

**ORDINANCE NO. 2025-11
BOROUGH OF BERLIN BOROUGH**

**AN ORDINANCE OF THE BOROUGH OF BERLIN AMENDING CERTAIN LAND USE
REGULATIONS SET FORTH IN SECTIONS 335-78 E (2) AND 335-80 E (2) OF THE LAND USE
ORDINANCE OF THE BOROUGH OF BERLIN**

WHEREAS, the Mayor and Borough Council of the Borough of Berlin desire to amend certain land use regulations set forth in Sections 335-78 E. (2) and 335-80 E. (2) of the Land Use Ordinance of the Borough of Berlin upon the recommendation of the Planning Board and its professional staff; and

WHEREAS, the Mayor and Council has deemed it in the best interest of the public health, safety and welfare of the Borough of Berlin to amend Sections 335-78 E. (2) and 335-80 E. (2) as set forth herein; and

WHEREAS, this Ordinance was forward to the Planning Board in accordance with N.J.S.A. 40:55D-26 for a determination of consistency with the Borough Master Plan and approved thereby.

NOW, THEREFORE, be it Ordained by the Mayor and Council of the Borough of Berlin, County of Camden and State of New Jersey as follows:

SECTION 1: Chapter 335, Zoning and Land Use, specifically Sections 335-78 E. (2) and 335-80 E. (2) are hereby amended to increase the size of tool, storage or garden sheds from not to exceed 150 square feet to 200 square feet, as follows:

§ 335-78. E. (2)

Accessory uses shall adhere to the following standards:

Use

Swimming pool and hot tub (measured to the water's edge)

Detached garage

Cabanas

Residential and satellite dishes

Tool, storage or garden sheds not to exceed ~~150~~200 square feet

335-80. E. (2)

Accessory uses for detached single-family dwellings shall adhere to the following standards:

Use

Swimming pool and hot tub (measured to the water's edge)

Detached garage

Cabanas

Residential and satellite dishes

Tool, storage or garden sheds not to exceed ~~150~~200 square feet

SECTION 2: All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3: 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 4: This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

Introduced: August 14, 2025

Adopted: September 11, 2025



RICK MILLER, MAYOR



RACHEL VON DER TANN, RMC
BOROUGH CLERK

I, Rachel Von Der Tann, RMC, Borough 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 September 11, 2025 in the Municipal Building, 59 South White Horse Pike, Berlin, New Jersey.



RACHEL VON DER TANN, RMC
BOROUGH CLERK

Date: 9/11/2025