

Oct. 31, 2024
#50800.01

**2024 MASTER PLAN
REEXAMINATION REPORT
FOR
BARRINGTON BOROUGH
CAMDEN COUNTY, NEW JERSEY**



Prepared For
Barrington Borough Planning Board
Municipal Building
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The original document was appropriately signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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INTRODUCTION

The Land Development Board (Board) adopted its last master plan reexamination report on March 7, 2012. The Municipal Land Use Law (MLUL) requires all municipalities to reexamine their master plans at least every 10 years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up to date as possible. Typically, a Land Use Board (Board) retains its licensed Professional Planner (Planner) to prepare a Master Plan Reexamination Report, outlined at N.J.S.A. 40:550-89:

Periodic examination. The governing body shall, at least every 10 years, provide for a general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the Office of Planning Advocacy and the county planning board. A notice that the report and resolution have been prepared shall be sent to any military facility commander who has registered with the municipality pursuant to section 1 of P.L.2005, c.41 (C.40:55D-12.4) and to the municipal clerk of each adjoining municipality, who may request a copy of the report and resolution on behalf of the military facility or municipality. A reexamination shall be completed at least once every 10 years from the previous reexamination.

Master Plan Reexamination Reports must address six (6) basic elements, or “questions”:

- A. REVIEW OF PAST CONDITIONS: What were the major problems and objectives relating to land development in the municipality at the time of the last Master Plan Reexamination Report?
- B. REVIEW OF CHANGING CONDITIONS: To what extent have those problems and objectives been reduced or increased since then?
- C. REVIEW OF CHANGING ASSUMPTIONS, OBJECTIVES AND POLICIES: To what extent have there been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives?
- D. RECOMMENDED PLANNING AND REGULATORY CHANGES: Are there any specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies, and standards, or should a new plan or regulations should be prepared?
- E. REDEVELOPMENT RECOMMENDATIONS: Should any adopted redevelopment plan be incorporated into the land use plan element of the municipal Master Plan, and are there any recommended changes in the local development regulations needed to implement a redevelopment plan?
- F. ELECTRIC VEHICLE INFRASTRUCTURE: Does the Board have any recommendations concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure?

Once the Planner completes a Master Plan Reexamination Report, the Board may publish a public notice and hold a public hearing to consider adopting it by resolution, as it would do for any other Master Plan or Plan Element amendment and with the same effect. If the Master Plan Reexamination Report concludes

that no changes or amendments to the Master Plan are necessary, then the Board may also consider adopting the Master Plan Reexamination Report by resolution without public notice or public hearing. After the Board's resolution is adopted, a copy of the report and resolution should be sent to the municipal clerks of each adjoining municipality, the county planning board, the Office of Planning Advocacy in the NJ Department of State, and to any other required recipients.

Afterwards, the Borough Council typically works with its Board to consider amending or revising the municipality's Zoning Ordinance, Zoning Map, and other land development regulations in accordance with the report's findings. However, the Borough Council is not required to accept the Board's recommendations.

The following planning-related documents are of record in the Borough of Barrington:

- *Barrington at Crossroads-Comprehensive Policy Plan*: February 1962,
- *Crossroads '78 Master Plan for Municipal Land Use*: June 1978,
- *Master Plan, Barrington New Jersey*: September 1981,
- *Master Plan Reexamination Report*: November 25, 2002,
- *Reexamination of the Master Plan of the Borough of Barrington*: April 24, 2006,
- *2012 Master Plan Re-Examination Report Borough of Barrington*: June 4, 2012,
- *Barrington at the Crossroads 2012*, draft Master Plan for the Borough of Barrington, prepared by Karen Cilurso, AICP PP, and
- *Barrington Redevelopment Plan Phases I, II, and III* and all amendments.

A. REVIEW OF PAST CONDITIONS

Subsection A requires the reexamination report state:

The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.

The 2012 Master Plan Reexamination Report contained the following vision statement, goals, and objectives, which related to the major problems and objectives relating to Barrington Borough's land development:

Vision Statement (Comprehensive Goal)

The Borough of Barrington is a thriving community that provides a safe and healthy place to live for all residents by valuing the natural environment, providing a locally based economy that serves the needs of the residents. The future development and redevelopment of Barrington will utilize smart growth principles, such as neighborhood livability and density; better access to open spaces; reduction in traffic congestion; identifying town centers and neighborhoods; strive to lower municipal costs through regional sharing; and maximizing existing infrastructure.

Population and Housing

Goal: Maintain and enhance the quality of life for all residents by providing a variety of housing types to accommodate different needs of the population.

Objectives:

1. Preserve and enhance the existing housing stock;
2. Encourage the rehabilitation of substandard unit reviewing and enforcing zoning code standards;
3. Encourage infill development of housing that mixes with the character of the neighborhood and promotes energy efficient design; and
4. Strive for a variety of housing options for low-income persons, special-needs housing, elderly housing, and mixed income housing.

Conservation and Open Space

Goal: Conserve and protect open and recreational space.

Objectives:

1. Retain and enhance the quality of recreation areas and public land parcels through an open space network;
2. Prioritize any remaining undeveloped parcels for preservation;
3. Investigate Natural Resources Overlay Zoning, which incorporates wetland areas, steep slopes, floodplains, stream channels, or other natural areas not suitable for development;
4. Work with adjacent municipalities and regional organizations to create a stormwater management plan; and
5. Encourage the redevelopment of abandoned commercial areas (grayfields) and contaminated industrial areas (brownfields) to conserve remaining open space.

Circulation

Goal: Facilitate the safe and efficient movement of people, goods, and services through the Borough.

Objectives:

1. Maintain and improve the existing roadway network to each traffic for all users by working with regional and state partners to implement projects in a timely manner;
2. Encourage alternative transportation modes such as walking and biking by providing established networks on Borough roads with proper signage;
3. Coordinate with NJ Transit to provide increased transit services, particularly for transit-dependent populations;

4. Implement traffic calming measures that promote slower speeds and provide adequate facilities for pedestrians and bicyclists;
5. Provide parking for vehicles and bicyclists within the Borough, where appropriate; and
6. Analyze existing land uses to encourage compatibility with transportation facilities.

Economic Development

Goal: Expand and diversify the economic growth of the Borough that is consistent with the natural capacity and the land and infrastructure.

Objectives:

1. Retain and promote existing businesses by encouraging redevelopment in existing downtown commercial areas;
2. Continue to investigate and establish areas of redevelopment, where appropriate;
3. Identify and market the Barrington Town Center as the central business district by creating proper signage and the appropriate zoning code enforcements;
4. Identify the Barrington Business Center as appropriate for light industrial and businesses with larger footprints;
5. Continue to enhance the quality of life to attract and maintain new industry and businesses; and
6. Strive to revitalize the White Horse Pike corridor with businesses that fit the needs of the community and promote sustainable design,

Land Use

Goal: Preserve and protect distinct neighborhoods of the Borough of Barrington as attractive places to live that promote the character of the neighborhood.

Objectives:

1. Coordinate land use to balance economic growth with the community's needs;
2. Revise land development code as appropriate to reflect the values of the Borough;
3. Preserve and protect the character of the established neighborhoods;
4. Establish a Traditional Neighborhood Development zone to preserve older neighborhoods;
5. Encourage the mixed-use redevelopment in the Town Center and White Horse Pike redevelopments;
6. Identify and preserve any and all historic properties within the Borough;
7. Encourage land uses that support walking and biking; and
8. Establish quality design standards to maintain and enhance the livability of the Borough.

Community Facilities and Utilities Issues

Goal: Provide community facilities and utilities that meet the needs of all Borough residents and businesses.

Objectives:

1. Replace facilities that do not meet the needs of Borough residents or are not environmentally friendly;
2. Strive for a sustainable community through energy conservation, clean air, clean water and the protection of all natural and sensitive areas;
3. Require new development or redevelopment to provide utility improvements in order to meet increased capacity, specifically encouraging energy-efficient materials;
4. Institute energy conservation procedures in all municipal buildings;
5. Revise zoning code to include energy-efficiency requirements;
6. Provide for solar technology for Borough residences and businesses; and
7. Establish recycling and water conservation goals.

B. REVIEW OF CHANGING CONDITIONS

Subsection B requires the reexamination report state:

The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The following comments in italics, *thus*, indicate whether the vision statement, goals, and objectives from the 2012 Master Plan Reexamination Report remain current or whether those concerns have been reduced or have increased:

Vision Statement (Comprehensive Goal)

With the changes recommended below, i.e., deletions [~~thus~~] and additions [thus], the Barrington Borough Master Plan's comprehensive goal remains valid in 2024 and in the near future.

The Borough of Barrington is a ~~thriving community that provides~~ a safe and healthy place to live for all residents by valuing the natural environment, providing a locally based economy that serves the needs of the residents, provides diverse housing options, and prioritizes sustainable building practices. The future development and redevelopment of Barrington will utilize smart growth principles, such as neighborhood livability and density; better access to open spaces; reduction in traffic congestion; identifying town centers and neighborhoods; strive to lower municipal costs through regional sharing; and maximizing existing infrastructure.

Population and Housing

Barrington is part of the Camden County Community Development Consortium and participates in the Camden County Home Improvement Program to preserve and maintain the housing stock of low- and moderate-income households. Since 2012, a total of 12 housing units have been constructed in Barrington's mostly developed neighborhoods, averaging just over 1 unit per year. Because NJ's Uniform Construction Code (UCC) prohibits municipalities from requiring buildings to provide energy efficient design elements above those already required and because the NJ Department of Community Affairs does not track these data, it is difficult to track progress on this objective. Since 2012, Barrington has not adopted a Housing Element and Fair Share plan to address its regional affordable housing obligations.

With the change recommended below, i.e., deletions [~~thus~~] and additions [thus], the Master Plan's population and housing goal remains valid in 2024 and in the near future.

Goal: Maintain and enhance the quality of life for all residents by providing a variety of housing types to accommodate different needs of the population.

Objectives:

1. Preserve and enhance the existing housing stock;
2. Encourage the rehabilitation of substandard unit reviewing and enforcing zoning code standards;
3. Encourage infill development of housing that mixes with the character of the neighborhood ~~and promotes energy efficient design;~~ and
4. Strive for a variety of housing options for low-income persons, special-needs housing, elderly housing, and mixed income housing.
5. Strongly encourage the implementation of energy efficiency and sustainability practices in all existing and future residential development.

Conservation and Open Space

Since 2012, Barrington has not adopted recreation and conservation plans to plan for the existing and future open space or recreation areas. Only 2 Barrington parcels (Lots 1 and 2 of Block 21.17) on the northern side of I-295 are listed on NJ's Registered Open Space Inventory (ROSI) listed under Haddon Heights

Borough. Because Barrington’s Edward R. Deere Field, Wish Upon a Star Park, and Little League Fields are not on the ROSI, they are ineligible from receiving available State and County Green Acres funding for park maintenance. A natural resource overlay zoning district has not been adopted by Borough. The existing redevelopment plans all encourage development of brownfields, as evidenced by the clean-up and redevelopment of the contaminated 308 White Horse Pike, 50 Clements Bridge Road, and the former Owens Corning facility.

With the change recommended below, i.e., additions [thus], the Master Plan’s conservation and open space goal remains valid in 2024 and in the near future.

Goal: Conserve and protect open and recreational space.

Objectives:

1. Prepare and Environmental Resources Inventory (ERI) to identify and describe the Borough’s natural soils, waters, vegetation, and wildlife resources that are essential to Barrington’s character;
2. Retain and enhance the quality of recreation areas and public land parcels through an open space network that is listed on the State’s Registered Open Space Inventory (ROSI), which make them eligible for public funding for accessibility upgrades and other improvements;
3. Prioritize any remaining undeveloped parcels for preservation;
4. Investigate Natural Resources Overlay Zoning, which incorporates wetland areas, steep slopes, floodplains, stream channels, or other natural areas not suitable for development;
5. Work with adjacent municipalities and regional organizations to create a stormwater management plan; and
6. Encourage the redevelopment of abandoned commercial areas (grayfields) and contaminated industrial areas (brownfields) to conserve remaining open space.

Circulation

Barrington has worked with NJDOT to widen the Copley Avenue intersection on US Route 30 and to install a signalized intersection at Bell Avenue for construction of the recent Delco Development, LLC redevelopment projects. Local representatives have participated with Camden County on its 2015 Bicycle and Multi-Use Trails plan, which includes was prepared in January 2015 and included designated bicycling on Clements Bridge Road, East Atlantic Avenue, Gloucester Pike, and Warwick Road. Crosswalks have been improved along Clements Bridge Road at strategic locations to improve safety, but no other traffic calming measures have been installed. The Borough has not coordinated with NJ Transit regarding increased services or amenities. There has been no further study on downtown parking needs and opportunities and the Zoning Ordinance’s off-street parking requirements have not been reviewed for consistency with modern standards.

With the change recommended below, i.e., additions [thus], the Master Plan’s circulation goal remains valid in 2024 and in the near future.

Goal: Facilitate the safe and efficient movement of people, goods, and services through the Borough.

Objectives:

1. Maintain and improve the existing roadway network to each traffic for all users by working with regional and state partners to implement projects in a timely manner, including the removal of the Barrington Circle on White Horse Pike (US 30) and installation of traffic calming measures for increase municipal cohesiveness and pedestrian connectivity;
2. Encourage alternative transportation modes such as walking and biking by providing established networks on Borough roads with proper signage;
3. Coordinate with NJ Transit to provide improve bus stop signage and patron amenities and increased transit services, particularly for transit-dependent populations;

4. Implement traffic calming measures that promote slower speeds and provide adequate facilities for pedestrians and bicyclists, such as the installation of traffic calming measures on Highland Avenue (NJ 41) to maintain vehicular and pedestrian safety at the posted 25 mph speed limit;
5. Update parking requirements for non-residential uses and provide parking for vehicles and bicyclists within the Borough, where appropriate; and
6. Analyze existing land uses to encourage compatibility with transportation facilities.

Economic Development

The 2012 economic development goal does not appear to meet Barrington Borough’s current needs and modern realities of commercial, light industrial, and logistics development in 2023, which should strive towards economic sustainability and flexibility in local employment, wholesale, retail, and e-tail sales and services, and other locational / market factors.

Barrington has made strides in revitalizing the White Horse Pike corridor with several new businesses either open or under construction such as: Victor’s Liquors (recently refurbished), Super-Wawa Food Store, Chuck Lager America’s Tavern, and a Chick-Fil-A and Chipotle Grill restaurants. It continues to support re-occupancy of the former industrial plants on either side of the NJ Turnpike (Barrington Business Center) and worked with a local beer brewery to transform the former Volney Bennet Lumber Yard to the Tone-wood Brewing Company headquarters. It has continued to enhance the quality of life and streetscape along the downtown section of Clements Bridge Road. Development and redevelopment in that downtown section and on the western section of Clements Bridge Road has not been as successful.

With the changes recommended below, i.e., deletions [~~thus~~] and additions [thus], the Master Plan’s Barrington Borough Master Plan’s comprehensive goal remains valid in 2024 and in the near future.

Goal: Expand and diversify the economic growth of the Borough that is consistent with the natural capacity and the land and infrastructure.

Objectives:

1. Retain and promote existing businesses by encouraging mixed-use redevelopment, where appropriate, along Clements Bridge Road; ~~in existing downtown commercial areas;~~
2. ~~Continue to investigate and establish areas of redevelopment, where appropriate;~~
3. Identify and market the Barrington Town Center as the central business district by creating proper signage and the appropriate zoning code enforcements;
4. Identify the Barrington Business Center as appropriate for light industrial and businesses with larger footprints;
5. Continue to enhance the quality of life to attract and maintain new industry and businesses; and
6. Strive to revitalize the White Horse Pike corridor with businesses that fit the needs of the community and promote sustainable design,

Land Use

In terms of land use objectives, the Borough Barrington has not significantly updated the Zoning Ordinance, for example to consider additional permitted, accessory, and conditional uses or bulk standards, since 1969. There is no need to establish a TND zone for residential neighborhoods that are already developed. The Zoning Ordinance and the Borough’s redevelopment plans continue to prohibit mixed-use development. The Borough has made no effort to identify and preserve historic properties or to encourage land uses that support walking and cycling.

