

Barrington

Economic Development Home Page

Barrington...Poised for Economic Growth!

Barrington is a small community with a big time commitment to economic development. Our award winning program has attracted a number of new businesses both large and small. We'd like to show you what all the buzz is about.

Located in the heart of Southern New Jersey, just minutes from major markets in the eastern U.S., Barrington offers a number of opportunities for your business:

- Great Location: Just 7 miles from Philadelphia and 50 from Atlantic City
- Easy Access: to I-295 and NJ Turnpike
- Development Potential: Three redevelopment areas
- Industrial and Commercial Resources: Barrington Business Center
- Solid Infrastructure
- Tax Incentives
- Downtown Revitalization: streetscape, new business attraction
- Recreation
- Quality of Life

Most importantly, Barrington has a governing body, economic development committee and business association that forms a unified, business-friendly alliance that is ready to help you relocate or expand your business.

We're ready to work for you!

Fast Facts About Barrington

Area:

1.7 Square Miles

Population:

7,084

Total Housing Units:

*3,164

(61.7% owner-occupied)

Median Household Income:

*\$45,148

Median Property Value:

*\$166,250

Tax Rate:

4.673

School Enrollment:

600

*2000 US CENSUS

Profile

Barrington is located within Camden County, in southeastern New Jersey. Just across the Delaware River from and 7 miles southwest of Philadelphia, PA. We're a 1.7 square mile Borough with major businesses located within our borders. The Borough enjoys a rich quality of life, with an outstanding school system, inviting neighborhoods, and very affordable living.

In close proximity are regional shopping malls, miles of New Jersey beaches, the attractions of Atlantic City, Pocono resorts, Philadelphia, and the area's newest up-and-coming attraction, the Camden Waterfront.

The Borough's Commitment

The Borough has a committed governing body and economic development committee that understand the importance of economic development.

Our leaders believe the only way to achieve economic growth is through partnerships with the business community.

Because it is committed to playing an active role in improving the local economy, we have made a number of significant investments in infrastructure and long term strategic planning to facilitate growth.

Barrington has attracted some of the area's biggest companies and helped smaller businesses as well as long-time Barrington businesses expand. Barrington's major industries include Weyerhaeuser, Red Lion Installation, SAR Automotive, Berg Furniture, and Edmund Industrial Optics, one of the world's leading suppliers of optics and optical components to industry. Recent streetscape improvements along Clements Bridge Road have also attracted a number of new retail businesses.

The Borough has targeted a number of areas for development.

- ◆ The White Horse Pike
- ◆ Gloucester Pike
- ◆ Clements Bridge Road

Barrington offers tax abatement, site location and economic assistance to qualifying developers. The Borough offers assistance at the regional and state level as well, negotiating the permitting and funding processes.

What we will do:

- Aid in the identification of available federal, state, county and local funding.
- Construct a financial package to utilize on one or more programs for financial support.
- Evaluate the likelihood in acquiring necessary approvals.

- Provide personal contact with the agency or agencies considering your application, to expedite the process and assure appropriate consideration.
- Coordinate efforts among all agencies involved.

Location

Barrington's strategic location provides the accessibility that is critically important to businesses looking to succeed.

Located 90 miles south of New York City and approximately 100 miles north of the Baltimore/Washington region, it affords overnight vehicular access to over 30% of the purchasing power of the United States. The community falls within the PA-NJ Metropolitan Statistical Area with an estimated population of almost 5 million. The Borough has excellent access to the state's major transportation arteries making it an excellent location for business and industry. The New Jersey Turnpike passes through the south end of Barrington with access via an interchange located about 1 1/4 miles from the Borough. Toll-free Interstate 295 also passes through the Borough with an interchange at New Jersey Rt. 30 (White Horse Pike), the third major roadway in the Borough and a major link between Philadelphia and Atlantic City.

The community encompasses 1.7 square miles with a population just under 7,000. The median household income is \$45,148. The Borough provides a full range of municipal services including police, fire and emergency services, public works and recreation. Sewer service is provided to all properties at one of the lowest rates in Camden County. Regional sewage treatment is the responsibility of the Camden County Municipal Utilities Authority. Water service is provided by New Jersey-American Water Company.

Transportation

Bordering the Borough of Barrington is the Borough of Haddonfield, home to one of the most convenient and direct transit stations in South Jersey: the PATCO Hi-Speedline. The Port Authority Transit Company (PATCO) is a high-speed rail line that offers convenient rail stops with points in Philadelphia and Southern New Jersey. It has a total of 13 stations, nine in New Jersey and four in Philadelphia. Seven days a week and around the clock, the High-Speed Line presents a fast, comfortable and reliable alternative to driving.

