

BOROUGH OF BERLIN
ORDINANCE NO. 2018-18

**ORDINANCE OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN,
AND STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING ORDINANCE
2017-15, WHICH CODIFIED AND IMPLEMENTED THE PROVISIONS OF THE
JANUARY 12, 2017 HOUSING ELEMENT AND FAIR SHARE PLAN AND THE JUNE
28, 2017 LAND USE ELEMENT OF THE MASTER PLAN AND SATISFIED OTHER
LEGAL REQUIREMENTS ASSOCIATED THEREWITH**

WHEREAS, the Mayor and Council of the Borough of Berlin, County of Camden, and State of New Jersey (the "Borough"), reviewed the Housing Element and Fair Share Plan of the Borough Master Plan as prepared by CME Associates dated January 12, 2017 which was previously approved by the Planning Board of the Borough and endorsed by the Borough and also reviewed the Land Use Element of the Master Plan as prepared by CME Associates dated June 28, 2017 and adopted by the Planning Board on July 10, 2017 ("hereinafter collectively, "Borough Master Plan"); and

WHEREAS, the Governing Body adopted Ordinance 2017-15 on December 14, 2017, which codified and implemented the provisions of the January 12, 2017, Housing Element and Fair Share Plan and the June 28, 2017 Land Use Element of the Master Plan and satisfied other legal requirements associated therewith; and

WHEREAS, the Mayor and Borough Council are empowered by law to implement the Berlin Borough Master Plan through the adoption of ordinances; and

WHEREAS, it has been brought to the Governing Body's attention that seven lots, designated by Ordinance 2017-15 as R-1a Medium Density Residential, need to be designated as R-1 Low Density Residential pursuant to the Berlin Borough Master Plan; and

WHEREAS, the Mayor and Borough Council have deemed it in the best interest of the public health, safety and welfare to amend Ordinance 2017-15 so as to implement the Berlin Borough Master Plan; and

WHEREAS, in order to facilitate consistency of the Berlin Borough Master Plan with the Code of the Borough of Berlin, the Governing Body desires to codify and implement recommendations contained in the Berlin Borough Master Plan by amending Ordinance 2017-15 to designate Lots 21, 22, 23, 24, 25, 26, & 27 of Block 2501 to the R-1 Low Density Residential District.

NOW, THEREFORE, be it Ordained by the Mayor and the Borough Council of the Borough of Berlin, County of Camden, State of New Jersey, that Section 1 of Ordinance 2017-15 of the Code of the Borough of Berlin be supplemented and amended to read as follows:

SECTION 1: The properties designated below shall be and hereby are re-designated from the existing zoning district to a different zoning district in the manner described below. The location and boundaries of said zoning districts as set forth herein shall be as shown on a revised zoning map to be prepared and adopted in accordance herewith, which shall be kept on file in the office of the Borough Clerk. The zoning district amendments are and shall be as follows:

(A) The following properties, identified by block and lot, which are currently located within the R-1a Medium Density Residential District, are hereby rezoned and/or re-designated to the R-1 Low Density Residential District:

(1) Block 2501, Lots 21, 22, 23, 24, 25, 26 & 27

SECTION 2: Except as set forth in Section 1 above, the balance of Ordinance 2017-15 and Section 335 of the Code of the Borough of Berlin and the balance of the Tax Maps and Zoning Maps of the Borough of Berlin shall not be affected by this Ordinance.

SECTION 3: All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

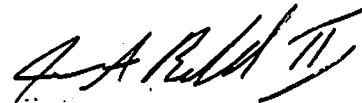
SECTION 4: If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 5: This Ordinance shall take effect immediately upon final passage and publication in accordance with law and approval from the New Jersey Pinelands Commission.


Introduced: June 14, 2018

Adopted: July 12, 2018

This is to certify that the foregoing Ordinance was adopted by the Borough Council at a regular meeting of the Borough of Berlin held on July 12, 2018.



JAMES BILELLA, MAYOR



LOIS SAHINA, RMC
BOROUGH CLERK

Certified to be a true copy of an Ordinance adopted by the Mayor and Borough Council of the Borough of Berlin at a regularly scheduled meeting on July 12, 2018 at the Berlin Borough Municipal Building.



LOIS SAHINA, RMC
BOROUGH CLERK

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