

ORDINANCE NO. 1149

ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AMENDING CHAPTER 120, VEHICLES AND TRAFFIC, IN THE CODE OF THE BOROUGH OF BARRINGTON

BE IT ORDAINED by the Mayor and Council of the Borough of Barrington, County of Camden, and State of New Jersey, that the following Articles and Schedules of Chapter 120, Vehicles and Traffic, in the Code of the Borough of Barrington, are hereby amended, removed or added as indicated:

ARTICLE I. Article VIII: Schedules

120-22 Schedule VII: Stop Intersections.

Intersection

Stop Sign on

(ADD)

Moore Avenue and Albertson Avenue

Southbound Moore Avenue

120-23 Schedule VIII: Yield Intersections.

Intersection

Yield Sign on

(REMOVE)

Albertson and Moore Avenue

on Moore Avenue

120-24 Schedule IX: Snow Emergency Routes.

Name of Street

Location

(ADD)

Richards Avenue

Entire Length

ARTICLE II.

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

ARTICLE III.

This Ordinance shall take effect upon passage and publication according to law.

BOROUGH OF BARRINGTON

Date Introduced: Feb. 8, 2022

Date Adopted:

Approved: _____

Patti Harris, Mayor

Attest: _____

Terry Shannon, Borough Clerk

ORDINANCE NO. 1150

ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN, STATE OF NEW JERSEY ADDING CERTAIN SECTIONS TO CHAPTER 128, ZONING, OF THE CODE OF THE BOROUGH OF BARRINGTON PURSUANT TO AN OVERLAY ZONE IN THE CLEMENTS BRIDGE ROAD REDEVELOPMENT PLAN - PHASE III

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Barrington, County of Camden, and State of New Jersey that Chapter 128, Zoning, as it relates to Block 49, Lot 8.01 and Block 50, Lots 3 and 4 in the Redevelopment Zone – Phase III only, is hereby amended in the Code of the Borough of Barrington, as follows:

ARTICLE I.	ARTICLE III.	SECTION 128-24	C-1 Commercial District Redevelopment Zone – Phase III.
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A. Use Regulations

3. For the properties designated as Block 49, Lot 8.01 and Block 50, Lots 3 and 4 within the Redevelopment Zone – Phase III only, the following Use Regulations shall be observed:

- a. Uses by right
 - 1) See Section 128-24(A)1 of this Chapter;
 - 2) One (1) first floor dwelling unit per 5,000 SF of lot area;
 - 3) Two (2) above first floor dwelling units per 5,000 SF of lot area.
- b. Uses by special permit
 - 1) See Section 128(A)2 of this Chapter.

B. Area and Bulk Regulations.

9. For the properties designated as Block 49, Lot 8.01 and Block 50, Lots 3 and 4 within the Redevelopment Zone – Phase III only, the following Area and Bulk Regulations shall be observed:

- a. Minimum lot size: See Section 128-24(B)1 of this Chapter.
- b. Minimum lot width: See Section 128-24(B)2 of this Chapter.
- c. Maximum lot coverage: Eighty-five (85%) percent maximum.
- d. Minimum front yard setback: Zero (0') feet.
- e. Minimum side yard setback: Five (5') feet for all new construction.
- f. Minimum rear yard setback: See Section 128-24(B)6 of this Chapter.
- g. Maximum building height: Thirty-five (35') feet, two and one-half (2.5) stories.

C. Off-street parking regulations.

4. For the properties designated as Block 49, Lot 8.01 and Block 50, Lots 3 and 4 within the Redevelopment Zone – Phase III only, the following Area and Bulk Regulations shall be observed:

a. Non-residential uses shall not be required to provide on-site parking, provided that there is no increase in the gross floor area of the building. If a new building is constructed or an existing building expanded, dedicated off-site parking shall be required to accommodate the added floor are

b. Residential use RSIS parking obligations may be met off-site at Borough-designated parking spaces on the adjacent Conrail right-of-way. Residential tenants may park their allotted vehicles there, i.e., up to two (2) vehicles per two (2) bedroom unit, upon receipt of a special permit issued the Borough.

D. Loading regulations.

4. For the properties designated as Block 49, Lot 8.01 and Block 50, Lots 3 and 4 within the Redevelopment Zone – Phase III only, this Section is amended to provide that the off-street loading requirement is hereby eliminated.