The 2012 master plan reexamination report's list of neighborhoods omits Barrington Gardens north of Gloucester Pike and Garden Lakes south of the Pike, does not distinguish between the "Town Center" and the original 1898 Barrington neighborhood, and does not recognize larger multi-family communities, such as the Village at Haddonfield, Union Grove, and Barrington Mews.

With the changes recommended below, i.e., deletions [~~thus~~] and additions [thus], the Master Plan's land use goal remains valid in 2024 and in the near future.

Goal: Preserve and protect distinct neighborhoods of the Borough of Barrington as attractive places to live that promote the character of the neighborhood.

Objectives:

1. Coordinate land use to balance economic growth with the community's needs;
2. Revise land development code as appropriate to reflect the values of the Borough;
3. Preserve and protect the character of the established neighborhoods;
4. ~~Establish a Traditional Neighborhood Development (TND) zone to preserve older neighborhoods;~~
5. Encourage the mixed-use redevelopment in the Town Center and White Horse Pike redevelopments;
6. Identify and preserve any and all historic properties within the Borough;
7. Encourage land uses that support walking and biking and support installation of public infrastructure, such as sidewalks, bikeways, multi-use trails ; and
8. Establish quality design standards to maintain and enhance the livability of the Borough.

Community Facilities and Utilities

It does not appear that Barrington has worked on any of these objectives since 2012. With the changes recommended below, i.e., deletions [~~thus~~] and additions [thus], the Master Plan's community facilities and utilities goal remains valid in 2024 and in the near future.

Goal: Provide community facilities and utilities that meet the needs of all Borough residents and businesses.

Objectives:

1. Replace facilities that do not meet the needs of Borough residents or are not environmentally friendly;
2. Strive for a sustainable community through energy conservation, clean air, clean water and the protection of all natural and sensitive areas;
3. Require new development or redevelopment to provide utility improvements in order to meet increased capacity, specifically encouraging energy-efficient materials;
4. Institute energy conservation procedures in all municipal buildings;
5. Revise zoning code to include a green development review checklist and guidelines for private-sector development; ~~energy efficiency requirements;~~
6. Provide guidelines for renewable energy structures, e.g., wind, solar, and solar photovoltaic structures, as permitted accessory uses and structures for solar technology ~~for Borough residences and businesses;~~ and
7. Establish recycling and water conservation goals for municipal facilities;
8. Strongly encourage the implementation of energy efficiency and sustainability practices in all existing and future government, education, and community facilities.

C. REVIEW OF CHANGING ASSUMPTIONS, OBJECTIVES AND POLICIES

Subsection C requires the reexamination report state:

The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural re-sources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

1. Demographic Changes

Population and Employment Projections

In January 2023, the Delaware Valley Regional Planning Commission (DVRPC), the regional bi-state agency that coordinates transportation and other infrastructure projects published population and employment projections for the year 2050. The DVRPC projects that the Borough’s population will decrease by 0.3% and employment will increase by 7.7%, and the projections for Camden County are for the population to increase by 2.3% and employment to increase by 3.1% from 2015 to 2050.

Borough and County Population and Employment Projections (DVRPC 2023)

	Barrington Borough				Camden County			
	2015	2050	Change		2015	2050	Change	
Population	6,758	6,736	-22	-0.3%	507,692	519,476	11,784	2.3%
Employment	2,931	3,158	+227	+7.7%	263,582	271,869	8,287	3.1%

The table below shows the historical Census population trends for Barrington Borough from 1920 to 2020 in the following chart with population estimates to 2050. The population went from 1,333 in the 1920 Census to 7,059 in the 2020 Census or 431%. The peak population growth occurred in the 1950s when the population increased to 7,943 in the 1960 Census and again in the 1960s when the population increased to 8,409 in the 1970 Census. (* DVRPC, ADR21014)

Historical Population		
Census	Pop.	Percent (+ / -)
1920	1,333	-
1930	2,252	68.9%
1940	2,329	3.4%
1950	2,651	13.8%
1960	7,943	199.6%
1970	8,409	5.9%
1980	7,418	-11.8%
1990	6,774	-8.7%
2000	7,084	4.6%
2010	6,983	-1.4%
2020	7,075	1.3%
2030*	6,648	-6.0%
2040*	6,722	1.1%
2050*	6,736	0.2%

Between the 2010 Census and the 2020 Census, the total population of Barrington Borough went from 6,983 to 7,075 persons for a net gain of 92 (1.3%) persons, which is slightly under the trend for Camden County at 1.9% due to the aging of households and the generally lower birth rate. This is even though the total net number of housing units in Barrington increased by 257 (+8.1%) for the same 10-year period from 3,158 in 2010 to 3,415 in 2020. The percent increase in housing units for Camden County was 3.8% in the 2010 to 2020 span. The number of homes in Camden County increased to 212,759 from 204,943 or 7,816 dwellings.

Historical Population (Density Per Square Mile)	
Census	Pop. Density
1980	4,692
1990	4,284
2000	4,480
2010	4,416
2020	4,475

These tables show that the Borough’s projected population growth rates are much lower than the projections for the County and employment growth rates are much higher than the projections for the County. This indicates that, based on current trends, the population of Barrington will remain relatively flat for the next quarter-century; however, employment will grow at rates above general economic growth rates. However, it is noted that DVRPC’s projections are extrapolated from regional figures and are not based on local zoning, redevelopment plans, wastewater and farmland preservation plans, or environmental constraints. What the future living, working, and playing conditions hold for Barrington and its surroundings depends on how it and other communities plan for or respond to alternative future conditions.

2. Development Changes

Since the adoption of the 2012 Reexamination Report (dated June 4, 2012), redevelopment has occurred in each of the redevelopment areas designated by the Borough Committee.

PHASE I REDEVELOPMENT AREA (Gloucester Pike/Commerce Drive)

- International Paper made improvements to the former Owens-Corning Fiberglass manufacturing facility at 1 Commerce Drive (Block 13.02 Lot 1.01).

PHASE II REDEVELOPMENT AREA (White Horse Pike)

- The most prominent is 308 White Horse Pike (Block 57 Lot 11.01) which was redeveloped into a Super Wawa and a Chuck Lager America's Tavern in 2015.
- In 2021 a Chick-fil-A restaurant at 31 White Horse Pike (Block 126 Lot 17.03) opened for business.
- Under construction is a Chipotle Grill at White Horse Pike and Bell Avenue Block 124 Lots 4, 5, 5.01, 5.02 &6) scheduled to open in 2023.

PHASE III REDEVELOPMENT AREA (Town Center)

- The Rail Tavern completed site improvements for outdoor seating and parking in 2021.
- Tonewood Brewing, LLC opened at 50 Clements Bridge Road (Block 58 Lots 1& 11 through 19) in 2022 at the former site of the Volney G. Bennett Lumber Company.

3. Changing Assumptions, Objectives and Policies

Since the Board adopted its last master plan reexamination report on June 4, 2012, there have been no major changes in the Borough's local assumptions, objectives, or policies. The report did not include the *White Horse Pike Regional Strategic Plan* policy objectives that Barrington endorsed in 2007 and remain valid today, i.e.,

1. Guide development and redevelopment in the downtown and along White Horse Pike into more compact and concentrated forms which have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services, and cultural amenities.
2. Plan and zone for a wide range of land uses and users, to achieve communities that are more balanced.
3. Seek to better integrate different land uses and remove or mitigate physical barriers between them.
4. Promote diversification of land uses, including housing where appropriate, in existing single-use developments and enhance their linkages to the rest of the community.
5. Ensure sufficient and beneficial utilization of scarce resources, including parking, to strengthen its existing diversified and compact nature.

4. Planning Changes

a. Statewide

The Legislature made two significant Municipal Land Use Law (MLUL) amendments since the Board adopted its last master plan reexamination report on March 7, 2012:

PL 2017, c. 275 (effective January 2018) requires municipal master plan land use plan elements to include a statement of strategy concerning smart growth including: potential locations for electric vehicle charging stations; storm resiliency considerations for energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability. The MLUL requires the Borough to incorporate these features in its next land use plan update.

PL 2021, c 6 (effective February 2021) requires municipal master plan land use plan elements to consider likely climate change-related risks and to plan strategies to address them. The law indicates that a land use plan element shall include a climate change-related hazard vulnerability assessment which shall include, an analysis of current and future threats, a build-out analysis, identification of critical facilities and strategies and design standards to address risks. The MLUL requires the Borough to incorporate these features in its next land use plan update.

The two MLUL amendments relate to a major shift in Federal and State planning, policy, legislation, and regulations resulting from the major impacts 2012 Hurricane Sandy had on New Jersey, as well as a global appreciation of the urgent need to plan for future climate change.

There have been no significant changes to the NJ State Development and Redevelopment Plan (State Plan), and although the State has adopted a Water Supply Plan (2017-2022) and an Energy Master Plan (2019-2050), those plans do not require municipal coordination and implementation at this time.

b. Regional

The regional planning entity for Camden County and the eight other counties in Greater Philadelphia is the Delaware Valley Regional Planning Commission (DVRPC). DVRPC's recently adopted *Connections 2050* and is Greater Philadelphia's current Long-Range Plan. It includes a review of regional indicators and

current trends and forces, a projection of population and employment forecasts, public engagement to set a vision for the region's orderly growth and development, identification of strategies needed to obtain the vision, and a fiscally constrained financial plan for investing in transportation infrastructure based on the Plan's vision and strategies. This plan can be reviewed at [CONNECTIONS 2050 Explorer](https://story-maps.arcgis.com/stories/27846f901f214a03a4b017339b7b6e91). <https://story-maps.arcgis.com/stories/27846f901f214a03a4b017339b7b6e91>

c. Camden County

The Camden County Board of Commissioners and its administrative agencies have adopted five county-wide plans since July 2014. Several of them contain policies, plans, and projects that involve land, roads and infrastructure in and around Barrington. The Appendix includes the following Camden County documents that the Board should review and advise the Borough Council on whether they should be endorsed and supported:

1. Camden County Land Use Master Plan, July 2014;
2. Camden County Bicycling & Multi-Use Trails Plan, January 2015;
3. Camden County Highway Plan, March 2015;
4. Camden County 2017 Highway Master Plan Update, May 2017; and
5. Sustainable Camden County Making it Greener Together, 2018.

D. RECOMMENDED PLANNING AND REGULATORY CHANGES

Subsection D requires the reexamination report state:

The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.

1. Master Plan Element Recommendations

The MLUL requires the master plan to include a “statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based,” also known as a “Vision / Goals and Objectives Element.” (N.J.S.A. 40:55D-28b.(1)). The current 1981 Master Plan list of “Needs and Goals” are too broad and primarily oriented towards physical development with insufficient attention is provided to economic and social development. The policy additions recommended in the 2002 and 2006 Master Plan Reexamination Reports, modified and updated the “Needs and Goals” as the Planning Board deemed appropriate.

The last Master Plan prepared for the Barrington Planning Board was in 1981, over 40 years ago, and society has dramatically changed in that time. Many of the changes made with past master plan re-examination reports are not always clear and sometimes conflicting on policy.

As indicated in Subsection B, we recommend that the existing Barrington Borough Master Plan Goal and Objectives be replaced with the following:

Vision Statement (Comprehensive Goal)

The Borough of Barrington is a safe and healthy place to live for all residents by valuing the natural environment, providing a locally based economy that serves the needs of the residents, provides diverse housing options, and prioritizes sustainable building practices. The future development and redevelopment of Barrington will utilize smart growth principles, such as neighborhood livability and density; better access to open spaces; reduction in traffic congestion; identifying town centers and neighborhoods; strive to lower municipal costs through regional sharing; and maximizing existing infrastructure.

Population and Housing

Goal: Maintain and enhance the quality of life for all residents by providing a variety of housing types to accommodate different needs of the population.

Objectives:

- a. Preserve and enhance the existing housing stock;
- b. Encourage the rehabilitation of substandard unit reviewing and enforcing zoning code standards;
- c. Encourage infill development of housing that mixes with the character of the neighborhood; and
- d. Strive for a variety of housing options for low-income persons, special-needs housing, elderly housing, and mixed income housing; and
- e. Strongly encourage the implementation of energy efficiency and sustainability practices in all existing and future residential development.

Conservation and Open Space

Goal: Conserve and protect open and recreational space.

Objectives:

- a. Prepare and Environmental Resources Inventory (ERI) to identify and describe the Borough's natural soils, waters, vegetation, and wildlife resources that are essential to Barrington's character;
- b. Retain and enhance the quality of recreation areas and public land parcels through an open space network that is listed on the State's Registered Open Space Inventory (ROSI), which make them eligible for public funding for accessibility upgrades and other improvements;
- c. Prioritize any remaining undeveloped parcels for preservation;
- d. Investigate Natural Resources Overlay Zoning, which incorporates wetland areas, steep slopes, floodplains, stream channels, or other natural areas not suitable for development;
- e. Work with adjacent municipalities and regional organizations to create a stormwater management plan; and
- f. Encourage the redevelopment of abandoned commercial areas (grayfields) and contaminated industrial areas (brownfields) to conserve remaining open space.

Circulation

Goal: Facilitate the safe and efficient movement of people, goods, and services through the Borough.

Objectives:

- a. Maintain and improve the existing roadway network to each traffic for all users by working with regional and state partners to implement projects in a timely manner, including the removal of the Barrington Circle on White Horse Pike (US 30) and installation of traffic calming measures for increase municipal cohesiveness and pedestrian connectivity;
- b. Encourage alternative transportation modes such as walking and biking by providing established networks on Borough roads with proper signage;
- c. Coordinate with NJ Transit to ~~provide~~ improve bus stop signage and patron amenities and increased transit services, particularly for transit-dependent populations;
- d. Implement traffic calming measures that promote slower speeds and provide adequate facilities for pedestrians and bicyclists, such as the installation of traffic calming measures on Highland Avenue (NJ 41) to maintain vehicular and pedestrian safety at the posted 25 mph speed limit;
- e. Update parking requirements for non-residential uses and provide parking for vehicles and bicyclists within the Borough, where appropriate; and
- f. Analyze existing land uses to encourage compatibility with transportation facilities.

Economic Development

Goal: Expand and diversify the economic growth of the Borough that is consistent with the natural capacity and the land and infrastructure.

Objectives:

- a. Retain and promote existing businesses by encouraging mixed-use redevelopment, where appropriate, along Clements Bridge Road;
- b. Identify and market the Barrington Town Center as the central business district by creating proper signage and the appropriate zoning code enforcements;
- c. Identify the Barrington Business Center as appropriate for light industrial and businesses with larger footprints;

- d. Continue to enhance the quality of life to attract and maintain new industry and businesses; and
- e. Strive to revitalize the White Horse Pike corridor with businesses that fit the needs of the community and promote sustainable design.

Land Use

Goal: Preserve and protect distinct neighborhoods of the Borough of Barrington as attractive places to live that promote the character of the neighborhood.

Objectives:

- a. Coordinate land use to balance economic growth with the community’s needs;
- b. Revise land development code as appropriate to reflect the values of the Borough;
- c. Preserve and protect the character of the established neighborhoods;
- d. Encourage the mixed-use redevelopment in the Town Center and White Horse Pike redevelopments;
- e. Identify and preserve any and all historic properties within the Borough;
- f. Encourage land uses that support walking and biking and support installation of public infrastructure, such as sidewalks, bikeways, multi-use trails ; and
- g. Establish quality design standards to maintain and enhance the livability of the Borough.

