

8024-24

RESOLUTION OF THE PLANNING ZONING BOARD OF THE TOWNSHIP OF BERLIN,
CAMDEN COUNTY, NEW JERSEY, RECOMMENDING THE MAYOR AND TOWNSHIP COUNCIL AMEND CHAPTER 340
ENTITLED ZONING, TO ADD DEFINITIONS TO SECTION 340.4, TO CHANGE THE ZONING OF CERTAIN LOTS WITHIN THE
PINELANDS AREA FROM HIGHWAY COMMERCIAL (C-2RD) ZONE TO THE REGIONAL COMMERCIAL GROWTH (C-3) ZONE, TO
CREATE A NEW AND SEPARATE ARTICLE FOR THE C-3 ZONE, AND TO REVISE THE STANDARDS APPLICABLE TO THE C-3
ZONE, AS RECOMMENDED IN THE BERLIN TOWNSHIP MASTER PLAN REEXAMINATION AND AMENDMENT ADOPTED BY
THE BERLIN TOWNSHIP PLANNING ZONING BOARD ON OCTOBER 24th 2023

WHEREAS, The New Jersey Land Use Law N.J.S.A. 40:55D.1 et seq. requires amendments to the Municipal Land Use Law
to first be reviewed and a recommendation received from the Municipal Planning Zoning Board before final adoption by
the Municipal Governing Board, and

WHEREAS. The Planning and Zoning Board of the Township of Berlin has considered an amendment to the Land Use
and Development Code of the Township of Berlin regarding Chapter 340 Entitled Zoning, and

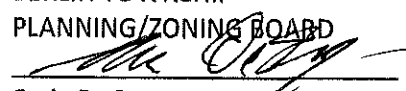
WHEREAS. The Board has received the recommendation of the Board's professionals and has reviewed the same at
an open public meeting of the Board and agrees with the proposed amendment.

NOW THEREFORE, The Planning and Zoning Board of the Township of Berlin does hereby recommend that the
Mayor and Township Council consider adopting the proposed Amendment to the Land Use and Development Code of
the Township of Berlin regarding Chapter 340 Entitled Zoning, A Copy of the proposed Ordinance, as recommended by
the Board, is attached hereto and made a part of this Resolution.

ATTEST:

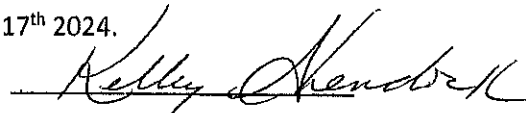

Kelly Shendock
Secretary

BERLIN TOWNSHIP
PLANNING/ZONING BOARD


Craig DeGeorge
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Berlin Township
Planning/Zoning Board at a meeting held on December 17th 2024.


Kelly Shendock, Secretary