**ARTICLE II. ARTICLE V. SECTION 128-34 Fence, wall and hedge
height restrictions –
Redevelopment Zone –
Phase III.**

A. For the properties designated as Block 49, Lot 8.01 and Block 50, Lots 3 and 4 within the Redevelopment Zone – Phase III only, this Section is amended to delete Subsection A. of this Section.

**ARTICLE III. ARTICLE X. SECTION 128-68 Requirement and purpose –
Redevelopment Zone –
Phase III.**

A. For the properties designated as Block 49, Lot 8.01 and Block 50, Lots 3 and 4 within the Redevelopment Zone – Phase III only, this Section is amended to not require the regulations set forth in this Section.

ARTICLE IV.

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

ARTICLE V.

This Ordinance shall take effect upon passage and publication according to law.

BOROUGH OF BARRINGTON

Date Introduced: Feb. 8. 2022

Date adopted:

By: _____
Patti Harris, Mayor

Attest: _____
Terry Shannon, Borough Clerk

The purpose of this Ordinance is to adopt an overlay zone pursuant to the Clements Bridge Road Redevelopment Plan, Phase III. A copy of this Ordinance is available at no charge to the general public between the hours of 9:00 AM to 5:00 PM, Monday through Friday (Legal Holidays excluded), at the Office of the Borough Clerk, Barrington Borough Hall, 229 Trenton Avenue, Barrington, New Jersey.

ORDINANCE NO. 1151

ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 101, SEWERS, IN THE CODE OF THE BOROUGH OF BARRINGTON

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Barrington, County of Camden, and State of New Jersey, that Chapter 101, Sewers, is hereby amended in the Code of the Borough of Barrington, as follows:

ARTICLE I. ARTICLE II. Rates and Charges. SECTION 101-20. Residential tax rates.

A. Home and apartment rates shall be as follows:

1. Single-family dwellings: two hundred forty dollars (\$240)
2. Two-family dwellings: four hundred eighty dollars (\$480)
3. Three-family dwellings: seven hundred twenty dollars (\$720)
4. Four-family dwellings: nine hundred sixty dollars (\$960)
5. Apartments shall pay an annual fee of two hundred forty dollars (\$240) per unit
6. Senior citizens and each unit of the Barrington Senior Housing: eighty dollars (\$80)
7. Exempt Veterans: eighty dollars (\$80)

B. Exceptions:

1. Sewer charges shall be waived in their entirety for members of the military on active duty and deployed during wartime upon presentation of proper government-issued documentation confirming military status. Said military member must be the owner of the subject property in whole or in part and provide evidence of ownership.

ARTICLE II. ARTICLE II. Rates and Charges. Section 101-22. Commercial and industrial tax rates.

A. Specific commercial and light industrial rates shall be as follows:

1. Luncheonette: five hundred dollars (\$500)
2. Gas station: three hundred eighty dollars (\$380)
3. Gas station with restroom: four hundred twenty dollars (\$420)
4. Laundry room: one thousand one hundred seventy-five dollars (\$1,175)
5. Tap room: nine hundred eighty dollars (\$980)
6. Tap room/Brewery: nine hundred eighty dollars (\$980)
7. Swim club: one thousand one hundred dollars (\$1,100)

B. All other general commercial and light industrial rates shall pay an annual fee of two hundred forty dollars (\$240.00) per restroom.

C. Industrial and manufacturing businesses shall pay a fee based on gallons of water consumed. Said consumption shall be based on the consumption billed by the water utility and shall be four dollars (\$4.00) per thousand gallons of water consumed. Said accounts shall also be charged a flat rate of \$140.00 per year in addition to the consumption billing. Billing shall be on a quarterly basis.

ARTICLE III.

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

ARTICLE IV.

This Ordinance shall take effect upon passage and publication according to law.

THE BOROUGH OF BARRINGTON

BY: _____
Patti Harris, Mayor

ATTEST: _____
Terry Shannon, Clerk

First reading: Feb. 8, 2022
Adoption:

ORDINANCE 1152

ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 95, PROPERTY MAINTENANCE, IN THE CODE OF THE BOROUGH OF BARRINGTON

BE IT ORDAINED by the Borough Council of the Borough of Barrington, County of Camden, and State of New Jersey, that Chapter 95, Property Maintenance, in the Code of the Borough of Barrington, be amended as follows:

Article II. Maintenance of Vacant Properties

ARTICLE I. ARTICLE II. SECTION 95-17 Definitions.