Community Facilities and Utilities

Goal: Provide community facilities and utilities that meet the needs of all Borough residents and businesses.

Objectives:

- a. Replace facilities that do not meet the needs of Borough residents or are not environmentally friendly;
- b. Strive for a sustainable community through energy conservation, clean air, clean water and the protection of all natural and sensitive areas;
- c. Require new development or redevelopment to provide utility improvements in order to meet increased capacity, specifically encouraging energy-efficient materials;
- d. Institute energy conservation procedures in all municipal buildings;
- e. Revise zoning code to include a green development review checklist and guidelines for private-sector development;
- f. Provide guidelines for renewable energy structures, e.g., wind, solar, and solar photovoltaic structures, as permitted accessory uses and structures ~~for solar technology~~ for Borough residences and businesses; and
- g. Establish recycling and water conservation goals for municipal facilities; and
- h. Strongly encourage the implementation of energy efficiency and sustainability practices in all existing and future government, education, and community facilities.

We also recommended that the Borough authorize the preparation of a new Master Plan with the following required elements:

1. Vision / Goals and Objectives Element
2. Land Use Element
 - a. Smart Growth Statement
 - b. Storm Resiliency Statement
 - c. Environmental Sustainability Statement
 - d. Climate Change Vulnerability Assessment
3. Housing Element

In addition, we recommend that the following optional elements, which are also recommended in the 2012 Master Plan Reexamination Report, would also be useful in planning for Barrington's future:

1. Vehicular and Pedestrian Circulation, or Connections, Element, and
2. Historic Preservation Element

A new Land Use Plan Element or element amendment is warranted to resolve the discrepancies between the existing land use development patterns of the two zoning districts on either side of the western end of Clements Bridge bear no resemblance to the principal uses permitted by the Zoning Ordinance. For example, the M-1 Light Industrial zone contains an apartment community, public athletic fields, the Borough's public works yards, another planned apartment community, and a wooded tract but no light industrial uses. It is unlikely that any of these tracts will be developed or redeveloped for the light industrial uses intended by the Ordinance. The RC-5 Residence and Limited Commercial zone, which permits single-family detached and semi-detached dwelling, along with parks, schools, and places of worship, contains none of these uses. Two-thirds of the district's land area contain apartment communities.

2. Development Regulation Recommendations

We recommended that the following changes to the Borough's land use-related code chapters to keep current and consistent with the Municipal Land Use Law, recent case law, and sound planning principles. The Board is encouraged to work with the Borough Council to consider these recommended ordinance amendments over the next ten (10) years. Where appropriate below, deletions are marked [~~thus~~] and additions marked [thus].

Barrington Code Chapter 360 Zoning:

General Comments:

- a. Change the term "Church" to "Place of Worship.
- b. Change the phrase "Clubhouse of a duly incorporated organization" to "Quasi-public use, excluding schools and places of worship."
- c. Change the term "Uses by right" to "Permitted uses."
- d. Change the term "Uses by special permit" to "Conditional uses,"

§360-5.1 Conditional Uses

A. The following uses shall be conditionally permitted when all specific requirements for each respective conditional use have been met:

1. Home Occupations

- a. Any home occupation shall be subordinate and incidental to the principal residential use and be conducted entirely with the dwelling unit.
- b. Home occupations shall be conducted solely by resident occupants of the property, except that no more than one person not a resident of the building may be employed on the premises at any one time.
- d. Home occupations shall be limited to not more than one business per dwelling unit and 30% of its total floor area.
- e. Hours during which a non-resident employee may work at, and patrons may visit the premises shall be limited in residential districts to 7:00 a.m. through 10:00 p.m. Monday through Friday and 7:00 a.m. to 11:00 p.m. on weekends.
- f. Nuisance/noise. Home occupations shall not generate light, smoke, glare, noise, and vibrations that are obnoxious and become a nuisance to residential neighbors. All machinery and/or equipment used in the home occupation must be stored out of sight. No machinery or equipment shall be used that will cause interference with radio, television and satellite reception and other forms of electronic communications in neighboring residences.

- g. Vehicles. Any vehicles used in conjunction with the home occupation may include no more than one vehicle per family member or employee engaged in the business. All business-related vehicles and personal domestic vehicles shall be parked or garaged on site on the side or rear of the residence.
- h. Shipments and delivery of products. Shipments and delivery of products, merchandise or supplies shall be limited to the hours of 8:00 a.m. and 6:00 p.m. and shall regularly occur no more than one time per day, exclusive of USPS (standard mail) deliveries, and occur only in a single-rear axle, medium-duty delivery truck or smaller vehicles used to serve residential areas.
- i. Sales of goods and services: There shall be no wholesale or retail sale of goods or services except for those produced or delivered on the premises as part of an approved home occupation;
- j. Minimum on-site parking: The home occupation shall not create the need to park more than two vehicles at any time for non-resident employees, business clients, or customers, in addition to those otherwise required for the principal residential use, as required by the New Jersey Residential Site Improvement Standards (RSIS). No overnight customer parking shall be permitted.
- k. The home occupation shall not increase the footprint of the existing dwelling unit.
- l. The home occupation shall meet all applicable construction, health and safety codes and shall not involve any illegal activity. Sexually oriented home occupations are expressly prohibited. All structures involved in a home occupation shall be maintained in good repair.
- m. Signage: Business signage shall be limited to one (1) wall-mounted sign not to exceed one (1) square foot in area and no higher than six (6) feet above the ground indicating the name of the home occupation and proprietor and contact information for the business.
- n. No other displays or exterior changes to the dwelling unit that alter the residential character of the building shall be permitted in any residential district.
- o. Conditionally permitted home occupation uses may include:
 - 1) Business administration and support services.
 - 2) Construction trade contractor businesses
 - 3) Educational service uses.
 - 4) Information Industry uses.
 - 5) Professional, scientific and technical services.
- p. Not all home occupation types will be considered equal in terms of impacts on neighboring properties, nor will all types of home occupations be permitted in each residential zone or mixed-use zone. There are certain home occupation practices which may destroy the character of the neighborhood. As such, the Planning Board may exercise its discretionary authority to permit or deny an application for home occupation use after hearing testimony on and reviewing any evidence presented by the applicant on the following practices related to the home occupation and considering the character of the zone in which the home occupation is proposed.

§360-5.2 Performance Standards

- A. Airborne Emissions. In all districts, no use, activity, operation, or device shall be established, modified, constructed, or used without having obtained valid permits and certificates from the Bureau of Air Pollution Control, NJDEP. Specifically, no use, activity, operation or device shall be established, modified or constructed without a valid permit to construct in compliance with N.J.A.C. 7:27.
- B. Electricity. Electronic equipment shall be shielded so there is no interference with any radio or television reception beyond the operator's property as the result of the operation of such equipment.
- C. Glare. No use shall direct or reflect a steady or flashing light beyond its lot lines. Exterior lighting and lighting resulting from any manufacturing or assembly operations shall be shielded, buffered and

directed as approved on the site plan so that any glare, direct light, flashes or reflection will not interfere with the normal use of nearby properties, dwelling units and streets.

- D. Heat. Sources of heat, including but not limited to steam, gases, vapors, products of combustion or chemical reaction, shall not discharge onto or directly contact structures, plant or animal life on neighboring use. No use, occupation, activity, operation or device shall cause an increase in ambient temperature, as measured on the boundary between neighboring uses.
- E. Noise. In all districts, no use, activity, operation, or device shall be established, modified, constructed, or used in violation of the State Noise Control regulation, N.J.A.C. 7:29.
- F. Odor. Odors shall not be discernable at the lot line or beyond. Any process that may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.
- G. Radioactivity. No use, activity, operation or device concerned with the utilization or storage of radioactive materials shall be established, modified, constructed or used without there having first been obtained valid permits and certificates from the Office of Radiation Protection, New Jersey Department of Environmental Protection. Proof of compliance with this requirement shall be the submission of duplicate copies of said permits and certificates.
- H. Storage & Waste Disposal. In non-residential zones, no article or material shall be kept, stored, or displayed outside the confines of a building, except where permitted elsewhere in this Ordinance, unless the same is so screened by an appropriate trash enclosure.
- I. Vibration. There shall be no vibration which is discernible to the human senses, or which is at low or high frequencies capable of causing discomfort or damage to life or property.
- J. Visibility. On the corner lot or any point of entry on a public road, nothing shall be erected, placed, planted, or allowed to grow in such a manner that obstructs the vision above the height of 3' and below 8', measured from the intersection of the right-of-way lines 30' along the lot lines.

§360-7 Establishment of Districts

- B. Commercial and Mixed-Use districts.
 - 1. ~~C-1 Central Commercial District~~ Clements Bridge Road Commercial Corridor.
 - a. DC Downtown Commercial District.
 - b. R/O Residential / Office) District.
 - c. R/C Residential / Commercial District.
 - 2. C-2 Business Commercial District.
 - 3. ~~C-4 Business Commercial District.~~

§360-9 Prohibited Uses

- A. ~~Garden apartments are specifically prohibited in any zone and on any lot in the Borough of Barrington.~~

We also recommend that the Board Attorney should review Code Chapter 42: Adult Entertainment Uses and Code Chapter 110: Tattoo and Body Piercing Uses to determine whether and how they may need to be amended to be consistent with modern NJ caselaw. The Board should then review whether, where, and how these uses may be conditionally permitted in Chapter 360.

In addition, the Board should consider whether some of the Borough's legacy industrial principal uses permitted in the M-1 and M-2 zones should now be listed as prohibited, such as:

- a. Glass and glass products manufacture,
- b. Metals and metal products fabrication and assembly, and
- c. Plastics, coating, assembly, molding from previously prepared materials.

§ 360-9.2 Off-Street Parking and Loading in the DC, R/O, R/C, C-2, and M-2 Districts

A. Off-Street Parking

1. General Requirements

- a. Off-street automobile parking is prohibited in the front yard of a property or building fronting Clements Bridge Road.
- b. An adequate number of off-street automobile parking spaces shall be required in all developments and shall comply with the New Jersey Uniform Construction Code's Barrier Free Sub-code (N.J.A.C. 5:23-7) and § 360-9.1.
- c. Residential developments shall comply with the New Jersey Residential Site Improvements Standards (RSIS, or N.J.A.C. 5:21). Non-residential developments shall comply with the RSIS for parking space size (N.J.A.C. 5:21-4.15) and parking lot dimensions (N.J.A.C. 5:21-4.16).
- d. All required off-street automobile parking spaces shall be provided on-site or may be off-site within 250 feet of an entrance to the building they are intended to serve, provided that such spaces shall be in the same ownership as or under lease by the owner of the building to which they relate, shall be subject to restrictions adequate to ensure that the number of spaces will be available throughout the life of such use, and shall maintain clear signage / pavement markings identifying their reservation for tenants / occupants of the associated off-site use.
- d. Automobile parking areas shall be designed to maximize the potential for shared parking among users and to facilitate transit, bicycle, and pedestrian access.

2. Number of Spaces

- a. Each development shall include adequate off-street automobile parking and bicycle parking per the ratios established herein.
- b. Automobile parking requirements:
 - 1) Residential developments shall comply with RSIS for providing the minimum number of off-street automobile parking spaces.
 - 2) Eating and drinking establishments of 2,000 square feet or smaller in the CD, R/O, and R/C districts are exempt from providing off-street parking. Eating and drinking establishments larger than 2,000 square feet in those districts and non-residential developments of 4,000 square feet or smaller shall provide the number of off-street parking spaces based on the following ratio:
 - a) Commercial and retail use parking at a minimum of 4 spaces per 1,000 square feet of gross leasable area.
 - b) Light industrial and logistics uses at a minimum of 1 space per 1,000 square feet of gross leasable space or per 2 employees during peak demand, whichever is greater,
 - c) Public and quasi-public assembly uses at a minimum of 1 space per 4 persons of the

maximum room capacity of all spaces occupied during peak demand.

- d) Office-space uses and all other uses at a minimum of 3 off-street parking spaces per 1,000 square feet of gross leasable area.
- 3) Non-residential development greater than 4,000 square feet shall be required to conduct a parking study to determine the number of off-street parking spaces required to accommodate peak parking demand. In calculating peak parking demand, the applicant shall project the peak number of occupied parking spaces using formulas and procedures presented in the most recent edition of *Parking Generation*, and information published by the ITE.
- 4) All mixed-use and multi-tenant non-residential developments greater than 4,000 square feet in gross leasable area shall incorporate shared parking.
- c. All required bicycle parking spaces shall be provided either outdoors on-site or indoors on-site within in a dedicated storage area, based on the following ratio:
 - 1) Multi-family residential developments shall provide a minimum of 2 spaces or 1 space for every four (4) residential units, whichever is greater.
 - 2) Non-residential developments shall provide the number of off-street bicycle parking spaces based on the following ratio:
 - a) Commercial and retail use parking at a maximum of 1 space or 1 space per 5,000 square feet of gross leasable area, whichever is greater.
 - b) Light industrial and logistics uses at a minimum of 2 spaces or 1 space per 20 employees during peak demand, whichever is greater.
 - c) Public and quasi-public Assembly uses at a minimum of 2 spaces or 1 space per 20 persons of the maximum room capacity of all spaces occupied during peak demand, whichever is greater.
 - d) Office-space uses and all other uses at a minimum of 1 space or 1 space per 4,000 square feet of gross leasable area, whichever is greater.
- d. Shared Automobile Parking
 - 1) An applicant seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using shared parking procedures and methodology presented in the most recent versions of the *ULI Shared Parking* and the ITE's *Shared Parking Planning Guidelines* publications.
 - 2) A shared parking study and report shall contain the following:
 - a) Calculation of the projected peak parking for each land use that will be sharing the available parking supply.
 - b) Calculation of the extent to which parking demand will be mitigated on the site because of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.
 - c) Calculation of the peak parking accumulation for the development.

- d) Expansion of the peak parking accumulation by 10% to determine the needed supply of parking spaces.
 - e) Determination of the number of off-street parking spaces to be supplied in lots controlled by the applicant and lots controlled by a third party.
 - f) Determination of the number of on-street parking spaces that are available to the development.
 - g) Determination of any additional parking solutions necessary to reduce parking demand or mitigate an insufficient supply of parking. Other methods may include the use of fringe parking lots, satellite lots with shuttle service, employee transit use in lieu of parking and/or valet parking service that makes use of identified off-street parking lot.
- 3) The minimum parking requirement for each use shall be multiplied by an “occupancy rate” as determined by a study of local conditions (or as found in the following “Occupancy Rate” table, which is followed by step-by-step directions), for each use for the weekday night, daytime and evening periods, and weekend night, daytime and evening periods, respectively.

SHARED PARKING OCCUPANCY RATE TABLE						
	MONDAY – FRIDAY			SATURDAY & SUNDAY		
USES	8 AM to 6 PM	6 PM to Mid- night	Mid- night to 8 AM	8 AM to 6 PM	6 PM to Mid- night	Mid- night to 8 AM
Residential	60%	100%	100%	80%	100%	100%
General Commercial & Retail	90%	80%	5%	100%	70%	5%
Office-Spaces Uses	100%	20%	5%	5%	5%	5%
Eating & Drinking Establishments	70%	100%	10%	70%	100%	20%
Recreation & Entertainment	40%	100%	10%	80%	100%	50%
Hotel	70%	100%	100%	70%	100%	100%
Public & Quasi-Public	100%	40%	5%	10%	10%	5%
Religious	20%	40%	5%	100%	50%	5%

n.b.: This table indicates the percent adjustment of the minimum automobile parking requirement during each time period for shared parking. Percentages set forth in the Occupancy Rate table are set to include a small “safety margin” of parking beyond that minimally needed to serve an average peak demand. Therefore, a local study of parking demand may yield a greater reduction in parking required. “Other” occupancy rates as demonstrated by applicant via parking study or other credible evidence.

