

BERLIN BOROUGH
PLANNING BOARD
RESOLUTION #26-14

**Blaese's Redevelopment Plan
Ordinance #2026-08
N.J.S.A. 40:55D-26 Review**

WHEREAS, the Mayor and Council of the Borough of Berlin has introduced the Blaese's Redevelopment Plan to redevelop real property at Block 1108, Lots 5, 6, 7, 8, 9 and 10, which consists of approximately one-acre of contiguous vacant lands owned by the Borough of Berlin, located on 69-83 South White Horse, for purposes of constructing six (6) affordable age-restricted rental housing units to satisfy a portion of the Borough of Berlin's Fourth-Round affordable housing obligation through non-condemnation redevelopment; and,

WHEREAS, a hearing was held on May 11, 2026 by the Berlin Borough Planning Board to conduct a review of the Blaise Redevelopment Plan in accordance with the requirements of *N.J.S.A. 40:55D-26*; and,

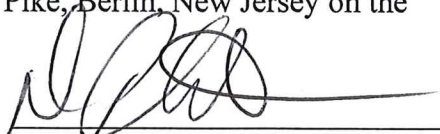
WHEREAS, the Berlin Borough Planning Board has reviewed the Blaise Redevelopment Plan and determined that its provisions are substantially consistent with the goals and objectives set forth in the Berlin Borough Master Plan, including its Fourth-Round Fair Share Housing Plan Element and previously adopted Master Plan Amendments; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Berlin that it hereby finds and concludes that the Blaise Redevelopment Plan is substantially consistent with provisions of the Berlin Borough Master Plan and any Amendments thereto and is favorably recommended to the Mayor and Council.

BE IT FURTHER RESOLVED, that certified copies of this Resolution shall be forwarded to the applicant, Borough Clerk, Borough Construction Official, Borough Tax Assessor and Borough Zoning Administrative Officer.

<i>RECORD OF VOTE FOR ACTION TAKEN</i>						
BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Mayor Rick Miller	X					
Councilman Millard Wilkinson	X					
Chairman Michael McGowan	X					
Dan Pomponio	X				X	
Ken Ryker	X					
Wayne Hans	X					
Fran Ballak	X					X
John Cole	X					
Jeannine Schumacher	X					
Harry Earle	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 at a meeting held at the Municipal Building, 59 South White Horse Pike, Berlin, New Jersey on the day of , 2026.



 Donna Plute, Secretary

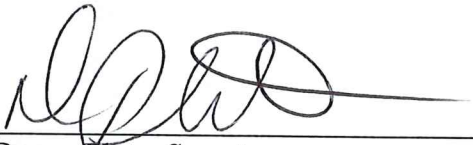


 Michael McGowan, Chairman

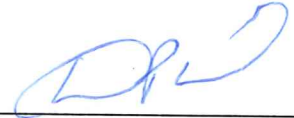
RECORD OF VOTE ON RESOLUTION

BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Mayor Rick Miller	X					X
Councilman Millard Wilkinson	X					
Chairman Michael McGowan	X					
Dan Pomponio	X				X	
Ken Ryker	X					
Wayne Hans	X					
Fran Ballak	X					
John Cole	X					
Jeannine Schumacher	X					
Harry Earle	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 11th day of *MAY*, 2026.



 Donna Plute, Secretary



 Michael McGowan, Chairman