RESPONSIBLE PARTY - means the title holder of a vacant and abandoned property or a creditor responsible for the maintenance of a property pursuant to section 17 of P.L. 2008, c. 127 (C. 46:10B-51).

VACANT AND ABANDONED PROPERTY - means any residential or commercial building which is not legally occupied by a mortgagor or tenant, which is in such condition that it cannot be legally reoccupied, and at which at least two of the following conditions exist:

- (1) Overgrown or neglected vegetation;
- (2) The accumulation of newspapers, circulars, flyers or mail on the property;
- (3) Disconnected gas, electric or water utility services to the property;
- (4) The accumulation of hazardous, noxious or unhealthy substances or materials on the property;
- (5) The accumulation of junk, litter trash or debris on the property;
- (6) The absence of window treatments such as blinds, curtains or shutters;
- (7) The absence of furnishings and personal items;
- (8) Statements of neighbors, delivery persons or government employees indicating that the property is vacant and abandoned;
- (9) Windows or entrances to the property that are boarded up or closed off, or multiple window panes that are damages, broken and unrepaired;
- (10) Doors to the property that are smashed through, broken off, unhinged or continuously unlocked;

- (11) A risk to the health, safety or welfare of the public or any adjoining or adjacent property owners due to acts of vandalism, loitering, criminal conduct or the physical destruction or deterioration of the property;
- (12) An uncorrected violation of a municipal building, housing or similar code during the preceding year, or an order by municipal authorities declaring the property to be unfit for occupancy and to remain vacant and unoccupied;
- (13) The mortgagee or other authorized party has secured or winterized the property due to the property being deemed vacant and unprotected or in danger of freezing;
- (14) A written statement issued by a mortgagor expressing the clear intent of all mortgagors to abandon the property; or
- (15) Any other reasonable indicia of abandonment.

ARTICLE II. ARTICLE II. SECTION 95-18 Registration Requirements.

The responsible party of any vacant property as defined herein shall, within thirty (30) calendar days after the building becomes vacant property or within thirty (30) calendar days after assuming control of the vacant property, whichever is later; or within ten (10) calendar days of receipt of notice by the municipality, file a registration statement for such vacant property with the Property Maintenance Inspector on forms provided by the Borough of Barrington for such purposes. Failure to receive notice by the municipality shall not constitute grounds for failure to register the property.

A. Each property having a separate block and lot number as designated in official records of the municipality shall be registered separately.

B. The registration statement shall include the name, street address, telephone number and e-mail address (if applicable) of a person 21 years or older, designated by the responsible party or parties as the authorized agent for receiving notices of code violations and for receiving process in any court proceeding or administrative enforcement proceeding on behalf of such or responsible parties in connection with the enforcement of any applicable code; and the name, street address, telephone number and e-mail address (if applicable) of the firm and the actual name(s) of the firm's individual principal(s) responsible for maintaining the property. The individual or representative of the firm responsible for maintaining the property shall be available by telephone or in person on a 24 hour per day, seven-day per week basis. The two entities may be the same or different persons. Both entities shown on the statement must maintain offices in the State of New Jersey or reside within the State of New Jersey.

C. The registration shall remain valid for one (1) year from the date of registration,

except for the initial registration time, which shall be pro-rated through December 31. The responsible party shall be required to renew the registration annually as long as the building remains a vacant property and shall pay a registration or renewal fee in the amount prescribed in Section 95-21 of this Ordinance, for each vacant property registered.

D. The annual renewal shall be completed by January 1st each year. The initial registration fee shall be pro-rated for registration statements received less than ten (10) months prior to that date.

E. The responsible party shall notify the Borough Clerk within thirty (30) calendar days of any change in the registration information by filing an amended registration statement on a form provided by the Borough Clerk for such purpose.

F. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the Borough against the responsible party or responsible parties of the building.

ARTICLE III. ARTICLE II. SECTION 95-19 Access to Vacant Properties.

The responsible party of any vacant property registered under this Article shall provide access to the Borough to conduct exterior and interior inspections of the building to determine compliance with municipal codes, upon reasonable notice to the property responsible party or the designated agent. Such inspections shall be carried out on weekdays during the hours of 8:00 a.m. and 4:00 p.m., or such other time as may be mutually agreed upon between the responsible party and the Borough.

ARTICLE IV. ARTICLE II. SECTION 95-20 Responsible parties or Agents.

