

ORDINANCE NO. 23-30-OA **B**

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XXXV, ENTITLED 'LAND DEVELOPMENT' SO AS TO AMEND SECTION 35-3 (DEFINITIONS)

August 21, 2023

SECTION 1. Chapter 35 of the Township Code of the Township of Berkeley, entitled, "Land Development," is hereby amended and supplemented so as to amend §35-3, entitled "Definitions", to add in alphabetical order, the following:

LIGHT MANUFACTURING

Shall mean the manufacture of products, the process of which does not create and emit fumes, gases, smokes, vapors, vibrations, noise or glare or other factors which are regarded as nuisances which would cause adverse effects to the users of adjacent land.


SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. After introduction of this ordinance, the Township Clerk shall send a copy of this ordinance to the Township Planning Board for its review and comment. The Township Clerk shall also send a copy of the ordinance to the Ocean County Planning Board pursuant to N.J.S.A. 40:55D-16.



CARMEN F. AMATO, JR., Mayor



JOHN BACCHIONE, Council President
KEITH BUSCIO, Council Vice President

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Township Council of the Township of Berkeley, in the County of Ocean, State of New Jersey, held on **August 21, 2023**, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 18th day of September, **2023**, at 6:00 p.m., or as soon thereafter as this matter can be reached, at the meeting room of the Municipal Building located at 627 Pinewald-Keswick Road, Bayville, New Jersey, at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.



Karen Stallings, RMC
Township Clerk, Township of Berkeley

Berkeley Township Zoning Department

CC: Town Council

P.O. Box B,

627 Pinewald-Keswick Road

Bayville, NJ 08721

8/14/23

To whom it may concern:

My name is Chris Gunther, I am the owner of Tactical Concepts NJ, located in Bayville, NJ.

I require a letter from the town and or zoning department stating that "light manufacturing" is now an approved use at my current address which is 574 Forest Hills Parkway in Bayville, NJ.

It is my understanding that this change was recently approved by the planning board. This change was to be implemented immediately with no other stipulations to receive a letter of said use.

My professional licenses have been delayed for months as this change was implemented.

Please provide said letter in a timely manner or legal council will be consulted and retained to seek said letter.

You may email me with any questions or concerns at Tacticalconceptsny@gmail.com

Chris Gunther

Owner



Berkeley Township Zoning Department

CC: Town Council

P.O. Box B,

627 Pinewald-Keswick Road

Bayville, NJ 08721

8/14/23

To whom it may concern:

My name is Chris Gunther, I am the owner of Tactical Concepts NJ, an FFL located in Bayville, NJ.

I recently applied for an approved use permit from zoning for 7 Fedornak Freeway in Bayville. My application was denied as I wanted to conduct retail sales at said address.

At this point I would like to withdraw retail sales from the application and move forward with the remainder of requested uses. We will be doing light manufacturing, some storage, a showroom and some meetings/training at said facility. None of which are precluded under the current zoning of said property address.

I have spoken to Mr. John Bacchione in person, Mr. Carmen Amato via conference phone call and James Byrnes in person regarding hopefully being able to do retail sales at said address. If and when those changes are made, I will indeed seek to conduct retail sales at said address. For the time being I will refrain from doing so.

Please provide an approval letter in a timely manner or legal council will be consulted and retained to seek said letter. My professional licenses are being delayed until this use is approved and put in writing so I can forward it to the NJSP.

You may email me with any questions or concerns at Tacticalconceptsny@gmail.com

Chris Gunther

Owner



THE PRESS OF ATLANTIC CITY

1000 W. Washington Ave, Pleasantville, NJ 08232

BERKELEY TWP
PO BOX B
BAYVILLE, NJ 08721

Account Number

8003702

Date

August 26, 2023

SEP 05 2023

Newspaper reference: 0000206963

Date	Category	Description	Ad Size	Total Cost
08/26/2023	Legal Notices	23-28 -OAB AN ORDINANCE OF THE TOWNSHIP OF BERK	2 x 54.00 CL	63.20

Certification Proof of Publication

Susan Allen of lawful age, acting in his/her capacity as a billing representative of The Press of Atlantic City, a daily newspaper printed and published c/o 1000 West Washington Avenue, Pleasantville, New Jersey 08232, and distributed in the following counties: Atlantic, Camden, Cape May, Cumberland, Gloucester, and Ocean and mailed to various parts of the State of New Jersey, the United States, and foreign countries, does hereby certify that the Notice was published in The Press of Atlantic City on :

08/26/2023

All interested parties may rely upon the representations contained herein limited solely to the authenticity of the Notice accompanying this Certification to be an accurate reproduction of the same and the date upon which it was published.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Date: 8/26/2023

Susan Allen

THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU

23-28 -OAB

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XXXV, ENTITLED "LAND DEVELOPMENT" SO AS TO AMEND SECTION 35-127.17 (HOME OCCUPATION) TITLES, AND ESTABLISHING THE METHOD OF SUCH COMPENSATION

Foregoing Ordinances were duly passed after Public Hearing held August 21, 2023 at a regular meeting of the Township of Berkeley and approved by the Mayor on 08/21/23.