- a) Sum up the adjusted minimum parking requirements of each land use for each of the six time periods to determine an overall project minimum parking requirement for each time period.
- b) The highest of the six (6) time period totals shall be the minimum parking requirement

for the mixed-use project.

- c) One hundred percent (100%) of the parking supply shall be provided within 250 feet of an entrance to the building(s) it will serve unless waived via terms of item d and/or e below.
- d) The number of parking spaces may be reduced on a space per space basis if the applicant can demonstrate that suitable alternative parking spaces can be secured through lease or other similar terms and are located within proximity to the subject property or site.
- e) Spaces to be counted towards this shared parking arrangement must be demonstrated to be vacant and available during the peak hours of operation of the affected uses. Access to those spaces must be provided for vehicles and pedestrians in a safe and efficient manner. Such access shall include shared driveways and interconnected walkways.
- f) The Administrative Officer may conduct site visits to confirm that the amount of parking provided is being utilized by the development and that automobile parking remains sufficient to meet the needs of the development. If at any time it is determined that this is no longer the case, the provision of additional banked or reserved parking spaces may be required to satisfy the demand.

B. Off-Street Loading for Mixed-Use Developments and Non-Residential Uses

1. General Requirements

- a. The loading and unloading of trucks and other automotive vehicles is prohibited from automotive vehicles stopping or standing on Clements Bridge Road.
- b. The loading and unloading of trucks and other automotive vehicles is prohibited in the front yard of a property or building fronting Clements Bridge Road.
- c. Access to loading facilities from a street shall not be located at a distance less than 25 feet from any intersection.
- d. Fossil fuel delivery vehicles shall comply with New Jersey's Anti-Idling regulations. Off-street loading spaces shall be posted with "No Idling" signage.

2. Required off-street loading berths for new construction, enlargement or change in use.

- a. Businesses in the DC, R/O, and R/C district of 4,000 square feet or smaller are exempt from providing off-street loading areas.
- b. Non-residential developments greater than 4,000 square feet shall provide a Business Loading Statement that will identify the following:
 - 1) Estimated types and volumes of materials / products estimated to be delivered to and removed from the proposed use(s), other than removal of refuse, wastes, and recyclables.
 - 2) Types and sizes of delivery vehicles to be used, e.g., passenger car / pickup truck; box truck and cargo, sprinter, and cube vans; heavy duty trucks; and tractor trailers.
 - 3) Days, times, and frequencies of such deliveries.

- 4) Location(s) on a dimensioned site plan where such vehicles shall park on-site or within 250 feet of the non-residential development. If the latter, the Applicant should provide testimony to the Board verifying the availability of such loading space(s) and compatibility with adjacent uses.

§ 360-9.3 Landscaping and Screening Requirements in the DC, R/O, R/C, C-2, and M-2 Districts

- A. A landscape screen shall be planted and constructed on multi-family residential, mixed-use, and non-residential properties along their lot lines that abut a one- or two-family detached residential use or district and around any outdoor trash, refuse, or recycling area. The landscape buffer shall consist of the following:
 1. A minimum of five (5) foot-wide landscape buffer shall be planted and maintained as a year-round, solid and continuous visual screen with a variety of evergreen and deciduous trees, shrubbery, grass, ground cover, natural features, as well as fencing. Within the buffer area, the landscape screen shall provide both high-level and low-level plant material of sufficient mass to initially provide an effective year-round visual screen to a height of not less than six (6) feet at the time of installation. This screen shall be planted in a free form fashion to avoid the appearance of a straight line or “wall” of plant material.
 2. No structure, stormwater management facility, activity, storage of materials, or parking of any vehicles shall be permitted within a buffer area other than fencing. The buffer area shall be protected against damage from automobiles.
 3. Board-on-board, vinyl, or similar ornamental opaque fencing, with the finished side installed facing outward, shall be a minimum of six (6) feet and a maximum of eight (8) feet along the property’s side and rear yards.
 4. Landscape screens and opaque fencing maintained outside required sight triangles.
 5. Landscape buffers, screens, and fencing shall be maintained in good order, and shall be repaired or replaced, as necessary, to the satisfaction of the Zoning Officer. The entire landscape buffer area shall be attractively maintained and kept clean of all debris and rubbish, in compliance with Chapter 258, Property Maintenance, Article I, General Regulations, as amended.
 6. Landscape buffers for outdoor trash, refuse, and recycling areas shall be designed to enable collection vehicles to access the storage area without interference from parked vehicles or other obstacles. The trash enclosure shall have gates and doors to be closed when the collection truck is finished emptying the receptacle dumpster. The storage and upkeep of these collection areas shall comply with Chapter 258, Property Maintenance, Article I, General Regulations, as amended.

§360-10 Zoning Map

- C. To implement to 2024 Non-Condemnation Redevelopment Plan Update for Phases I, II, and III, the Zoning Map is hereby amended to delete the existing C-1 Central Commercial District and to replace it with three (3) new mixed-use districts with the district names and inclusive properties as follows:
 1. DC Downtown Commercial District
 - Block 25, Lots All;
 - Block 29, Lots 3-10 and 13-23;
 - Block 48, Lots 1-6;
 - Block 49, Lots 8-15 and 20-20.01;
 - Block 50, Lots All;

- Block 51, Lots All;
 - Block 52, Lots All;
 - Block 53, Lots All;
 - Block 54, Lots 1.02, 2.02, 4.01, 5.01, 6.01, 6.02, 7.01, 8.01, and 9.01;
 - Block 55, Lots 1-6 and 16-24;
 - Block 57, Lots 14-15.02; and
 - Block 58, Lots 1 and 10-19.
2. R/O Residential / Office District
- Block 15, Lots 1-5.01, 18, 31-32, and 116-117;
 - Block 16, Lots 1-4 and 21-22;
 - Block 22, Lots 1-13.01;
 - Block 23, Lots 1-9; and
 - Block 24, Lots 1-3.
3. R/C Residential / Commercial District
- Block 10.01, Lots all;
 - Block 11, Lots 1-8.01;
 - Block 13.01, Lots 1-8; and 20-24; and
 - Block 17, Lots 5, 7, 9, 11-11.01, 13, 15, and 17.01.

D. To implement to 2024 Non-Condemnation Redevelopment Plan Update for Phases I, II, and III, the Zoning Map is hereby amended to rezone the properties on Tax Blocks 124, 125, and 126 from the R-2 District to the C-2 Business Commercial District.

§360-13 Definitions

Consider amending the following definitions:

- a. Delete “Accessory Use or Accessory Structure” and replace with:
- 1) “Accessory uses / structures, Non-Residential include: building and business identification signage and directional signage; childcare centers; connection to public utilities; employee cafeterias and outdoor recreational areas; fences, hedges, and walls including sound walls; fire protection, telecommunications, and other mechanical equipment; gate security / guard house; off-street parking and loading; HVAC/R, emergency electrical generators, and other mechanical equipment; roof-mounted wind, solar or photovoltaic energy facilities and structures; storage sheds; stormwater management basins and other structures; temporary construction trailers; tractor trailer parking and storage for industrial uses only; and waste management and recycling enclosures.”
 - 2) “Accessory uses / structures, Residential include connection to public utilities; decks and patios; fences, hedges and walls; private driveways and garages; playground and recreation equipment; residential swimming pools; residential sheds; and roof-mounted wind, solar or photovoltaic energy facilities and structures.”
- b. “Business administration and support service uses include general business services; copying, photocopying and printing services, employment services, facilities support services, investigation and security services, mailing, packaging and labeling services; property maintenance, janitorial and similar services.”
- e. “Community residences” as defined by N.J.S.A 40:55D-66.1.
- f. “Conditional use” with MLUL definition.

- g. “Construction trade contractor businesses include building equipment (electric, wiring, plumbing, HVAC/R, etc.) services; building interior finishing (drywall, insulation, painting, wall covering, flooring, tiling, finish carpentry, etc.) services; site and landscape maintenance services; site preparation services; structural and exterior building (framing, masonry, glass and glazing, roofing, siding, etc.) services; and structural steel and concrete foundations and structures.”
- h. “Convenience store: a small retail business no greater than 3,000 SF that stocks a range of everyday items including: packaged and/or prepared hot or cold, non-alcoholic beverages; foods and prepared foods meant for off-site consumption; personal and household items; media, etc., but not automobile fuels.”
- i. “Eating and drinking establishments include commercial full-service restaurants, where patrons order and are served while seated and pay after eating; limited-service restaurants, where patrons order and pay before eating at the restaurant or elsewhere; buffets and cafeterias, where patrons serve themselves and eat seated at the restaurant; and caterers & catering halls.”
- j. “Educational service uses include business, technical, and trade schools; instructional academies for fine, martial, and performing arts, language, driving; tutoring and test preparation services; and training academies.”
- k. “Family child-care centers” as defined by N.J.S.A. 40:55D-66.5b.
- l. “Flex Mixed-Use Developments: Multi-story buildings that contain permitted non-residential uses on the ground floor and multi-family residential, retail, office, or other commercial uses on the upper floors that may share common entrances and other spaces.”
- m. “Health care and related service uses include adult daycare services; licensed childcare services and pre-schools; medical and diagnostic laboratories; outpatient care services; and vocational rehabilitation services.”
- n. Revise “Home occupation” to “means any occupation, profession, trade, craft, or service carried on by the resident occupant of a dwelling unit that meets the conditions of § 360-5.1.A.1.”
- o. “Inclusionary: Residential Developments where at least 20% of the total number of dwelling units in the development must be deed-restricted for sale or rent for a price or cost within the means of a low- or moderate-income household as defined in N.J.A.C. 5:93-1.3, constructed consistent with COAH rules (Uniform Housing Affordability Controls – N.J.A.C. 5:80-26.3 (b), and in accordance with the Borough’s 4th Round Regional Fair Share Affordable Housing Obligation.”
- p. “Information industry uses include data processing, hosting, and related services; internet publishing and broadcasting and web search portals; libraries and archives; motion picture, television and video production and distribution; music publishing, sound recording, production and distribution; news syndicates; newspaper, periodical, book, and directory publishers; radio and television broadcasting and cable programming; and software publishers.”
- q. Add a definition for “In-law suite,” which is a recurring accessory use in the residential zone.
- r. “Live-Work Units: Hybrid commercial-residence buildings in which the ground floor contains a permitted non-residential use, the upper floor(s) contains a total of one single-family dwelling unit, and where tenancy in the residential unit does not require ownership of the property or first-floor business or employment in that business. Live-Work Units may be constructed in detached, semi-attached, or attached buildings, depending upon their location.”

- s. “Logistics uses means wholesale warehousing; commercial warehousing; distribution / trucking / terminal facilities; freight carriers / couriers / third-party transportation providers, etc.”
- t. Replace “Lot” with the MLUL definition,
- u. “Missing Middle Housing: Residential development types, such as the following: Flex Mixed-Use Development, Residential Flats Development, Townhouse and Stacked Townhouses, Twins and Stacked Twins, Live-Work Units.”
- v. “Mixed-Use Development: A development that contains permitted non-residential uses on the first floor of a building and residential uses above them.”
- w. “Motor vehicle service uses include filling stations; major service uses, such as engine, body, frame, painting, and welding; minor service uses, such as maintenance, incidental repair; tire and lubrication service uses; and washing and detailing service uses.”
- x. “Multi-Family Building: A building comprising three (3) or more residential units.”
- y. Replace “Non-conforming building” with the MLUL definition for “non-conforming structure.”
- z. Replace “Non-conforming land” with MLUL definition for “non-conforming lot.”
- aa. Replace “Non-conforming use” with the MLUL definition for “non-conforming use.”
- bb. “Pawn means a bailment of personal property as security for any debt or engagement redeemable upon certain terms and with the implied power of sale or default.”
- cc. “Personal and household service uses include retail dry-cleaning and laundry service uses; laundromats; footwear and leather goods repair service uses; funeral homes and funeral service uses; hair, nail, skin, diet and weight care service uses; pet care (except veterinary) service uses; re-upholstery and furniture repair service uses; tailoring and dressmaking service uses; tattoos and body-piercing service uses; and travel arrangement and reservation services.”
- dd. “Precious Metals: Gold, silver, sterling, platinum and/or their alloys as defined in N.J.S.A. 51:5-1 et seq., N.J.S.A. 51:6-1 et seq., and/or N.J.S.A. 51:6A-1 et seq.; gems, gemstones, coins and all forms of jewelry herein contained.”
- ee. “Professional, scientific, and technical service uses include: accounting, tax preparation, bookkeeping, and payroll services; advertising, public relations, and related services; architectural, engineering, and related services; computer systems design and related services; legal services; management, scientific, and technical consulting services; marketing research and public opinion polling; physicians, dentists and other licensed health practitioners; scientific research and development services & laboratories; specialized design services; translation and interpretation services; and veterinary services.”
- ff. “Public use means the use of land, buildings, and structures by a federal, state, county, or municipal government or agency for public purposes, including public education.”

- gg. “Quasi-public use means the use of land, buildings, and structures by a non-profit, religious, or philanthropic institution for educational, cultural, recreational, religious, or similar types of purposes.”
- hh. “Recreational and entertainment uses include commercial uses, such as the following: amusement arcades, bowling centers, and billiard parlors; art and craft galleries; cultural, instructional, recreational schools; fitness and recreational sports centers; live performance theaters and nightclubs; motion picture theaters; museums and historical sites; nature parks and gardens; and other commercial indoor recreation uses.”
- ii. “Shared Parking Space: An automobile parking space assigned to more than business, public, quasi-public, or multi-family residential use that is unlikely to be occupied by another user during the same peak hours, and thus, may be partially credited towards the off-street parking requirements of one or more other uses.”
- jj. Delete “Special permit,” which the MLUL has replaced with “Conditional use.”
- kk. “Stacked Townhouse: A townhouse building containing two dwellings, instead of one dwelling, where each dwelling unit has its own private entrance and is also separated by an approved horizontal wall.”
- ll. “Stacked Twin: A twin building containing two dwellings, instead of one dwelling, where each dwelling unit has its own private entrance and is also separated by an approved horizontal wall.”
- mm. Replace “Street” with MLUL definition for “street.”
- nn. Replace “Structure” with MLUL definition for “structure.”
- oo. “Townhouse Unit: A building on an individual lot that contains one dwelling unit that is attached horizontally to other similar dwelling units in a linear arrangement, where each dwelling unit has its own private entrance and is separated from other dwelling units by an approved vertical wall, extending from the foundation through the roof, that is structurally independent of the corresponding wall of the adjoining unit, and having a totally exposed front and rear wall to be used for access, light and ventilation. Townhouse units are also known as “attached” and “rowhouse” units.”
- pp. “Twin Unit: A building on an individual lot that contains one dwelling unit that is attached horizontally with one other similar dwelling unit, where each dwelling unit has its own private entrance and is separated from the other dwelling unit by an approved vertical wall, extending from the foundation through the roof, that is structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access, light and ventilation. Twin units are also known as “semi-attached” units.”
- qq. “Two-Family Unit: A building on an individual lot that contains two dwelling units where each dwelling unit is separated by an approved horizontal wall and having a totally exposed front and rear wall to be used for access, light and ventilation.”
- rr. “Wind, solar or photovoltaic energy facilities and structures” using the MLUL definition.

§360-16 R-1 Single-Family Residence District.

- a. In A(1) add as permitted uses “Community residences” and “Family childcare centers,” as required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.
- b. Add subsection “A(3) Conditional uses. (a) Home occupations.”
- c. Replace subsection C to indicate: “(1) Off Street parking for residential uses, as required by N.J.A.C. 5:21-4.14.”

§360-17 R-2 Single-Family and Two-Family Residence District.

- a. In A(1) add as permitted uses “Community residences” and “Family childcare centers,” as required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.
- b. Add subsection “A(3) Conditional uses. (a) Home occupations.”
- c. In the table for subsection C(2) replace the residence requirement to indicate: “Per N.J.A.C. 5:21-4.14.”