A. A responsible party who meets the requirements of this Article with respect to the location of his or her residence or workplace in the State of New Jersey may designate him or herself as agent or as the individual responsible for maintaining the property.

B. By designating an authorized agent under the provisions of this section, the responsible party consents to receive any and all notices of code violations concerning the registered vacant property and all process in any court proceeding or administrative enforcement proceeding brought to enforce code provisions concerning the registered building by service of the notice or process on the authorized agent. Any responsible party who has designated an authorized agent under the provisions of this section shall be deemed to consent to the continuation of the agent's designation for the purposes of this section until the responsible party notifies the Borough in writing of a change of authorized agent or until the responsible party files a new annual registration statement.

C. Any responsible party who fails to register vacant property under the provisions of

this Article shall further be deemed to consent to receive by posting on the building, in plain view, and by service of notice at the last known address of the responsible party of the property on record within the Borough of Barrington by regular and certified mail, any and all notices of code violations and all process in an administrative proceeding brought to enforce code provisions concerning the building.

ARTICLE V. ARTICLE II. SECTION 95-21 Fee Schedule.

- A. The initial registration fee for each building shall be Five Hundred Dollars (\$500.00).
- B. The fee for the first renewal is One Thousand Dollars (\$1,000.00).
- C. The fee for a second renewal is One Thousand Five Hundred Dollars (\$1,500.00).
- D. The fee for any subsequent renewal beyond the second renewal is Two Thousand Dollars (\$2,000.00).

**ARTICLE VI. ARTICLE II. SECTION 95-22 Requirements of responsible parties
of Vacant Property**

On or before the forty-fifth (45th) day after notification of the responsible party by the Borough that the property is vacant and abandoned and until the property is reoccupied, the responsible party for a vacant and abandoned property shall

- A. Enclose and secure the property against unauthorized entry;
- B. Post a sign affixed to the inside of the property and visible to the public indicating the name, address, and telephone number of the responsible party, any authorized agent designated by the responsible party for the purpose of receiving service of process, and the person responsible for maintaining the property if different from the responsible party or authorized against; and
- C. Acquire and otherwise maintain liability insurance by procuring a vacancy policy covering any damage to any person or any property caused by any physical condition of the property.

ARTICLE VII. ARTICLE II. SECTION 95-23 Violations; Penalties.

- A.** Any person who violates any provision of this Article shall, upon conviction in the Municipal Court of the Borough of Barrington, or such other court having jurisdiction, be liable to a fine not exceeding \$1,250.00, or imprisonment for a term not exceeding 90 days, or community service for a term not exceeding 90 days, or all of the above. Each day that a violation occurs shall be deemed a separate and distinct violation, subject to the penalty provisions of this Article.

- B.** For purposes of this section, failure to file a registration statement within thirty (30) calendar days after a building becomes vacant property or within thirty (30) calendar days after

assuming the status of a responsible party of a vacant property, whichever is later, or within ten (10) calendar days of receipt of notice by the municipality, and failure to provide correct information on the registration statement, or failure to comply with the provisions of such provisions contained herein shall be deemed to be violations of this Ordinance.

C. Any penalty imposed pursuant to this section shall be recoverable by a summary proceeding under the "Penalty Enforcement Law of 1999," P.L. 1999, c.274 (C.2A:58-10, et seq.). The Superior Court, Law Division, Camden County, or the Municipal Court of the Borough of Barrington shall have jurisdiction to enforce such penalty.

Article III. Registration Of Defaulted Mortgage Property

Article III., Registration of Defaulted Mortgage Property, in Chapter 95, Property Maintenance, in the Code of the Borough of Barrington, is hereby deleted in its entirety.

ARTICLE VIII.

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

ARTICLE IX.

This Ordinance shall take effect on April 1, 2022, after its passage and publication in accordance with law.

BOROUGH OF BARRINGTON

Date of Introduction: Feb. 8, 2022

Date of Adoption:

By: _____
Patti Harris, Mayor

Attest: _____
Terry Shannon, Borough Clerk

The purpose of this Ordinance is to require certain registration requirements for responsible parties of vacant properties in the Borough of Barrington, consistent with P.L. 2021, c.444. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Friday (Legal Holidays excluded), at the Office of the Borough Clerk, Barrington Borough Hall, 229 Trenton Avenue, Barrington, New Jersey.