NJ TRANSIT is New Jersey's public transportation corporation. Covering a service area of 5,325 square miles, NJ TRANSIT is the nation's third largest provider of bus, rail and light rail transit, linking major points in New Jersey, New York and Philadelphia. NJ TRANSIT offers two local bus routes through the Borough of Barrington (Local 403 & 455).

Plane

Philadelphia International Airport
Atlantic City International Airport

Automobile

NJ Turnpike
I-295
Route 30

Bus

NJ TRANSIT Local 403
Clements Bridge Road and White Horse Pike
NJ TRANSIT Local 455
Clements Bridge Road and White Horse Pike

Train

Conrail

Utilities

Utility service of all types is available to all areas of the Borough. The Borough's water is provided by NJ American Water Company, and its electricity and gas are provided by PSE&G. The Borough handles the collection of sewerage, while treatment of sewerage is the responsibility of the Camden County Municipal Utilities Authority.

Regional Sewage Treatment

Camden County Municipal Utilities Authority
1645 Ferry Ave.
Camden, NJ 08104
Tel.: (856) 541-3700

Water

New Jersey American Water Company.
989 Lenox Ave
Suite 224
Lawrenceville, NJ 08648
Tel.: (609) 512-9400

Gas & Electricity

PSE&G
80 Park Plaza
Newark NJ, 07102
Tel.: 973-430-7000

Commercial Realtors Serving Barrington

NAI Mertz
21 Roland Avenue
Mount Laurel, NJ 08054
Tel.: (856) 234-9600

Metro Commercial
303 Fellowship Road
Suite 202
Mount Laurel , NJ 08054
Tel.: (856) 866-1900

Legend Properties
20000 Horizon Way
Suite 280
Mount Laurel, NJ 08054
Tel.: (856) 231-1010

Lenny, Vermaat & Leonard
90 Tanner Street
Haddonfield, NJ 08033
(856) 428-5150

Daniel R. White Realtor
522-524 Station Avenue
Haddon Heights, NJ 08035
Tel.: (856) 547-0700

Rohrer & Sayers Real Estate
310 West Cuthbert Boulevard
Haddon Township, NJ 08108
Tel.: (856) 858-8800

Prudential Fox & Roach
30 Washington Avenue
Haddonfield, NJ 08033
(856) 795-0900

Site Development, Inc.
17000 Horizon Way
Suite 100
Mount Laurel, NJ 08054
Tel.: (856) 439-9200

Re/Max Realty
1451 Chews Landing Road # B
Laurel Springs, NJ 08021
Tel.: (856) 227-1122

Demographics

General Characteristics	Number	Percent	U.S.
Total population	7,084	100.0	100%
Male	3,376	47.7	49.1%
Female	3,708	52.3	50.9%
Median age (years)	38.2	(X)	35.3
Under 5 years	410	5.8	6.8%
18 years and over	5,588	78.9	74.3%
65 years and over	1,250	17.6	12.4%
One race	6,983	98.6	97.6%
White	6,490	91.6	75.1%
Black or African American	295	4.2	12.3%
American Indian and Alaska Native	17	0.2	0.9%
Asian	102	1.4	3.6%
Native Hawaiian and Other Pacific Islander	3	0.0	0.1%
Some other race	76	1.1	5.5%
Two or more races	101	1.4	2.4%
Hispanic or Latino (of any race)	201	2.8	12.5%
Average household size	2.34	(X)	2.59
Average family size	3.04	(X)	3.14
Total housing units	3,164	100.0	100.0%
Occupied housing units	3,028	95.7	91.0%
Owner-occupied housing units	1,869	61.7	66.2%
Renter-occupied housing units	1,159	38.3	33.8%
Vacant housing units	136	4.3	9.0%
Social Characteristics	Number	Percent	U.S.
Population 25 years and over	5,030	100.0	
High school graduate or higher	4,335	86.2	80.4%
Bachelor's degree or higher	1,296	25.8	24.4%
Civilian veterans (civilian population 18 years and over)	767	13.8	12.7%
Disability status (population 21 to 64 years)	615	15.0	19.2%
Foreign born	227	3.2	11.1%
Now married (population 15 years and over)	3,071	52.5	54.4%
Speak a language other than English at home (5 years and over)	398	6.0	17.9%
Economic Characteristics	Number	Percent	U.S.
In labor force (population 16 years and over)	3,745	64.9	63.9%
Mean travel time to work in minutes (population 16 years and over)	24.8	(X)	25.5
Median household income (dollars)	45,148	(X)	41,994
Median family income (dollars)	59,706	(X)	50,046
Per capita income (dollars)	24,434	(X)	21,587
Families below poverty level	8	0.4	9.2%
Individuals below poverty level	134	1.9	12.4%
Housing Characteristics	Number	Percent	U.S.
Single-family owner-occupied homes	1,754	100.0	
Median value (dollars)	111,200	(X)	119,600
Median of selected monthly owner costs	(X)	(X)	