§360-18 R-3 Semi-Detached Residence District.

- a. If “single-family detached houses” are also permitted in this district, that phrase should be added to the section title.
- b. In A(1) add as permitted uses those “Community residences” and “Family childcare centers,” as required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.
- c. In A(3):
 1. Delete the following conditional uses in subsection A(3):
 - a) “Hospital or nursing home” because these uses are unrealistic in this zone.
 - b) “Non-commercial greenhouses” because these should be permitted accessory uses.
 2. Add the respective “conditions” by which the “Places of worship” and “Clubhouses of a duly incorporated organization” would be permitted to §360-5.1 Conditional Uses
 3. Add “Home occupations.”
- d. In the table for subsection C(2) replace the residence requirement to indicate: “Per N.J.A.C. 5:21-4.14.”

§360-19 R-4 Central Residence District.

- a. Add as permitted uses “Community residences” and “Family childcare centers,” as required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.
- b. In A(1) add as permitted uses those “Community residences” and “Family childcare centers,” as required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.
- c. In A(3):
 1. Delete the following conditional uses in subsection A(3):
 - a) “Hospital or nursing home” because these uses are unrealistic in this zone.
 - b) “Non-commercial greenhouses” because these should be permitted accessory uses.
 2. Add the respective “conditions” by which the “Places of worship” and “Clubhouses of a duly incorporated organization” would be permitted to §360-5.1 Conditional Uses

3. Add “Home occupations.”
- d. In the table for subsection C(2) replace the residence requirement to indicate: “Per N.J.A.C. 5:21-4.14.”

§ 360-21 Purpose:

- F. To account for changes that have occurred since the adoption of the Borough’s 2001 and 2003 redevelopment plans and to maintain flexibility in economic, housing, and community development markets, trends, products, processes, technology, workforces, etc.
- G. To maintain the Borough’s traditional small-town character along Clements Bridge Road and to provide reasonable flexibility in ever-changing retail sales and service markets while conditionally permitting accessory residential apartments to reduce entrepreneurial business costs and to provide additional housing opportunities for smaller, starter, and/or senior households in and near Barrington’s Downtown.
- H. To encourage opportunities for variety of higher-density and mixed-use development, where appropriate, to accommodate a range of household types whose incomes and lifestyles that may not desire or afford single-family detached homes.

360-22C-1 Central Commercial District: Delete in its entirety.

§ 360-22A DC Downtown Commercial District

A. Use Requirements

1. Permitted Principal Uses not to exceed 2,500 square feet of gross floor area:
 - (a) Banks and Finance, Insurance, and Real Estate Services,
 - (b) Convenience Stores,
 - (c) Eating and Drinking Establishments other than Brewpubs,
 - (d) Educational Service Uses,
 - (e) Health and Human Service Uses,
 - (f) Personal and Household Retail Services, other than funeral parlors,
 - (g) Recreational and Entertainment Uses,
 - (h) Retails Sales; and
 - (i) Two or more of the above permitted uses in one building and two or more buildings on one parcel.
2. Conditional Principal Uses:
 - a. Business Administration and Support Service Uses above one or more permitted principal first floor use(s) totaling at least 1,000 square feet of gross leasable floor area,
 - c. Professional, Scientific, and Technical Service Uses above one or more permitted principal first floor use(s) totaling at least 1,000 square feet of gross leasable floor area,
 - d. Single-family detached dwelling occupied as of January 1, 2025.
 - e. Live-Work Units, per § 360-22F Missing Middle Housing,
 - f. Townhouses and Stacked Townhouses, per § 360-22F Missing Middle Housing,
 - g. Flex Mixed-Use Development comprising permitted principal uses on the 1st Floor, per § 360-22F Missing Middle Housing,
 - h. Residential Flats Development, per § 360-22F Missing Middle Housing,
 - i. Places of Worship if on a minimum 20,000 square foot parcel, and

j. Quasi-Public Uses if on a minimum 20,000 square foot parcel.

3. Prohibited Uses:

- (a) Drive-In and Drive-Through Businesses,
- (b) Self-Storage Unit Rental or Leasing Businesses,
- (c) Alternative Treatment Centers, and
- (d) Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

4. Permitted Accessory Uses

- a. Non-Residential Accessory Uses, and
- b. Residential Accessory Uses.

B. Area and Bulk Requirements, per § 360-22D.

C. Other Requirements, per § 360-22E.

§ 360-22B R/O Residential / Office District

A. Use Requirements

1. Permitted Principal Uses not to exceed 2,500 square feet of gross floor area:

- a. Eating and Drinking Establishments other than Brewpubs,
- b. Educational Service Uses,
- c. Health and Human Service Uses, and
- d. Personal and Household Retail Services,
- e. Public Uses, and
- f. Two or more of the above permitted uses in one building and two or more buildings on one parcel.

2. Conditional Principal Uses:

- a. Single-family detached dwelling occupied as of January 1, 2025,
- b. Twins and Stacked Twins, per § 360-22F Missing Middle Housing,
- c. Live-Work Units, per § 360-22F Missing Middle Housing,
- d. Townhouses and Stacked Townhouses, per § 360-22F Missing Middle Housing,
- e. Residential Flats Development, per § 360-22F Missing Middle Housing,
- f. Places of Worship if on a minimum 20,000 square foot parcel, and
- g. Quasi-Public Uses if on a minimum 20,000 square foot parcel.

3. Prohibited Uses:

- a. Drive-In and Drive-Through Businesses.
- b. Self-Storage Unit Rental or Leasing Businesses,
- c. Alternative Treatment Centers, and
- d. Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

4. Permitted Accessory Uses

- a. Non-Residential Accessory Uses.
- b. Residential Accessory Uses.

B. Area and Bulk Requirements, per § 360-22D.

C. Other Requirements, per § 360-22E.

§ 360-22C R/C Residential / Commercial District

A. Use Requirements

1. Permitted Principal Uses not to exceed 2,500 square feet of gross floor area:
 - (a) Construction Trade Contractor Businesses,
 - (b) Convenience Stores,
 - (c) Eating and Drinking Establishments other than Brewpubs,
 - (d) Motor Vehicle Service Uses other than service stations,
 - (e) Personal and Household Retail Services other than funeral parlors, and
 - (f) Two or more of the above permitted uses in one building and two or more buildings on one parcel.

2. Conditional Principal Uses:
 - a. Service Stations per the following:
 - 1) No gasoline selling or service stations, or area so utilized, shall be located within 500 feet of any property on which a church, hospital, public or parochial school, private school, college, institution or theater shall be located. Said distance shall be measured from the nearest boundary or property line in the one instance to the nearest point of boundary line of the use being measured along the street line giving the shortest route between the two parcels;
 - 2) All lubrication, repair, maintenance or similar activities shall be performed within a completely enclosed building;
 - 3) No part of any gasoline sales or service station may be used for residence or sleeping purposes; and
 - 4) No automobile, truck, trailer or boat shall be allowed to stand on any gasoline selling or service station property publicly advertising such vehicle for sale or lease.
 - b. Single-family detached dwelling occupied as of January 1, 2025.
 - c. Live-Work Units, per § 360-22F Missing Middle Housing,
 - d. Twins and Stacked Twins, per § 360-22F Missing Middle Housing,
 - e. Townhouses and Stacked Townhouses, per § 360-22F Missing Middle Housing,
 - f. Residential Flats Development, per § 360-22F Missing Middle Housing,
 - g. Places of Worship if on a minimum 20,000 square foot parcel, and
 - h. Quasi-Public Uses if on a minimum 20,000 square foot parcel.

3. Prohibited Uses:
 - a. Drive-In and Drive-Through Businesses.
 - b. Self-Storage Unit Rental or Leasing Businesses.
 - c. Alternative Treatment Centers.
 - d. Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

4. Permitted Accessory Uses
 - a. Non-Residential Accessory Uses.
 - b. Residential Accessory Uses.

B. Area and Bulk Requirements, per § 360-22D.

C. Other Requirements, per § 360-22E.

§ 360-22D Area and Bulk Requirements

<u>Minimum Lot Size</u>	<u>5,000 sf</u>
<u>Minimum Lot Width</u>	<u>50 ft</u>
<u>Maximum Lot Cover:</u>	<u>80%</u>
<u>Minimum Front Yard Setback:</u>	<u>5 ft</u>
<u>Minimum Side Yard Setback:</u>	<u>10 ft</u>
<u>Minimum Rear Yard Setback:</u>	<u>25 ft</u>
<u>Maximum Building Height:</u>	<u>40 ft and 3 stories</u>

§ 360-22E Other Requirements

- A. Off-street parking for residential uses, as required by N.J.A.C. 5:21-4.14.
- B. Off-street parking and loading requirements, per § 360-9.2.
- C. Landscaping and Screening Requirements, per § 360-9.3.
- D. Signs per § 360-28 through 33.
- E. Performance Standards, per §360-5.2.

§ 360-22F Missing Middle Housing

- A. Area and Bulk Requirements

Dimensional Requirements / Building Type^A	Twins	Stacked Twins	Townhouses	Stacked Townhouses	Residential Flats Development	Flex Mixed-Use Development
Min. Lot Size	2000 sf	2000 sf	1500 sf	1500 sf	10,000 sf	10,000 sf
Min. Lot Width	25 ft	25 ft	20 ft	20 ft	70 ft	70 ft
Max. Lot Cover	55%	55%	65%	65%	75%	75%
Min. Front Yard Setback	12 ft	12 ft	12 ft	12 ft	18 ft	18 ft
Min. One Side Yard Setback	4 ft	4 ft	5 ft ^B	5 ft ^B	10 ft	10 ft
Min. Combined Side Yard Setback	16 ft	16 ft	5 ft ^B	5 ft ^B	20 ft	20 ft
Min. Rear Yard Setback	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Max. Stories	2.5	2.5	3	3	5	5

^A Live-Work Unit Buildings shall comply with the conditional use requirements of the building types in which they are constructed, i.e.: Detached Live-Work Units with § 360-22D; Semi-Attached Live-Work Units with Twins (above); and Attached Live-Work Units with Townhouses (above.) Live-Work Unit Buildings shall be parallel to and have primary front entrances on Clements Bridge Road.

^B Required for end units. Interior units have minimum 0'-foot side yard setback.

1. Other Requirements

a. Twins and Stacked Twins

- 1) There shall be no off-street parking between a building's principal façade and the public right-of-way.
- 2) There shall be no individual driveways from Clements Bridge Road.
- 3) The minimum setback between rear of dwelling and any garage, off-street parking area, or accessory building exceeding 200 square feet shall be 20 feet, exclusive of rear decks.

- b. Townhouses and Stacked Townhouses
 - 1) Buildings shall be parallel to and have primary front entrances on the public right-of-way, or private interior road for properties in the C-2 zone, on which that have the longest frontage. For properties with Clements Bridge Road frontage, a minimum of three (3) ground floor units shall be parallel to and have primary front entrances on that road.
 - 2) The number of ground floor units shall not exceed eight (8), and the total length of attached buildings shall not exceed 240 feet.
 - 3) There shall be no off-street parking between a building's principal façade and the public right-of-way.
 - 4) There shall be no individual driveways from Clements Bridge Road.
 - 5) The minimum setback between rear of dwelling and any garage, off-street parking area, or accessory building exceeding 200 square feet shall be 20 feet, exclusive of rear decks.
 - 6) Developments with ten (10) or more dwelling units shall be inclusionary.
- c. Residential Flats Development
 - 1) For properties with 70 feet or more of frontage on Clements Bridge Road frontage, buildings shall be parallel to and have primary front entrances on that road.
 - 2) For properties buildings having less than 70 feet of frontage on Clements Bridge Road, buildings shall be parallel to and have primary front entrances on the public right-of-way, or private interior road for properties in the C-2 zone, on which that have the longest frontage.
 - 3) There shall be no off-street parking between a building's principal façade and the public right-of-way.
 - 4) Developments with ten (10) or more dwelling units shall be inclusionary.
- d. Flex Mixed-Use Development
 - 1) For properties with 70 feet or more of frontage on Clements Bridge Road frontage, buildings shall be parallel to and have primary front entrances on that road.
 - 2) For properties buildings having less than 70 feet of frontage on Clements Bridge Road, buildings shall be parallel to and have primary front entrances on the public right-of-way, or private interior road for properties in the C-2 zone, on which that have the longest frontage.
 - 3) There shall be no off-street parking between a building's principal façade and the public right-of-way.
 - 4) Developments with ten (10) or more dwelling units shall be inclusionary.
- e. Live-Work Units
 - 1) Buildings shall be parallel to and have primary front entrances on Clements Bridge Road.

360-23 C-2 Business Commercial District. Delete in its entirety and replace with the following:

A. Use Requirements

1. Permitted Principal Uses:

- (a) Banks and Finance, Insurance, and Real Estate Services,
- (b) Business Administration and Support Service Uses,
- (c) Convenience Stores,
- (d) Eating and Drinking Establishments,
- (e) General Purpose / Consumer Rental Services,
- (f) Hotels,
- (g) Personal and Household Retail Services other than funeral parlors,
- (h) Professional, Scientific, and Technical Service Uses,
- (i) Recreational and Entertainment Uses,
- (j) Retails Sales, and

(k) Two or more of the above permitted uses in one building and two or more buildings on one parcel.

2. Conditional Principal Uses:

- a. Flex Mixed-Use Development, see pages 24 and 25 for area, bulk, and conditional use requirements.
- b. Residential Flats Development, see pages 24 and 25 for area, bulk, and conditional use requirements.
- c. Townhouses and Stacked Townhouses, see pages 24 and 25 for area, bulk, and conditional use requirements.
- d. Service Stations per existing standards, except for anti-competitive distance requirement, and
- e. Single-Family Detached Dwellings, if occupied as of January 1, 2025.

3. Permitted Accessory Uses

- a. Non-Residential Accessory Uses.
- b. Residential Accessory Uses.

4. Prohibited Uses

- a. Alternative Treatment Centers.
- b. Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

B. Area and Bulk Requirements

<u>Min. Lot Size</u>	<u>55,000 sf</u>
<u>Min. Lot Width</u>	<u>150 ft</u>
<u>Max. Lot Cover:</u>	<u>65%</u>
<u>Min. FY Setback:</u>	<u>6.5 ft</u>
<u>Min. One SY Setback:</u>	<u>6 ft</u>
<u>Min. Combined SY Setback:</u>	<u>6 ft</u>
<u>Min. RY Setback:</u>	<u>30 ft</u>
<u>Max. Bldg. Height:</u>	<u>3 stories</u>
<u>Max. Bldg. Height: Hotels</u>	<u>5 stories</u>

C. Other Requirements:

- 1. Off-street parking for residential uses, as required by N.J.A.C. 5:21-4.14.
- 2. Off-street parking and loading requirements, per § 360-9.2.
- 3. Landscaping and Screening Requirements, per § 360-9.3.
- 4. Signs per § 360-28 through 33.
- 5. Performance Standards, per §360-5.2.

~~§360-26 C-4 Business Commercial District.~~ Delete this section in its entirety.

§360-27 M-2 Manufacturing District. Delete in its entirety and replace with the following:

A. Use Requirements

1. Permitted Principal Uses:

- a. Food Manufacturing other than Abattoirs,
- b. Information Technology,
- c. Light Manufacturing and Assembly, and
- d. Logistics.

