

BERLIN BOROUGH
PLANNING BOARD
RESOLUTION #26-15

**Former K-Mart Site Redevelopment Plan
Ordinance #2026-07
N.J.S.A. 40:55D-26 Review**

WHEREAS, the Mayor and Council of the Borough of Berlin has introduced the Former K-Mart Redevelopment Plan to redevelop real property at Block 1800, Lot 9, which consists of approximately twenty-one (21) acres that was previously developed with a former K-Mart shopping center, Acme grocery store and smaller tenant spaces, located along the White Horse Pike, Florence Avenue and Tansboro Road for purposes of constructing up to 170 attached townhouse units, including 38 affordable housing units, to satisfy a portion of the Borough of Berlin's Fourth-Round affordable housing obligation through potential condemnation redevelopment; and,

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

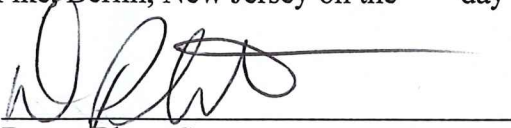
WHEREAS, the Berlin Borough Planning Board has reviewed the Former K-Mart Redevelopment Plan and determined that its provisions are substantially consistent with the goals and objectives set forth in the Berlin Borough Master Plan, including its Fourth-Round Fair Share Housing Plan Element and previously 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 Former K-Mart 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				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 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					
Ken Ryker	X					
Wayne Hans	X					
Fran Ballak	X					
John Cole	X					
Jeanine Schumacher	X					
Harry Earle	X					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