With a mortgage	1,218	(X)	1,088
Not mortgaged	551	(X)	295

Source: 2000 US CENSUS

New Businesses

Berg Furniture:

Barrington Mayor John Rink, Councilman Harry Vincent, and Councilwoman Maureen Bergeron joined the owners of Berg Furniture to celebrate the company's grand opening at their new headquarters in Barrington. With over ninety employees, Berg Furniture designs and manufactures juvenile furniture.

Champagne Salon & Spa:

The Borough of Barrington's business district has attracted several new businesses to its downtown business district. The most recent addition is Champagne Salon and Spa, a full service salon that offers hair, skin, nail, body massage and expert "Hollywood Style" waxing services. Pictured from left, Councilman Harry Vincent, owner Debra Smith-Arrera, Councilwoman Meshell Mansor, and Mayor John Rink are participating in the ceremonial ribbon cutting.

The General Store:

Representatives from the Borough of Barrington's Council, Economic Development Committee, and Business Association joined Mayor John Rink to welcome Larry and Christine Liss, owners of downtown Barrington's newest retail shop. The General Store located at 101 Reading Avenue specializes in making custom furniture and country crafts. The grand opening marked the completion of one of the Borough's most significant redevelopment projects.

Barrington Economic Development Committee

The Barrington Economic Development Committee acts as a catalyst for business growth and economic prosperity in the Borough of Barrington. Helping new businesses get started and assisting with the expansion of mature businesses is what the Committee is all about. By offering a variety of services to resident firms, developers and potential relocation prospects, the Barrington Economic Development Committee works for you.

Created in 1996, the Economic Development Committee has proven extremely successful in improving the business neighborhood. Working in conjunction with economic development consultants, Public Solutions, Inc., the Committee has developed an impressive revitalization plan whose main goals are business attraction, business retention, and beautification. Membership includes key municipal officials and businesspersons.

Economic Development Committee

Robert Edmund

Sonia Santiago

Catharine MacDonald

Joseph Sikora

Jeff Swartz

Robert Moules

Thomas Hanna

Gerald McKee

Karen Cilurso

Mike Dinella

Terry Shannon

Louis S. Bezich

Economic Development Team

Mayor John D. Rink

Councilwoman Maureen Bergeron

Councilwoman Meshell Mansor

Terry Shannon, *Borough Clerk*

Mike Ciocco, *Supervisor of Public Works*

George Jones, *Zoning Officer*

George Preen, *Police Chief*

C. Jay Houck, *Fire Chief*

Steve Walko, *Construction Official*

Nelson Maloney, *Superintendent of Schools*

Mike DePierri, *Emergency Management Coordinator*

Barbara Willson, *Ambulance Captain*

Louis S. Bezich, *Economic Development Coordinator*

Incentives

The Borough of Barrington believes that its ability to grant tax exemptions and abatements is an essential part of a comprehensive strategy to attract new development and redevelopment.

Redevelopment Areas

In 1992, the Local Redevelopment and Housing Law was enacted, providing New Jersey municipalities the authority and flexibility to effectively revitalize their neighborhoods. Redevelopment is a very powerful and effective option to further the goals and objectives of the community as well as the goals and objectives of the developer. Enabling the municipality to act in a more business-like fashion in redevelopment projects, Barrington has designated a number of areas within the community as redevelopment areas:

- 1) White Horse Pike
- 2) Gloucester Pike
- 3) Clements Bridge Road

Tax Abatement Program

The Borough's commercial and industrial tax abatement program is a "phase-in" of property taxes over 5 years for new projects, or the rehabilitation and/or expansion of existing commercial and industrial properties. For further information, you may contact Public Solutions, Inc., the Borough's economic development consultants at (856) 429-6660.