23-29-0A

ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1423, Lots 5, 7, 9-11 ON THE MUNICIPAL TAX MAP TO DAVID AND ASHLEY GORAL IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (SERPENTINE DRIVE; \$18,000.00)

23-30-0A

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XXXV, ENTITLED "LAND DEVELOPMENT" SO AS TO AMEND SECTION 35-3 (DEFINITIONS)

23-31-0A

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF THIRTEENTH STREET BETWEEN BLOCK 27 & 31 AND PORTIONS OF FOURTEENTH STREET BETWEEN BLOCK 24 & 27, BLOCK 25 & 28 AND BLOCK 26 & 29

23-32-0A

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XXXV, ENTITLED "LAND DEVELOPMENT" SO AS TO AMEND SECTION 35-110.6.a (Permitted Us)

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Township Council of the Township of Berkeley, in the County of Ocean, State of New Jersey, held on August 21, 2023, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 18th day of September, 2023, at 6:00 p.m., or as soon thereafter as this matter can be reached, at the meeting room of the Municipal Building located at 627 Pinewald-Keswick Road, Bayville, New Jersey, at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Karen Stallings, RMC
Township Clerk, Township of Berkeley

Printer Fee: \$63.20
Pub Date: August 26, 2023

Order #: 0000206963

THE PRESS OF ATLANTIC CITY

1000 W. Washington Ave, Pleasantville, NJ 08232

Account Number

8003702

Date

September 23, 2023

OCT 05 2023

BERKELEY TWP
PO BOX B
BAYVILLE, NJ 08721

Newspaper reference: 0000207742

Date	Category	Description	Ad Size	Total Cost
09/23/2023	Legal Notices	23-29-OAB ORDINANCE OF THE TOWNSHIP OF BERKELEY	2 x 60.00 CL	68.00

Certification Proof of Publication

Susan Allen of lawful age, acting in his/her capacity as a billing representative of The Press of Atlantic City, a daily newspaper printed and published c/o 1000 West Washington Avenue, Pleasantville, New Jersey 08232, and distributed in the following counties: Atlantic, Camden, Cape May, Cumberland, Gloucester, and Ocean and mailed to various parts of the State of New Jersey, the United States, and foreign countries, does hereby certify that the Notice was published in The Press of Atlantic City on :

09/23/2023

All interested parties may rely upon the representations contained herein limited solely to the authenticity of the Notice accompanying this Certification to be an accurate reproduction of the same and the date upon which it was published.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Date: 9/23/2023

Susan Allen

23-29-OAB
ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1423, Lots 5, 7, 9-11 ON THE MUNICIPAL TAX MAP TO DAVID AND ASHLEY GORAL IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (SERPENTINE DRIVE; \$18,000.00)

23-30-OAB
AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XXXV, ENTITLED 'LAND DEVELOPMENT' SO AS TO AMEND SECTION 35-3 (DEFINITIONS)

23-31-OAB
AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF THIRTEENTH STREET BETWEEN BLOCK 27 & 31 AND PORTIONS OF FOURTEENTH STREET BETWEEN BLOCK 24 & 27, BLOCK 25 & 28 AND BLOCK 26 & 29

23-32-OAB
AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XXXV, ENTITLED 'LAND DEVELOPMENT' SO AS TO AMEND SECTION 35-110.6a (Permitted Us)

Foregoing Ordinances were duly passed after Public Hearing held September 18, 2023 at a regular meeting of the Township of Berkeley and approved by the Mayor on 09/18/23.

23-33-OA
ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1433, LOTS 16 & 17 ON THE MUNICIPAL TAX MAP TO BROOKSIDE POINT, LLC IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (ROGERS STREET; \$10,800.00)

23-34-OA
ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 791, LOTS 30, 32, 34, 36, & 41 ON THE MUNICIPAL TAX MAP TO JEFFREY R. JERMAN IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (Egenoff Place \$24,400.00)

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Township Council of the Township of Berkeley, in the County of Ocean, State of New Jersey, held on September 18, 2023, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 16th day of October, 2023, at 6:00 p.m., or as soon thereafter as this matter can be reached, at the meeting room of the Municipal Building located at 627 Pinewald-Keswick Road, Bayville, New Jersey, at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Karen Stallings, RMC
Township Clerk, Township of Berkeley

Printer Fee: \$68.00
Pub Date: September 23, 2023

Order #: 0000207742

THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU