

RESOLUTION NO. 26-11

BOROUGH OF BERLIN

PLANNING BOARD

RE: RECOMMENDATION THAT CERTAIN PROPERTIES WITHIN THAT CERTAIN "STUDY AREA" KNOWN AS BLOCK 1108 LOTS 5, 6, 7, 8, 9, AND 10, BERLIN, NJ BE DETERMINED TO BE AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT

WHEREAS, by virtue of Borough of Berlin Resolution No. R2-54:2026 adopted pursuant to N.J.S.A. 40A:12A-6, the Mayor and Borough Council of the Borough of Berlin Planning Board directed and authorized the Borough of Berlin Planning Board (the "Board") to conduct a study and make recommendation(s) as to whether certain properties located in the Study Area identified therein, namely the properties designated as Block 1108, Lots 5, 6, 7, 8, 9, and 10 constitute an area in need of non-condemnation redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5, to wit:

1. Block 1108, Lots 5, 6, 7, 8, 9, and 10 – vacant and planted with grass, except for Lot 5 and half of Lot 6 containing a portion of a parking lot and entrance driveway to Borough Hall and Lot 6 containing a detached garage;

WHEREAS the Board caused a map to be prepared showing the boundaries of the proposed non-condemnation redevelopment area and the location of the parcel of property included therein; and

WHEREAS the Board appointed Colliers Engineering & Design to conduct a study and prepare a report with findings and recommendations as to whether the properties in the Study Area should be designated as an area in need of non-condemnation redevelopment; and

WHEREAS Colliers Engineering & Design conducted the study as directed and prepared a report thereon, said report dated April 10, 2026 (the "Colliers Report"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the Planning Board specified April 27, 2026 as the date for a public hearing and caused notice of the hearing to be given for the purpose of hearing persons who were interested in or who would be affected by the determination that the delineated Study Area is in need of non-condemnation redevelopment; and

WHEREAS the hearing notice set forth the general boundaries of the Study Area to be investigated and stated that a map had been prepared and could be inspected at the Borough of Berlin Planning Office; and

WHEREAS a copy of the notice was published in a newspaper of general circulation once each week for two consecutive weeks, the last publication being not less than ten (10) days prior to the date of the hearing on April 27, 2026; and

WHEREAS, the Planning Board caused copies of the notice to be mailed to the last owner of the parcels of property within the Study Area according to the assessment records of the Borough of Berlin, and to all persons whose names are noted on the Tax Assessment records for all of the parcels listed in the study report, such notice being provided at least ten (10) days prior to the date set for the hearing; and

WHEREAS, at the time of the public hearing on April 27, 2026, the Planning Board Secretary gave sworn testimony regarding the publication and service of the public notice as set forth above; and

WHEREAS, at the time of the public hearing on April 27, 2026, Adam Warburton, PP, AICP testified under oath and summarized the Colliers Report, which report was marked as Exhibit "P-1" at the time of the hearing; and

WHEREAS, at the time of the said public hearing, no members of the public appeared to testify with regard to the proposed non-condemnation redevelopment area; and

WHEREAS, the Board, after reviewing the Report and hearing the testimony of Mr. Warburton, found that in the within designated Study Area, the following conditions currently exist:

1. With respect to Block 1108, Lots 5, 6, 7, 8, 9, and 10 of the Study Area, which includes the vacant area planted with grass, portion of a parking lot and entrance driveway in Lot 5 and half of Lot 6, and detached garage in Lot 6, the Board found that:

A. Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(d), the former vacant area, parking lot portion, and detached garage has significant dilapidation due to hazardous material present in Lot 7 and Lot 8;

B. Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(h), the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

WHEREAS, based upon the above findings, the Board determined that Block 1108, Lots 5, 6, 7, 8, 9, and 10 is in need of non-condemnation redevelopment; and

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Berlin Planning Board that the Board does hereby adopt the Colliers Report dated April 10, 2026, and as a result thereof and of the public hearing conducted thereon on April 27, 2026, the Board hereby recommends to the Mayor and Borough Council of the Borough of Berlin that Block 1108, Lots 5, 6, 7, 8, 9, and 10, be determined to be in need of non-condemnation redevelopment and/or be designated as a Non-Condensation Redevelopment Area; and

BE IT FURTHER RESOLVED, the Planning Board does hereby adopt the findings set forth in the above preambles as its factual findings supporting its recommendations to the Mayor and Borough Council of the Borough of Berlin.

[THIS SPACE INTENTIONALLY LEFT BLANK]

<i>RECORD OF VOTE ON RESOLUTION</i>						
BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Mayor Rick Miller	X					
Councilman Millard Wilkinson				X		
Chairman Michael McGowen	X					
Dan Pomponio	X				X	
Ken Ryker	X					X
Wayne Hans	X					
Fran Ballak	X					
John Cole	X					
Jeanine Schumacher				X		
Harry Earl				x		
Eric Hahn	X					

I, Donna Plute, Secretary to the Planning Board of the Borough of Berlin, County of Camden, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by said Board on the Resolution at a meeting held at the Municipal Building, 59 South White Horse Pike, Berlin, New Jersey on the 27th day of April, 2026.

Donna Plute, Secretary

Michael McGowan, Chairman