Payment in Lieu of Taxes (PILOT) Program

The PILOT Program is a form of a long term tax exemption in which the developer pays an annual service charge to the Borough in the place of local property taxes. The municipality may base the amount of the PILOT on a percentage of a project's total cost over the term of the exemption or a percentage of the project's gross revenue which may fluctuate depending on the financial success of the project.

New Jersey Workforce Development Partnership

In addition to tax exemptions and abatements, the Borough can act as a link to Camden County College's New Jersey Workforce Development Partnership. Camden County College can help businesses to obtain public funds to pay for training to upgrade employee's skills. Camden County College has a \$1 million track record in helping businesses obtain Work Force Development Grants from the State of New Jersey's Department of Labor. College personnel are familiar with the qualifying process and can assist in the application process. For more information on this free service, contact a

Business Training Representative at (856) 874-6023, or send an email to the Director of Customized Training, Bill Mink at wmink@camdencc.edu. *Insert Link to Camden County College*

Projects

Barrington Business Center (cross reference-available properties)

One of the Borough's greatest redevelopment accomplishments was the revitalization of the former Owens Corning fiberglass plant. The site was demolished and redeveloped into the Barrington Business Center, a 1 million square foot office and warehouse complex. The property is managed by the Flynn Company. For leasing information, contact David Ricci at (215) 561-6565 or email him at dricci@flynnco.com.

Clements Bridge Road Streetscape Enhancement Project

In 2003, the Borough designated the Clements Bridge Road Corridor a redevelopment zone. Since then, major streetscape improvements including new sidewalks, decorative lighting, trees, benches, bike racks, crosswalks and bus shelters have been completed. The improvements are designed to encourage pedestrian traffic and stimulate business activity. Through state grants and local economic development projects, the Borough has invested over \$1 million to finance the downtown improvement program, including two TEA-21 grants totaling \$750,000. The improvements have attracted a number of new businesses. In addition, 70 new parking spaces have been created. These free spaces are in close proximity to shopping.

White Horse Pike Redevelopment

The White Horse Pike is Barrington's main commercial highway and center of commerce. The Borough has initiated a comprehensive redevelopment project that will create vibrant, smart growth-oriented development in the area. The anchor of this redevelopment plan is an exciting \$3 million mixed-use project which will include a retail component as well as a restaurant. The Barrington Circle at the White Horse Pike and Clements Bridge Road is the gateway into downtown Barrington. Decorative lighting, extensive landscape treatment, and other aesthetic improvements will be incorporated to create a sense of place.

The Suites at Barrington Commons

Community Development Group, a Haddonfield-based developer, has been chosen by Barrington officials to redevelop a site on the White Horse Pike. Their proposal calls for a mixed-use commercial development that includes space for offices, retail and housing. The property is located within a Borough-designated redevelopment area formerly home to the AV Kitchens showroom. The site has been vacant since the early 1990's. The developers will include streetscape treatments and attractive landscaping that will match improvements recently made to Clements Bridge Road.

SAR Automotive Equipment Specialists

12/21/2004

The former Custom Metal Arts building on East Gloucester Pike, which was acquired by the Borough through tax foreclosure several years ago, was sold in December 2003 and is the new headquarters of SAR Automotive Equipment Specialists. In 2004, The building underwent a major renovation process and extensive landscaping was incorporated. Parking lot lights will match the decorative streetlights used on Clements Bridge Road.

White Horse Pike Economic Development Coalition

Barrington leads the White Horse Pike Economic Development Coalition, an eight-member coalition of Camden County municipalities bordering Route 30. The communities have joined forces to combat common problems of disinvestment, vacancy, and underutilization of property. At the request of the Coalition, the Delaware Valley Regional Planning Commission completed a corridor study documenting problems that exist along the White Horse Pike. The Coalition also received a grant from the Commission for \$56,000 that funded a market feasibility and planning study. The Boroughs will use the results of the study as a guideline to attract viable businesses to the area. Most recently, the New Jersey Department of Community Affairs has awarded the Coalition a \$100,000 Smart Future Grant. The grant will fund a study to examine each individual municipality's zoning ordinances and master plan and reconcile them to create a comprehensive, consistent development plan. The Camden County Improvement Authority will administer the grant and conduct the study.

Economic Development Consultants

Public Solutions, Inc., located in Haddonfield, NJ serves as the economic development consultants to the Borough. For more information on business and economic development opportunities within the Borough, contact Public Solutions, Inc. at 856-429-6660 or 866-429-6650.