ORDINANCE NO. 2026-12

TOWNSHIP OF BERLIN
COUNTY OF CAMDEN
STATE OF NEW JERSEY

ORDINANCE 2026-12 OF THE TOWNSHIP OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 1502, LOT 1 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BERLIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, *et seq.*) ("LRHL")

WHEREAS, the LRHL authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, by virtue of Resolution 2023-195, the Mayor and Township Council of the Township of Berlin authorized and directed the Planning Board of the Township of Berlin ("Planning Board") to undertake the preliminary investigation of the property located at Block 1502, Lot 1, ("P.I.Q.") as a Non-Condemnation Redevelopment Area; and

WHEREAS, in accordance with the Resolution adopted by the Mayor and Township Council, the Planning Board conducted an investigation to determine whether the P.I.Q. should be designated as an Area in Need of Redevelopment and considered an Area in Need of Redevelopment Study for Block 1502, Lot 1, dated April 2024, prepared by Leah Furey Bruder, PP, AICP, of LFB Land Planning, LLC; and

WHEREAS, the Planning Board conducted a public hearing on April 23, 2024, concerning the designation of the P.I.Q. as a Non-Condemnation Redevelopment Area and the meeting was open to the public and all members of the public had an opportunity to address questions and comments to the Planning Board; and

WHEREAS, the Planning Board prepared a map showing the boundaries of the proposed redevelopment area and the locations of the various parcels and property included therein,

including the P.I.Q. Appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, at such public hearing, the Planning Board heard sworn testimony from its professional planner, Leah Furey Bruder, PP, AICP, who presented substantial credible evidence that the P.I.Q. qualified as a Non-Condemnation Area in Need of Redevelopment pursuant to 40A:12A-5(d) and (h); and

WHEREAS, at the conclusion of the public hearing as described above, the Planning Board adopted Resolution 2024-14, recommending that the Mayor and Township Council designate the P.I.Q. on the Official Tax Map of the Township of Berlin as an Area in Need of Non-Condemnation Redevelopment; and

WHEREAS, the Mayor and Township Council agreed with the conclusions of the Planning Board that the P.I.Q. met the aforementioned criteria for Non-Condemnation Redevelopment Area designation; and

WHEREAS, by virtue of Resolution 2024-118, adopted on July 22, 2024, the Mayor and Township Council determined that the P.I.Q. qualified as an Area in Need of Non-Condemnation Redevelopment; and

WHEREAS, the Mayor and Township Council have deemed it in the best interest of the public health, safety and welfare to adopt a Redevelopment Plan as set forth in Exhibit "A" attached hereto and made a part hereof for the P.I.Q. on the Official Tax Map of the Township of Berlin.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Berlin, County of Camden, State of New Jersey, as follows:

Section 1: Adoption of Redevelopment Plan.

The Mayor and Township Council of the Township of Berlin, County of Camden and State of New Jersey hereby adopt the Redevelopment Plan for Block 1502, Lot 1 on the Official Tax Map of the Township of Berlin appended and attached hereto as Exhibit "A".

Section 2: The Mayor and Township Council of the Township of Berlin hereby declare and determine that the said Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the redevelopment of the Township in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1 *et seq*.

Section 3: Amendment of Zoning Map.

The Zoning Map of the Township of Berlin shall be and is hereby supplemented and amended so as to provide for the Redevelopment Plan to encompass the P.I.Q. as an overlay zoning district. The Zoning Map shall include the P.I.Q. as a Redevelopment Area to which the Redevelopment Plan is applicable.

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

Section 5: If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

Section 6: Upon adoption, a copy of this Ordinance shall be filed with The Pinelands Commission for review and certification pursuant to the Pinelands Comprehensive Management

Plan's rules and regulations. Notwithstanding anything herein to the contrary, this Ordinance shall not take effect until certified by The Pinelands Commission as required by law

Section 7: Upon adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board and other agencies as required by law.

Section 8: This Ordinance shall take effect immediately upon final passage and publication in accordance with law, and approval from the New Jersey Pinelands Commission.

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 September 21, 2026, 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 October 19, 2026 at 5:30 p.m. at the Berlin Township Municipal Hall, 135 Route 73 South, West Berlin, NJ.08091, at which time all persons interested will be given the opportunity to be heard concerning such ordinance.

Published by: Catherine Underwood RMC, Berlin Township
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EXHIBIT "A"