

**BOROUGH OF BERLIN  
ORDINANCE NO. 2017-01**

**ORDINANCE OF THE BOROUGH OF BERLIN, COUNTY OF  
CAMDEN AND STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT  
PLAN FOR BLOCK 1300, LOTS 2 AND 4 ON THE OFFICIAL TAX MAP OF  
THE BOROUGH 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 R1-30;2016, regarding property located at Block 1300, Lots 2 and 4 ("P.I.Q."), the Mayor and Borough Council of the Borough of Berlin authorized and directed the Berlin Borough Planning Board ("Planning Board") to undertake the preliminary investigation of the P.I.Q. as a Non-Condemnation Redevelopment Area; and

**WHEREAS**, in accordance with the Resolution adopted by the Mayor and Borough 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 a Redevelopment Area Study, submitted by Jennifer C. Beahm, PP, AICP and Megan J. Stanley, PP, AICP of CME Associates, dated February 2016; and

**WHEREAS**, the Planning Board conducted a public hearing on April 11, 2016 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, Megan J. Stanley, PP, AICP, who presented substantial credible evidence that the P.I.Q. qualified as an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-5(b) and N.J.S.A. 40A:12A-5(h); and

**WHEREAS**, at the conclusion of the public hearing as described above, the Planning Board adopted Resolution 16-05, recommending that the Mayor and Borough Council designate the P.I.Q. on the Official Tax Map of the Borough of Berlin as an Area in Need of Non-Condemnation Redevelopment; and

**WHEREAS**, the Mayor and Borough 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 R 5-16;2016 adopted on May 12, 2016, the Mayor and Borough Council determined that the P.I.Q. qualified as an Area in Need of Redevelopment; and

**WHEREAS**, the Mayor and Borough 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 Borough of Berlin.

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

**Section 1: Adoption of Redevelopment Plan.**

The Mayor and Borough of Council of the Borough of Berlin, County of Camden and State of New Jersey hereby adopt the Redevelopment Plan for Block 1300, Lots 2 and 4 on the Official Tax Map of the Borough of Berlin appended and attached hereto as Exhibit "A".

**Section 2:** The Mayor and Borough Council of the Borough 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 Borough 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.**

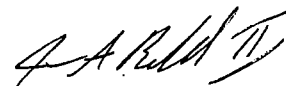
The Zoning Map of the Borough of Berlin shall be and is hereby supplemented and amended so as to provide for the Redevelopment Plan to encompass the P.I.Q. as an overlay zoning district. The Zoning Map shall include the P.I.Q. as a Redevelopment Area to which the Redevelopment Plan is applicable.

**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:** This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

BOROUGH OF BERLIN



By: James Bilella, Mayor

ATTEST:

Lois J. Sahina - Clerk  
Lois Sahina, Municipal Clerk

I, Lois Sahina, Clerk of the Borough of Berlin, hereby certify the foregoing to be a true and correct copy of an Ordinance adopted by the Mayor and Borough Council at their meeting of January 26, 2016, in the Municipal Building, 59 South White Horse Pike, Berlin, New Jersey.  
Lois Sahina, Municipal Clerk

Introduced: January 7, 2017  
Adopted: January 26, 2017