2. Conditional Principal Uses:

- a. Alternative Treatment Centers, which are authorized to grow and provide registered qualifying patients with usable marijuana and related paraphernalia (including cultivation, manufacturing, and/or dispensing of medical marijuana), in accordance with the provisions of the New Jersey Compassionate Use Medical Cannabis Act, N.J.S.A. 24:6I-1 et seq., provided the following conditions are met:
 - 1) No alternate treatment center shall be located within 200 feet of the main entrance of any building used for school purposes or which is owned by or leased to any elementary school, secondary school or school board.
 - 2) No alternate treatment center shall be located within 50 feet of any R-1, R-2, R-3, R-4 and RC-5 Residential Zoning Districts;
 - 3) No alternate treatment center shall be located within 200 feet of another similar facility (i.e., alternative treatment center or authorized recreational marijuana retail facility).
 - 4) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12.
 - 5) A site plan application has been made for the lot, and the Planning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.
 - 6) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).
 - 7) In addition to the above:
 - a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses.
 - a) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.
 - 8) Hours of operation shall be restricted to 9:00 a.m. to 8:00 p.m.
 - 9) Use or consumption in any manner of marijuana is not permitted on the premises of any medical marijuana dispensary at any time.
 - 10) Persons under the age of 21 years of age are not permitted to be on the premises of any

medical marijuana dispensary at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

- 11) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such building or premises.
- 12) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.
- 13) There shall be no more than a total of two alternative treatment centers and/or authorized recreational marijuana retail facilities in the Borough of Barrington.

b. Authorized recreational marijuana retail facility, involving the sale of marijuana and related paraphernalia for recreational purposes to members of the general public, if permitted by state law, provided the following conditions are met:

- 1) No authorized recreational marijuana facility shall be located within 200 feet of the main entrance of any building used for school purposes or which is owned by or leased to any elementary school, secondary school or school board.
- 2) No authorized recreational marijuana facility shall be located within 50 feet of any R-1, R-2, R-3, R-4 and RC-5 Residential Zoning Districts.
- 3) No authorized recreational marijuana facility shall be located within 200 feet of another similar facility (i.e., alternative treatment center or authorized recreational marijuana retail facility).
- 4) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12.
- 5) A site plan application has been made for the lot, and the Planning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.
- 6) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).
- 7) In addition to the above:
 - a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses.
 - b) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.
- 8) Hours of operation shall be restricted to 9:00 a.m. to 8:00 p.m.

- 9) Use or consumption of marijuana is not permitted on the premises of an authorized recreational marijuana retail facility.
- 10) Persons under the age of 21 years of age are not permitted to be on the premises of any authorized recreational marijuana retail facility at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.
- 11) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such building or premises.
- 12) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.
- 13) There shall be no more than a total of two alternative treatment centers and/or authorized recreational marijuana retail facilities in the Borough of Barrington.

3. Permitted Accessory Uses

- a. Non-Residential Accessory Uses.

4. Prohibited Uses

- a. Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

B. Area and Bulk Requirements

<u>Min. Lot Size: Industrial</u>	<u>1 ac</u>
<u>Min. Lot Size: Business Park</u>	<u>3 ac</u>
<u>Min. Lot Width</u>	<u>100 ft</u>
<u>Max. Lot Cover: Industrial</u>	<u>55%</u>
<u>Max. Lot Cover: Business Park</u>	<u>65%</u>
<u>Min. FY Setback:</u>	<u>30 ft</u>
<u>Min. One SY Setback:</u>	<u>10 ft</u>
<u>Min. Combined SY Setback:</u>	<u>30 ft</u>
<u>Min. RY Setback:</u>	<u>30 ft</u>
<u>Max. Bldg. Height:</u>	<u>35 ft</u>

C. Other Requirements:

1. Off-street parking for residential uses, as required by N.J.A.C. 5:21-4.14.
2. Off-street parking and loading requirements, per § 360-9.2.
3. Landscaping and Screening Requirements, per § 360-9.3.
4. Signs per § 360-28 through 33.
5. Performance Standards, per §360-5.2.

§§360-28 through 30 Signs

- a. The Board should review / revise signage regulations to meet modern standards.

§ 360-31 Fence, wall and hedge height restrictions.

- a. The Board should review / revise these restrictions to meet modern standards.

§ 360-32 Stripping of topsoil, excavation of clay, sand, gravel or rock.

- a. The Board should review / revise regulations to meet modern standards.

§ 360-33 Projections into required yards.

- a. The Board should review / revise regulations to meet current bulk variance approval standards.

We did not review Articles VI, VII, VIII, IX, and X in Code Chapter 360, because they were specifically administrative in nature and should be reviewed by the Administrative Officer and Board Attorney, or Articles XI and XII, because they are specific to satellite antenna and communication tower structures.

Other Suggested Rezonings

1. From R-4 to RC-5: Brentwood Court Apartments 642 Clements Bridge Road (Block 8, Lot 2) is a rental apartment community adjacent to the Union Grove apartment community in the RC-5 zone.
2. From R-2 to R/C: Rite Aid, 501 Clements Bridge Road (Block 17, Lot 1) was never rezoned for commercial use after the former church was demolished and the Rite Aid pharmacy constructed.
3. From R-2 to R-4: 709 through 733 Newton Avenue (Block 15, Lots 19 through 29) are single-family detached homes just like those on the opposite side of Newton Avenue in the R-4 zone.
4. From R-3 to D/C and From C-2 to D/C and R-4: The railroad ROW (Block 127, Lot 1) should be in the same zones as the properties west of the railroad tracks.

Suggested Public Facility Realignment

1. The Regional Fire Prevention Alliance at 219 Clements Bridge Road (Block 25, Lots 11 and 12) could relocate to Barrington's public works area (Block 1, Lot 1) instead of in Barrington's downtown commercial district.
2. The downtown USPS office, 191 Haines Avenue (Block 49, Lots 9 and 10), is in an under-utilized building on a major downtown piece of real estate. The Federal government, which rents this property, and local residents might be better served if the Barrington postal facility were downsized and relocated to another convenient location, such as the Barrington Commons, on US 30, or at the Regional Fire Prevention Alliance at 219 Clements Bridge Road.
3. Consider opportunities for shares fire safety and emergency medical (ambulance) services with adjacent municipalities, which would provide residents and businesses with more modern facilities and free up additional real estate in Barrington's downtown commercial area.

Suggested Circulation Realignment

1. To increase pedestrian, vehicular, and railroad safety and to improve on-street vehicular parking management at the 5-points intersection of Clements Bridge Road, Barrington Avenue, and Reading Avenue, consider designating Barrington Avenue:
 - a. One-way northbound from Clements Bridge Road to Kingston Avenue, and
 - b. One-way southbound from Clements Bridge Road to Trenton Avenue.
2. Most of Barrington's local streets have right angle intersections on Clements Bridge Road except for those streets originally laid either parallel or perpendicular to the railroad. This means that Clements

Bridge Road's intersections with East Atlantic, Barrington, Second, Third, Haines and Trenton avenues form sharp triangular intersections that pose potentially hazardous sight triangle concerns. The intersection of Clements Bridge Road and Second Avenue create two small triangular islands: Block 51 - a 5,200 SF parcel capped by Haines Avenue and Block 53 – a 5,900 SF parcel capped by Trenton Avenue, which have limited redevelopment potential.

Closing Second Avenue on either side of Clements Bridge Road to improve this condition is not possible due to the location of the fire and ambulance companies at the corner of Second and Haines avenues. For this reason, we recommend that the Borough consider partially closing / cul-de-sacking Haines Avenue and Trenton avenues on the northbound and southbound intersections of Clements Bridge Road, and then improving pedestrian circulation and other streetscape amenities to encourage future redevelopment.

E. REDEVELOPMENT RECOMMENDATIONS

Subsection E requires the reexamination report state:

The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

Barrington Borough adopted its first redevelopment plan for the areas now known as “Phase I” for the M-2 zone and “Phase II” for the US Route 30 corridor in 2001 via Ordinance 753. The Borough then modified the redevelopment plan later in 2001 via Ordinance 759. In 2004, the Borough adopted another Phase II amendment via Ordinances 793 and 800, which provided for the redevelopment of the roughly 12.8-acre White Horse Pike redevelopment project that resulted in the extension of Bell Avenue south of the Pike and the construction of Wawa food market with fuel service and a Chuck Lager restaurant on Block 57. The Borough then made some amendments to the redevelopment plan for that project in 2013 via Ordinance 997 relating to bulk requirements for individual parcels, parking requirements, and adding billboards and telecommunication towers as conditional uses.

In 2003 via Ordinances 777, it adopted a redevelopment plan for the Clements Bridge Road Corridor, from White Horse Pike to the NJ Turnpike, which it called “Phase III”. The Borough adopted amendments to that plan in 2012 via Ordinances 983 and 991. In 2012, the Borough added 312 Clements Bridge Road (Block 24, Lot 1) into the Phase III plan via Ordinance 982. Via Ordinance 1091 in 2018, the Borough amended Phase II of the redevelopment plan regarding bulk standards and signage regulations in the White Horse Pike area.

In 2019, the Borough amended the Phase III section of the redevelopment plan via Ordinance 1118 related parking, signage, and other features for the Tonewood Brewery redevelopment project on Block 58. In 2022, the Borough amended the Phase III section again via Ordinance 1150 to facilitate the redevelopment of the properties at 102 Clements Bridge Road (Block 50, Lots 3 and 4) and 117 Clements Bridge Road (Block 49, Lot 8.01)

In 2024, the Borough amended Phase III again via Ordinance 1193 to permit 2 first floor dwelling units and another second story dwelling unit on Block 11, Lot 1. In November 2024, it again amended the Phase III section to permit the development of a 45-unit, 100% affordable, multi-family community on Block 1, Lot 1.01.

With the exception of the Phase II amendments to facilitate the White Horse Pike redevelopment project, all of the above amendments are piecemeal tweaks. The following are comments on the original 20-year-old redevelopment plans’ basic assumptions and projections based on the materials included in this reexamination report. Recommended updates to meet recent conditions and projected trends are included in Section D of this report.

Phase I Redevelopment Area

In Phase I’s M-2 zone there has been substantial private-sector interest for its implementation in the parcels on Blocks 13, 13.02, 13.03, and 14. To maintain flexibility in ever-changing industrial and logistics products, processes, technology, workforces, etc., the Borough should update the redevelopment plan to consider:

- The permitted land uses be limited to information technologies, light manufacturing and assembly, food manufacturing other than abattoirs, wholesale trade, warehousing, and logistics. Commercial and “office” uses, e.g., business administration and support service uses, and professional, scientific, and technical service uses, are more appropriate in other zoning districts.

- The current provisions for: conditional uses, area and bulk requirements, performance standards, and signs should be maintained. However, the Zoning Ordinance’s outdated provisions for landscaping and screening, off-street parking, and off-street loading should be completely revised.

Phase II Redevelopment Area

In the C-2 Zone there has also been substantial private-sector interest for its implementation in the parcels on Blocks 57, 124, and 126 along US Route 30. To maintain flexibility in ever-changing real estate market, commercial products, processes, and service , the Borough should update the redevelopment plan to consider:

- Permitted commercial land uses should be expanded to include recreational uses banks, finance, insurance, and real estate service; personal and household retail services; general purpose / consumer rental supply services, and shopping centers that contain such businesses; and those other permitted uses, such as lodging.
- The current provisions for: conditional uses, area and bulk requirements, signs, and performance standards should be maintained. However, the Zoning Ordinance’s outdated provisions for landscaping and screening, off-street parking, and off-street loading should be completely revised.
- The maximum lot coverage be increased to 65%, like that for business parks in the M-2 Zone.
- Permitted higher density residential and mixed-use development should be permitted as conditional uses for missing middle housing and downtown economic development.

There has been no private-sector interest to implement the redevelopment plan in the R-2 zone in the parcels on Block 121 adjacent to Tavistock Lane and Nassau Drive. the Borough should update the redevelopment plan to consider:

- The developed and undeveloped properties on that Block 121 be removed from the redevelopment plan.

However, there has been significant commercial redevelopment interest in some of the R-2 Zone properties on Blocks 124 and 126, and some of the residences along US Route 30 and Bell Avenue have been demolished and redeveloped for commercial uses through implementation of the current redevelopment plan. The Borough should update the redevelopment plan to consider:

- The R-2 Zone properties on Blocks 124, 125 and 126 should be redesignated as C-2 Zone properties. This would mean that the existing single-family detached dwellings on these blocks may continue to be occupied as pre-existing, non-conforming uses on the condition that they be occupied by January 1, 2024; however, no new residential uses would be permitted.

Phase III Redevelopment Area

Since the adoption of the *2003 Phase III Redevelopment Plan*, a major redevelopment project at a former lumberyard and some smaller projects have been completed in the Borough’s “Downtown” area. Few projects have occurred south of Third Avenue (CR 653). One of the many reasons for this may be that the plan treats Clements Bridge Road (CR 573) between I-295 and the NJ Turnpike as one large district, when it appears to have three district characters:

1. Downtown Commercial area between I-295 and Third Avenue – Woodland Avenue,
2. Residential / Office area between Third Avenue – Woodland Avenue and Gloucester Pike, and
3. Residential / Commercial area between Gloucester Pike and the NJ Turnpike.

To maintain the Borough’s traditional small-town character along Clements Bridge Road and to provide reasonable flexibility in ever-changing retail sales and service markets while conditionally permitting accessory residential apartments to reduce entrepreneurial business costs and to provide additional housing

opportunities for smaller, starter, and/or senior households in and near Barrington’s Downtown, this *2024 Redevelopment Plan Update* recommends that:

- The current C-1 Zone be redrawn into three distinct but related zones, as identified above.
- Each of the three zones would have different sets of permitted and conditional uses depending on that zone’s general character, but would maintain the current C-1 requirements for:
 - a. Building Height,
 - b. Lot Area and Bulk,
 - c. Off-Street Parking and Loading,
 - d. Landscaping and Screening, and
 - e. Signs.
- Off-street parking should be located behind the principal building’s front footprint.
- Drive-in and drive-through businesses should be prohibited.

To curtail certain uses in the redevelopment area that may involve stolen goods, the Zoning Ordinance should be amended to include definitions for the terms “pawn” and “precious metals” so that they may be added to the list of Barrington’s prohibited uses.

To encourage opportunities for variety of higher-density and mixed-use residential development to accommodate a range of household types whose incomes and lifestyles that may not desire or afford single-family detached homes as conditional uses in appropriate locations in the redevelopment area, the Zoning Ordinance should be amended to include definitions for the following residential development terms:

- a. Flex Mixed-Use Developments,
- b. Inclusionary,
- c. Live-Work,
- d. Missing Middle Housing,
- e. Mixed-Use,
- f. Multi-Family Building,
- g. Residential Flat,
- h. Stacked Townhouse,
- i. Stacked Twin,
- j. Townhouse Unit,
- k. Twin Unit, and
- l. Two-Family Unit

F. ELECTRIC VEHICLE INFRASTRUCTURE

Subsection F requires the reexamination report state:

The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

The transportation sector accounts for 46 percent of New Jersey’s net greenhouse gas emissions, making it the largest source of emissions. Accordingly, Governor Phil Murphy has set a goal of registering 330,000 electric vehicles (EVs) in New Jersey by 2025 to reduce emissions from the transportation sector and help reach the goals of New Jersey’s Energy Master Plan and the Global Warming Response Act.

Key to the adoption of electric vehicles is the development of a robust public electric vehicle charging network. In this regard, it is noted that as of the preparation of this reexamination report, New Jersey had 785 public electric vehicle charging stations. The Alternative Fueling Station Locator did not identify any electric vehicle charging stations in Barrington Borough. However, there are three (3) charging stations in the nearby communities of Somerdale Borough, Runnemede Borough, and Bellmawr Borough.

To encourage the development of more electric vehicle charging stations within New Jersey, the legislature amended the Municipal Land Use Law (MLUL) twice:

- i. In 2019, to require that master plan reexamination reports include recommendations concerning locations appropriate for the development of public EV infrastructure; and
- ii. In 2021, to include specific numerical and zoning standards for the installation of electric supply equipment and “make-ready” parking spaces.

