

RESOLUTION NO. 2026-16

**RECOMMENDATION TO THE TOWNSHIP OF BERLIN GOVERNING
BODY TO AMEND THE MASTER PLAN TO CORRECT ERRORS AND
INCONSISTENCIES IN THE LAST MASTER PLAN ADOPTED BY THE
TOWNSHIP OF BERLIN IN 2023**

Whereas, on April 15, 2026 at the regular scheduled meeting of the Berlin Township Planning and Zoning Board, the Members of the Board did review and discuss proposed Amendments to the Master Plan which would correct errors and inconsistencies contained in the last Master Plan adopted by the Governing Body; and

Whereas, the Board has determined that the Township of Berlin conducted a re-examination of the its Master Plan in 2023, and the industrial uses along Taunton Avenue, which was at that time rezoned to R-4 Residential, did not contain provisions for the continuation and/or expansion of the then existing non-residential uses; and

Whereas, the Board has determined that the language set forth in Chapter 200, Article XIX, Tree Removal and Protection, Section 200-151-B(5) and Section 200-151-C, are inconsistent and conflicting and should be amended.

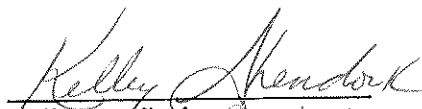
NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin recommends that the governing body for the Township of Berlin review and amend the Master Plan as follows:

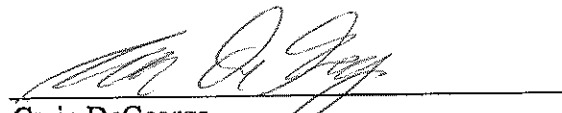
1. Provide in the Master Plan that for those industrial properties existing along Taunton Avenue, which were permitted uses before the 2023 re-examination of the Master Plan, and which now lie in the R-4 Residential Zone, can continue and/or expand without requiring a use variance.

2. Amending the conflicting language set forth in Chapter 200, Article XIX, Tree Removal and Protection, Section 200-151-B(5) which states that "Permission will be granted for the removal of the following trees with mitigation pursuant to the Municipal Land Use Law; provided that, in all cases, no more than 20% of the trees on the particular lot are removed" and Section 200-151-C which states in part, "Mitigation Plan.....The purpose of such plan shall be in the ultimate replacement on the property of the trees being removed....., and the maintenance at all times of at least 20% of the existing trees on a lot in the existing state", which can be interpreted to mean that 80% of the existing trees could be removed.

Attest:

Township of Berlin Planning/Zoning Board


Kelley McCauley 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 18th day of August, 2026.


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board