 – consisting of a church, accessory buildings,
parking area and stormwater basin;
3. Block 1702, Lot 3.01 – consisting of vacant church owned land; and
4. Block 1702, Lot 4.01 – consisting of vacant church owned land; and
5. Block 1702, Lot 5.01 – consisting of vacant church owned land; and

WHEREAS, the Board caused to be prepared a map showing the boundaries of the proposed non-condemnation redevelopment area and the location of the various parcels of property included therein; and

WHEREAS, the Board appointed Leah Furey Bruder, PP, AICP, to conduct a study and prepare a report with findings and recommendations as to whether the properties in the Study Area should be designated as an area in need of redevelopment; and

WHEREAS, Leah Furey Bruder, PP, AICP, conducted the study as directed and prepared a report thereon, said report dated April, 2024 (the “Cushman Avenue Study Area”); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the Planning Board specified April 23, 2024, as the date for a public hearing and caused notice of the hearing to be given for the purpose of hearing persons who were interested in or who would be affected by the determination that the delineated Study Area is in need of condemnation redevelopment; and

WHEREAS, the hearing notice set forth the general boundaries of the Study Area to be investigated and stated that a map had been prepared and could be inspected at the Township of Berlin Planning Office; and

WHEREAS, a copy of the notice was published in a newspaper of general circulation once each week for two consecutive weeks, the last publication being not less than ten (10) days prior to the date of the hearing on April 23, 2024; and

WHEREAS, the Planning Board caused copies of the notice to be mailed to the last owner of the parcels of property within the Study Area according to the assessment records of the Township of Berlin, and to all persons whose names are noted on the Tax Assessment records for all of the parcels listed in the study report, such notice being provided at least ten (10) days prior to the date set for the hearing; and

WHEREAS, at the time of the public hearing on April 23, 2024, Leah Furey Bruder, PP, AICP, testified under oath and summarized the Cushman Avenue Study Area report which report was marked as Exhibit “1” at the time of the hearing; and

WHEREAS, at the time of the said public hearing, the members of the public were given an opportunity speak regarding the proposed areas to be designated as a redevelopment area, and no one from the public making any objection to the same; and

WHEREAS, the Board, after reviewing the Report and hearing the testimony of Leah Furey Bruder, found that in the within designated Study Area, the following conditions currently exist:

1. With respect to Block 1502, Lot 1 of the Study Area, which consists of vacant wooded land found that:

A.. Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(h), the subject parcel may further smart growth planning principles by enabling redevelopment of the site which will benefit the community

2. With respect to Block 1702, Lot 2, 3.01, 4.01 and 5.01 of the Study Area, consisting a vacant church and adjacent vacant lots, the Board found that:

A. Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(c),(e),(h), inclusion of the unused and vacant church property and the adjacent vacant lots in the redevelopment area is consistent with smart growth planning principles, so as to provide an overall sustainable community in the Township based on productive land use and smart growth planning principles.

WHEREAS, based upon the above findings, the Board determined that Block 1502, Lot 1, is in need of redevelopment; and

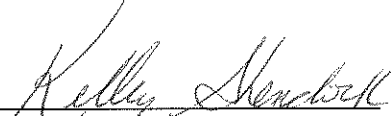
WHEREAS, based upon the above findings, the Board further determined that Block 1702, Lots 2, 3.01, 4.01 and 5.01 should be deemed in need of redevelopment; and

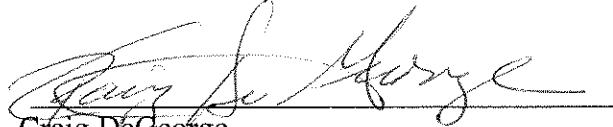
NOW, THEREFORE, BE IT RESOLVED, by the Township of Berlin Planning Board that the Board does hereby adopt the “Cushman Redevelopment Study Area Report”, prepared by Leah Furey Bruder, PP, AICP, dated April, 2024, and as a result thereof and of the public hearing conducted thereon on, the Board hereby recommends to the Mayor and Township Committee of the Township of Berlin that Block 1502, Lots 1, and Block 1702, Lots 2, 3.01, 4.01 and 5.01 be determined to be in need of redevelopment.

BE IT FURTHER RESOLVED the Planning Board does hereby adopt the findings set forth in the above preambles as its factual findings supporting its recommendations to the Mayor and Township Committee of the Township of Berlin.

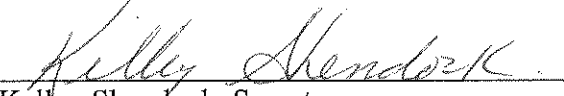
Attest:

Township of Berlin Planning/Zoning Board


Kelley Shendock
Secretary


Craig DeGeorge
Chairman

The undersigned, Secretary of the Township of Berlin Planning/Zoning Board, hereby certifies that the above is a true copy of a resolution adopted by the Board on the 25th day of June, 2024


Kelley Shendock, Secretary
Township of Berlin Planning/Zoning Board