Regarding the identification of appropriate locations for the development of public electric vehicle infrastructure, the Planning Board does not recommend that specific areas of the Borough be targeted for the creation of new public EV charging stations. Rather, it is recommended that opportunities for the development of public EV infrastructure should be maximized by applying the most recent (i.e., July 2021) amendments of the M.L.U.L., which are detailed in Section IV, to all future development within the Borough. To facilitate same, it is recommended that the Borough’s Land Use Ordinance and zoning regulations be reviewed to determine what amendments may be necessary to implement the July 2021 amendment to the M.L.U.L. concerning EV charging infrastructure and “make-ready” parking spaces.

Installation of public EV charging stations should be prioritized at existing municipal, recreational, and off-street parking facilities, such as:

1. Barrington Municipal Complex,
2. Edward R. Deere Field, Barrington Little League Field, Barrington Girls Softball Field, and
3. Barrington Avenue parking areas.

All future redevelopment plans or redevelopment plan amendments should include specific requirements and provisions for the development of public EV and zero emission infrastructure, as required by recent amendments to the Local Redevelopment and Housing Law (LRHL).

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INTRODUCTION

The Land Development Board (Board) adopted its last master plan reexamination report on March 7, 2012. The Municipal Land Use Law (MLUL) requires all municipalities to reexamine their master plans at least every 10 years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up to date as possible. Typically, a Land Use Board (Board) retains its licensed Professional Planner (Planner) to prepare a Master Plan Reexamination Report, outlined at N.J.S.A. 40:550-89:

Periodic examination. The governing body shall, at least every 10 years, provide for a general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the Office of Planning Advocacy and the county planning board. A notice that the report and resolution have been prepared shall be sent to any military facility commander who has registered with the municipality pursuant to section 1 of P.L.2005, c.41 (C.40:55D-12.4) and to the municipal clerk of each adjoining municipality, who may request a copy of the report and resolution on behalf of the military facility or municipality. A reexamination shall be completed at least once every 10 years from the previous reexamination.

Master Plan Reexamination Reports must address six (6) basic elements, or “questions”:

- A. REVIEW OF PAST CONDITIONS: What were the major problems and objectives relating to land development in the municipality at the time of the last Master Plan Reexamination Report?
- B. REVIEW OF CHANGING CONDITIONS: To what extent have those problems and objectives been reduced or increased since then?
- C. REVIEW OF CHANGING ASSUMPTIONS, OBJECTIVES AND POLICIES: To what extent have there been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives?
- D. RECOMMENDED PLANNING AND REGULATORY CHANGES: Are there any specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies, and standards, or should a new plan or regulations should be prepared?
- E. REDEVELOPMENT RECOMMENDATIONS: Should any adopted redevelopment plan be incorporated into the land use plan element of the municipal Master Plan, and are there any recommended changes in the local development regulations needed to implement a redevelopment plan?
- F. ELECTRIC VEHICLE INFRASTRUCTURE: Does the Board have any recommendations concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure?

Once the Planner completes a Master Plan Reexamination Report, the Board may publish a public notice and hold a public hearing to consider adopting it by resolution, as it would do for any other Master Plan or Plan Element amendment and with the same effect. If the Master Plan Reexamination Report concludes

that no changes or amendments to the Master Plan are necessary, then the Board may also consider adopting the Master Plan Reexamination Report by resolution without public notice or public hearing. After the Board's resolution is adopted, a copy of the report and resolution should be sent to the municipal clerks of each adjoining municipality, the county planning board, the Office of Planning Advocacy in the NJ Department of State, and to any other required recipients.

Afterwards, the Borough Council typically works with its Board to consider amending or revising the municipality's Zoning Ordinance, Zoning Map, and other land development regulations in accordance with the report's findings. However, the Borough Council is not required to accept the Board's recommendations.

The following planning-related documents are of record in the Borough of Barrington:

- *Barrington at Crossroads-Comprehensive Policy Plan*: February 1962,
- *Crossroads '78 Master Plan for Municipal Land Use*: June 1978,
- *Master Plan, Barrington New Jersey*: September 1981,
- *Master Plan Reexamination Report*: November 25, 2002,
- *Reexamination of the Master Plan of the Borough of Barrington*: April 24, 2006,
- *2012 Master Plan Re-Examination Report Borough of Barrington*: June 4, 2012,
- *Barrington at the Crossroads 2012*, draft Master Plan for the Borough of Barrington, prepared by Karen Cilurso, AICP PP, and
- *Barrington Redevelopment Plan Phases I, II, and III* and all amendments.

A. REVIEW OF PAST CONDITIONS

Subsection A requires the reexamination report state:

The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.

The 2012 Master Plan Reexamination Report contained the following vision statement, goals, and objectives, which related to the major problems and objectives relating to Barrington Borough's land development:

Vision Statement (Comprehensive Goal)

The Borough of Barrington is a thriving community that provides a safe and healthy place to live for all residents by valuing the natural environment, providing a locally based economy that serves the needs of the residents. The future development and redevelopment of Barrington will utilize smart growth principles, such as neighborhood livability and density; better access to open spaces; reduction in traffic congestion; identifying town centers and neighborhoods; strive to lower municipal costs through regional sharing; and maximizing existing infrastructure.

Population and Housing

Goal: Maintain and enhance the quality of life for all residents by providing a variety of housing types to accommodate different needs of the population.

Objectives:

1. Preserve and enhance the existing housing stock;
2. Encourage the rehabilitation of substandard unit reviewing and enforcing zoning code standards;
3. Encourage infill development of housing that mixes with the character of the neighborhood and promotes energy efficient design; and
4. Strive for a variety of housing options for low-income persons, special-needs housing, elderly housing, and mixed income housing.

Conservation and Open Space

Goal: Conserve and protect open and recreational space.

Objectives:

1. Retain and enhance the quality of recreation areas and public land parcels through an open space network;
2. Prioritize any remaining undeveloped parcels for preservation;
3. Investigate Natural Resources Overlay Zoning, which incorporates wetland areas, steep slopes, floodplains, stream channels, or other natural areas not suitable for development;
4. Work with adjacent municipalities and regional organizations to create a stormwater management plan; and
5. Encourage the redevelopment of abandoned commercial areas (grayfields) and contaminated industrial areas (brownfields) to conserve remaining open space.

Circulation

Goal: Facilitate the safe and efficient movement of people, goods, and services through the Borough.

Objectives:

1. Maintain and improve the existing roadway network to each traffic for all users by working with regional and state partners to implement projects in a timely manner;
2. Encourage alternative transportation modes such as walking and biking by providing established networks on Borough roads with proper signage;
3. Coordinate with NJ Transit to provide increased transit services, particularly for transit-dependent populations;

4. Implement traffic calming measures that promote slower speeds and provide adequate facilities for pedestrians and bicyclists;
5. Provide parking for vehicles and bicyclists within the Borough, where appropriate; and
6. Analyze existing land uses to encourage compatibility with transportation facilities.

Economic Development

Goal: Expand and diversify the economic growth of the Borough that is consistent with the natural capacity and the land and infrastructure.

Objectives:

1. Retain and promote existing businesses by encouraging redevelopment in existing downtown commercial areas;
2. Continue to investigate and establish areas of redevelopment, where appropriate;
3. Identify and market the Barrington Town Center as the central business district by creating proper signage and the appropriate zoning code enforcements;
4. Identify the Barrington Business Center as appropriate for light industrial and businesses with larger footprints;
5. Continue to enhance the quality of life to attract and maintain new industry and businesses; and
6. Strive to revitalize the White Horse Pike corridor with businesses that fit the needs of the community and promote sustainable design,

Land Use

Goal: Preserve and protect distinct neighborhoods of the Borough of Barrington as attractive places to live that promote the character of the neighborhood.

Objectives:

1. Coordinate land use to balance economic growth with the community's needs;
2. Revise land development code as appropriate to reflect the values of the Borough;
3. Preserve and protect the character of the established neighborhoods;
4. Establish a Traditional Neighborhood Development zone to preserve older neighborhoods;
5. Encourage the mixed-use redevelopment in the Town Center and White Horse Pike redevelopments;
6. Identify and preserve any and all historic properties within the Borough;
7. Encourage land uses that support walking and biking; and
8. Establish quality design standards to maintain and enhance the livability of the Borough.

Community Facilities and Utilities Issues

Goal: Provide community facilities and utilities that meet the needs of all Borough residents and businesses.

Objectives:

1. Replace facilities that do not meet the needs of Borough residents or are not environmentally friendly;
2. Strive for a sustainable community through energy conservation, clean air, clean water and the protection of all natural and sensitive areas;
3. Require new development or redevelopment to provide utility improvements in order to meet increased capacity, specifically encouraging energy-efficient materials;
4. Institute energy conservation procedures in all municipal buildings;
5. Revise zoning code to include energy-efficiency requirements;
6. Provide for solar technology for Borough residences and businesses; and
7. Establish recycling and water conservation goals.

B. REVIEW OF CHANGING CONDITIONS

Subsection B requires the reexamination report state:

The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The following comments in italics, *thus*, indicate whether the vision statement, goals, and objectives from the 2012 Master Plan Reexamination Report remain current or whether those concerns have been reduced or have increased:

Vision Statement (Comprehensive Goal)

With the changes recommended below, i.e., deletions [~~thus~~] and additions [thus], the Barrington Borough Master Plan's comprehensive goal remains valid in 2024 and in the near future.

The Borough of Barrington is a ~~thriving community that provides~~ a safe and healthy place to live for all residents by valuing the natural environment, providing a locally based economy that serves the needs of the residents, provides diverse housing options, and prioritizes sustainable building practices. The future development and redevelopment of Barrington will utilize smart growth principles, such as neighborhood livability and density; better access to open spaces; reduction in traffic congestion; identifying town centers and neighborhoods; strive to lower municipal costs through regional sharing; and maximizing existing infrastructure.

Population and Housing

Barrington is part of the Camden County Community Development Consortium and participates in the Camden County Home Improvement Program to preserve and maintain the housing stock of low- and moderate-income households. Since 2012, a total of 12 housing units have been constructed in Barrington's mostly developed neighborhoods, averaging just over 1 unit per year. Because NJ's Uniform Construction Code (UCC) prohibits municipalities from requiring buildings to provide energy efficient design elements above those already required and because the NJ Department of Community Affairs does not track these data, it is difficult to track progress on this objective. Since 2012, Barrington has not adopted a Housing Element and Fair Share plan to address its regional affordable housing obligations.

With the change recommended below, i.e., deletions [~~thus~~] and additions [thus], the Master Plan's population and housing goal remains valid in 2024 and in the near future.

Goal: Maintain and enhance the quality of life for all residents by providing a variety of housing types to accommodate different needs of the population.

Objectives:

1. Preserve and enhance the existing housing stock;
2. Encourage the rehabilitation of substandard unit reviewing and enforcing zoning code standards;
3. Encourage infill development of housing that mixes with the character of the neighborhood ~~and promotes energy efficient design;~~ and
4. Strive for a variety of housing options for low-income persons, special-needs housing, elderly housing, and mixed income housing.
5. Strongly encourage the implementation of energy efficiency and sustainability practices in all existing and future residential development.

Conservation and Open Space

Since 2012, Barrington has not adopted recreation and conservation plans to plan for the existing and future open space or recreation areas. Only 2 Barrington parcels (Lots 1 and 2 of Block 21.17) on the northern side of I-295 are listed on NJ's Registered Open Space Inventory (ROSI) listed under Haddon Heights

Borough. Because Barrington’s Edward R. Deere Field, Wish Upon a Star Park, and Little League Fields are not on the ROSI, they are ineligible from receiving available State and County Green Acres funding for park maintenance. A natural resource overlay zoning district has not been adopted by Borough. The existing redevelopment plans all encourage development of brownfields, as evidenced by the clean-up and redevelopment of the contaminated 308 White Horse Pike, 50 Clements Bridge Road, and the former Owens Corning facility.

With the change recommended below, i.e., additions [thus], the Master Plan’s conservation and open space goal remains valid in 2024 and in the near future.

Goal: Conserve and protect open and recreational space.

Objectives:

1. Prepare and Environmental Resources Inventory (ERI) to identify and describe the Borough’s natural soils, waters, vegetation, and wildlife resources that are essential to Barrington’s character;
2. Retain and enhance the quality of recreation areas and public land parcels through an open space network that is listed on the State’s Registered Open Space Inventory (ROSI), which make them eligible for public funding for accessibility upgrades and other improvements;
3. Prioritize any remaining undeveloped parcels for preservation;
4. Investigate Natural Resources Overlay Zoning, which incorporates wetland areas, steep slopes, floodplains, stream channels, or other natural areas not suitable for development;
5. Work with adjacent municipalities and regional organizations to create a stormwater management plan; and
6. Encourage the redevelopment of abandoned commercial areas (grayfields) and contaminated industrial areas (brownfields) to conserve remaining open space.

Circulation

Barrington has worked with NJDOT to widen the Copley Avenue intersection on US Route 30 and to install a signalized intersection at Bell Avenue for construction of the recent Delco Development, LLC redevelopment projects. Local representatives have participated with Camden County on its 2015 Bicycle and Multi-Use Trails plan, which includes was prepared in January 2015 and included designated bicycling on Clements Bridge Road, East Atlantic Avenue, Gloucester Pike, and Warwick Road. Crosswalks have been improved along Clements Bridge Road at strategic locations to improve safety, but no other traffic calming measures have been installed. The Borough has not coordinated with NJ Transit regarding increased services or amenities. There has been no further study on downtown parking needs and opportunities and the Zoning Ordinance’s off-street parking requirements have not been reviewed for consistency with modern standards.

With the change recommended below, i.e., additions [thus], the Master Plan’s circulation goal remains valid in 2024 and in the near future.

Goal: Facilitate the safe and efficient movement of people, goods, and services through the Borough.

Objectives:

1. Maintain and improve the existing roadway network to each traffic for all users by working with regional and state partners to implement projects in a timely manner, including the removal of the Barrington Circle on White Horse Pike (US 30) and installation of traffic calming measures for increase municipal cohesiveness and pedestrian connectivity;
2. Encourage alternative transportation modes such as walking and biking by providing established networks on Borough roads with proper signage;
3. Coordinate with NJ Transit to provide improve bus stop signage and patron amenities and increased transit services, particularly for transit-dependent populations;

4. Implement traffic calming measures that promote slower speeds and provide adequate facilities for pedestrians and bicyclists, such as the installation of traffic calming measures on Highland Avenue (NJ 41) to maintain vehicular and pedestrian safety at the posted 25 mph speed limit;
5. Update parking requirements for non-residential uses and provide parking for vehicles and bicyclists within the Borough, where appropriate; and
6. Analyze existing land uses to encourage compatibility with transportation facilities.

Economic Development

The 2012 economic development goal does not appear to meet Barrington Borough’s current needs and modern realities of commercial, light industrial, and logistics development in 2023, which should strive towards economic sustainability and flexibility in local employment, wholesale, retail, and e-tail sales and services, and other locational / market factors.

Barrington has made strides in revitalizing the White Horse Pike corridor with several new businesses either open or under construction such as: Victor’s Liquors (recently refurbished), Super-Wawa Food Store, Chuck Lager America’s Tavern, and a Chick-Fil-A and Chipotle Grill restaurants. It continues to support re-occupancy of the former industrial plants on either side of the NJ Turnpike (Barrington Business Center) and worked with a local beer brewery to transform the former Volney Bennet Lumber Yard to the Tone-wood Brewing Company headquarters. It has continued to enhance the quality of life and streetscape along the downtown section of Clements Bridge Road. Development and redevelopment in that downtown section and on the western section of Clements Bridge Road has not been as successful.

With the changes recommended below, i.e., deletions [~~thus~~] and additions [thus], the Master Plan’s Barrington Borough Master Plan’s comprehensive goal remains valid in 2024 and in the near future.

Goal: Expand and diversify the economic growth of the Borough that is consistent with the natural capacity and the land and infrastructure.

Objectives:

1. Retain and promote existing businesses by encouraging mixed-use redevelopment, where appropriate, along Clements Bridge Road; ~~in existing downtown commercial areas;~~
- ~~2. Continue to investigate and establish areas of redevelopment, where appropriate;~~
3. Identify and market the Barrington Town Center as the central business district by creating proper signage and the appropriate zoning code enforcements;
4. Identify the Barrington Business Center as appropriate for light industrial and businesses with larger footprints;
5. Continue to enhance the quality of life to attract and maintain new industry and businesses; and
6. Strive to revitalize the White Horse Pike corridor with businesses that fit the needs of the community and promote sustainable design,

Land Use

In terms of land use objectives, the Borough Barrington has not significantly updated the Zoning Ordinance, for example to consider additional permitted, accessory, and conditional uses or bulk standards, since 1969. There is no need to establish a TND zone for residential neighborhoods that are already developed. The Zoning Ordinance and the Borough’s redevelopment plans continue to prohibit mixed-use development. The Borough has made no effort to identify and preserve historic properties or to encourage land uses that support walking and cycling.

The 2012 master plan reexamination report's list of neighborhoods omits Barrington Gardens north of Gloucester Pike and Garden Lakes south of the Pike, does not distinguish between the "Town Center" and the original 1898 Barrington neighborhood, and does not recognize larger multi-family communities, such as the Village at Haddonfield, Union Grove, and Barrington Mews.

With the changes recommended below, i.e., deletions [~~thus~~] and additions [thus], the Master Plan's land use goal remains valid in 2024 and in the near future.

Goal: Preserve and protect distinct neighborhoods of the Borough of Barrington as attractive places to live that promote the character of the neighborhood.

Objectives:

1. Coordinate land use to balance economic growth with the community's needs;
2. Revise land development code as appropriate to reflect the values of the Borough;
3. Preserve and protect the character of the established neighborhoods;
4. ~~Establish a Traditional Neighborhood Development (TND) zone to preserve older neighborhoods;~~
5. Encourage the mixed-use redevelopment in the Town Center and White Horse Pike redevelopments;
6. Identify and preserve any and all historic properties within the Borough;
7. Encourage land uses that support walking and biking and support installation of public infrastructure, such as sidewalks, bikeways, multi-use trails ; and
8. Establish quality design standards to maintain and enhance the livability of the Borough.

Community Facilities and Utilities

It does not appear that Barrington has worked on any of these objectives since 2012. With the changes recommended below, i.e., deletions [~~thus~~] and additions [thus], the Master Plan's community facilities and utilities goal remains valid in 2024 and in the near future.

Goal: Provide community facilities and utilities that meet the needs of all Borough residents and businesses.

Objectives:

1. Replace facilities that do not meet the needs of Borough residents or are not environmentally friendly;
2. Strive for a sustainable community through energy conservation, clean air, clean water and the protection of all natural and sensitive areas;
3. Require new development or redevelopment to provide utility improvements in order to meet increased capacity, specifically encouraging energy-efficient materials;
4. Institute energy conservation procedures in all municipal buildings;
5. Revise zoning code to include a green development review checklist and guidelines for private-sector development; energy efficiency requirements;
6. Provide guidelines for renewable energy structures, e.g., wind, solar, and solar photovoltaic structures, as permitted accessory uses and structures for solar technology for Borough residences and businesses; and
7. Establish recycling and water conservation goals for municipal facilities;
8. Strongly encourage the implementation of energy efficiency and sustainability practices in all existing and future government, education, and community facilities.

C. REVIEW OF CHANGING ASSUMPTIONS, OBJECTIVES AND POLICIES

Subsection C requires the reexamination report state:

The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural re-sources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

1. Demographic Changes

Population and Employment Projections

In January 2023, the Delaware Valley Regional Planning Commission (DVRPC), the regional bi-state agency that coordinates transportation and other infrastructure projects published population and employment projections for the year 2050. The DVRPC projects that the Borough’s population will decrease by 0.3% and employment will increase by 7.7%, and the projections for Camden County are for the population to increase by 2.3% and employment to increase by 3.1% from 2015 to 2050.

Borough and County Population and Employment Projections (DVRPC 2023)

	Barrington Borough				Camden County			
	2015	2050	Change		2015	2050	Change	
Population	6,758	6,736	-22	-0.3%	507,692	519,476	11,784	2.3%
Employment	2,931	3,158	+227	+7.7%	263,582	271,869	8,287	3.1%

The table below shows the historical Census population trends for Barrington Borough from 1920 to 2020 in the following chart with population estimates to 2050. The population went from 1,333 in the 1920 Census to 7,059 in the 2020 Census or 431%. The peak population growth occurred in the 1950s when the population increased to 7,943 in the 1960 Census and again in the 1960s when the population increased to 8,409 in the 1970 Census. (* DVRPC, ADR21014)

Historical Population		
Census	Pop.	Percent (+ / -)
1920	1,333	-
1930	2,252	68.9%
1940	2,329	3.4%
1950	2,651	13.8%
1960	7,943	199.6%
1970	8,409	5.9%
1980	7,418	-11.8%
1990	6,774	-8.7%
2000	7,084	4.6%
2010	6,983	-1.4%
2020	7,075	1.3%
2030*	6,648	-6.0%
2040*	6,722	1.1%
2050*	6,736	0.2%

Between the 2010 Census and the 2020 Census, the total population of Barrington Borough went from 6,983 to 7,075 persons for a net gain of 92 (1.3%) persons, which is slightly under the trend for Camden County at 1.9% due to the aging of households and the generally lower birth rate. This is even though the total net number of housing units in Barrington increased by 257 (+8.1%) for the same 10-year period from 3,158 in 2010 to 3,415 in 2020. The percent increase in housing units for Camden County was 3.8% in the 2010 to 2020 span. The number of homes in Camden County increased to 212,759 from 204,943 or 7,816 dwellings.

Historical Population (Density Per Square Mile)	
Census	Pop. Density
1980	4,692
1990	4,284
2000	4,480
2010	4,416
2020	4,475

These tables show that the Borough’s projected population growth rates are much lower than the projections for the County and employment growth rates are much higher than the projections for the County. This indicates that, based on current trends, the population of Barrington will remain relatively flat for the next quarter-century; however, employment will grow at rates above general economic growth rates. However, it is noted that DVRPC’s projections are extrapolated from regional figures and are not based on local zoning, redevelopment plans, wastewater and farmland preservation plans, or environmental constraints. What the future living, working, and playing conditions hold for Barrington and its surroundings depends on how it and other communities plan for or respond to alternative future conditions.

2. Development Changes

Since the adoption of the 2012 Reexamination Report (dated June 4, 2012), redevelopment has occurred in each of the redevelopment areas designated by the Borough Committee.

PHASE I REDEVELOPMENT AREA (Gloucester Pike/Commerce Drive)

- International Paper made improvements to the former Owens-Corning Fiberglass manufacturing facility at 1 Commerce Drive (Block 13.02 Lot 1.01).

PHASE II REDEVELOPMENT AREA (White Horse Pike)

- The most prominent is 308 White Horse Pike (Block 57 Lot 11.01) which was redeveloped into a Super Wawa and a Chuck Lager America's Tavern in 2015.
- In 2021 a Chick-fil-A restaurant at 31 White Horse Pike (Block 126 Lot 17.03) opened for business.
- Under construction is a Chipotle Grill at White Horse Pike and Bell Avenue Block 124 Lots 4, 5, 5.01, 5.02 &6) scheduled to open in 2023.

PHASE III REDEVELOPMENT AREA (Town Center)

- The Rail Tavern completed site improvements for outdoor seating and parking in 2021.
- Tonewood Brewing, LLC opened at 50 Clements Bridge Road (Block 58 Lots 1& 11 through 19) in 2022 at the former site of the Volney G. Bennett Lumber Company.

3. Changing Assumptions, Objectives and Policies

Since the Board adopted its last master plan reexamination report on June 4, 2012, there have been no major changes in the Borough's local assumptions, objectives, or policies. The report did not include the *White Horse Pike Regional Strategic Plan* policy objectives that Barrington endorsed in 2007 and remain valid today, i.e.,

1. Guide development and redevelopment in the downtown and along White Horse Pike into more compact and concentrated forms which have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services, and cultural amenities.
2. Plan and zone for a wide range of land uses and users, to achieve communities that are more balanced.
3. Seek to better integrate different land uses and remove or mitigate physical barriers between them.
4. Promote diversification of land uses, including housing where appropriate, in existing single-use developments and enhance their linkages to the rest of the community.
5. Ensure sufficient and beneficial utilization of scarce resources, including parking, to strengthen its existing diversified and compact nature.

4. Planning Changes

a. Statewide

The Legislature made two significant Municipal Land Use Law (MLUL) amendments since the Board adopted its last master plan reexamination report on March 7, 2012:

PL 2017, c. 275 (effective January 2018) requires municipal master plan land use plan elements to include a statement of strategy concerning smart growth including: potential locations for electric vehicle charging stations; storm resiliency considerations for energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability. The MLUL requires the Borough to incorporate these features in its next land use plan update.

PL 2021, c 6 (effective February 2021) requires municipal master plan land use plan elements to consider likely climate change-related risks and to plan strategies to address them. The law indicates that a land use plan element shall include a climate change-related hazard vulnerability assessment which shall include, an analysis of current and future threats, a build-out analysis, identification of critical facilities and strategies and design standards to address risks. The MLUL requires the Borough to incorporate these features in its next land use plan update.

The two MLUL amendments relate to a major shift in Federal and State planning, policy, legislation, and regulations resulting from the major impacts 2012 Hurricane Sandy had on New Jersey, as well as a global appreciation of the urgent need to plan for future climate change.

There have been no significant changes to the NJ State Development and Redevelopment Plan (State Plan), and although the State has adopted a Water Supply Plan (2017-2022) and an Energy Master Plan (2019-2050), those plans do not require municipal coordination and implementation at this time.

b. Regional

The regional planning entity for Camden County and the eight other counties in Greater Philadelphia is the Delaware Valley Regional Planning Commission (DVRPC). DVRPC's recently adopted *Connections 2050* and is Greater Philadelphia's current Long-Range Plan. It includes a review of regional indicators and

current trends and forces, a projection of population and employment forecasts, public engagement to set a vision for the region's orderly growth and development, identification of strategies needed to obtain the vision, and a fiscally constrained financial plan for investing in transportation infrastructure based on the Plan's vision and strategies. This plan can be reviewed at [CONNECTIONS 2050 Explorer. https://story-maps.arcgis.com/stories/27846f901f214a03a4b017339b7b6e91](https://story-maps.arcgis.com/stories/27846f901f214a03a4b017339b7b6e91)

c. Camden County

The Camden County Board of Commissioners and its administrative agencies have adopted five county-wide plans since July 2014. Several of them contain policies, plans, and projects that involve land, roads and infrastructure in and around Barrington. The Appendix includes the following Camden County documents that the Board should review and advise the Borough Council on whether they should be endorsed and supported:

1. Camden County Land Use Master Plan, July 2014;
2. Camden County Bicycling & Multi-Use Trails Plan, January 2015;
3. Camden County Highway Plan, March 2015;
4. Camden County 2017 Highway Master Plan Update, May 2017; and
5. Sustainable Camden County Making it Greener Together, 2018.

D. RECOMMENDED PLANNING AND REGULATORY CHANGES

Subsection D requires the reexamination report state:

The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.

1. Master Plan Element Recommendations

The MLUL requires the master plan to include a “statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based,” also known as a “Vision / Goals and Objectives Element.” (N.J.S.A. 40:55D-28b.(1)). The current 1981 Master Plan list of “Needs and Goals” are too broad and primarily oriented towards physical development with insufficient attention is provided to economic and social development. The policy additions recommended in the 2002 and 2006 Master Plan Reexamination Reports, modified and updated the “Needs and Goals” as the Planning Board deemed appropriate.

The last Master Plan prepared for the Barrington Planning Board was in 1981, over 40 years ago, and society has dramatically changed in that time. Many of the changes made with past master plan re-examination reports are not always clear and sometimes conflicting on policy.

As indicated in Subsection B, we recommend that the existing Barrington Borough Master Plan Goal and Objectives be replaced with the following:

Vision Statement (Comprehensive Goal)

The Borough of Barrington is a safe and healthy place to live for all residents by valuing the natural environment, providing a locally based economy that serves the needs of the residents, provides diverse housing options, and prioritizes sustainable building practices. The future development and redevelopment of Barrington will utilize smart growth principles, such as neighborhood livability and density; better access to open spaces; reduction in traffic congestion; identifying town centers and neighborhoods; strive to lower municipal costs through regional sharing; and maximizing existing infrastructure.

Population and Housing

Goal: Maintain and enhance the quality of life for all residents by providing a variety of housing types to accommodate different needs of the population.

Objectives:

- a. Preserve and enhance the existing housing stock;
- b. Encourage the rehabilitation of substandard unit reviewing and enforcing zoning code standards;
- c. Encourage infill development of housing that mixes with the character of the neighborhood; and
- d. Strive for a variety of housing options for low-income persons, special-needs housing, elderly housing, and mixed income housing; and
- e. Strongly encourage the implementation of energy efficiency and sustainability practices in all existing and future residential development.

Conservation and Open Space

Goal: Conserve and protect open and recreational space.

Objectives:

- a. Prepare and Environmental Resources Inventory (ERI) to identify and describe the Borough's natural soils, waters, vegetation, and wildlife resources that are essential to Barrington's character;
- b. Retain and enhance the quality of recreation areas and public land parcels through an open space network that is listed on the State's Registered Open Space Inventory (ROSI), which make them eligible for public funding for accessibility upgrades and other improvements;
- c. Prioritize any remaining undeveloped parcels for preservation;
- d. Investigate Natural Resources Overlay Zoning, which incorporates wetland areas, steep slopes, floodplains, stream channels, or other natural areas not suitable for development;
- e. Work with adjacent municipalities and regional organizations to create a stormwater management plan; and
- f. Encourage the redevelopment of abandoned commercial areas (grayfields) and contaminated industrial areas (brownfields) to conserve remaining open space.

Circulation

Goal: Facilitate the safe and efficient movement of people, goods, and services through the Borough.

Objectives:

- a. Maintain and improve the existing roadway network to each traffic for all users by working with regional and state partners to implement projects in a timely manner, including the removal of the Barrington Circle on White Horse Pike (US 30) and installation of traffic calming measures for increase municipal cohesiveness and pedestrian connectivity;
- b. Encourage alternative transportation modes such as walking and biking by providing established networks on Borough roads with proper signage;
- c. Coordinate with NJ Transit to ~~provide~~ improve bus stop signage and patron amenities and increased transit services, particularly for transit-dependent populations;
- d. Implement traffic calming measures that promote slower speeds and provide adequate facilities for pedestrians and bicyclists, such as the installation of traffic calming measures on Highland Avenue (NJ 41) to maintain vehicular and pedestrian safety at the posted 25 mph speed limit;
- e. Update parking requirements for non-residential uses and provide parking for vehicles and bicyclists within the Borough, where appropriate; and
- f. Analyze existing land uses to encourage compatibility with transportation facilities.

Economic Development

Goal: Expand and diversify the economic growth of the Borough that is consistent with the natural capacity and the land and infrastructure.

Objectives:

- a. Retain and promote existing businesses by encouraging mixed-use redevelopment, where appropriate, along Clements Bridge Road;
- b. Identify and market the Barrington Town Center as the central business district by creating proper signage and the appropriate zoning code enforcements;
- c. Identify the Barrington Business Center as appropriate for light industrial and businesses with larger footprints;

- d. Continue to enhance the quality of life to attract and maintain new industry and businesses; and
- e. Strive to revitalize the White Horse Pike corridor with businesses that fit the needs of the community and promote sustainable design.

Land Use

Goal: Preserve and protect distinct neighborhoods of the Borough of Barrington as attractive places to live that promote the character of the neighborhood.

Objectives:

- a. Coordinate land use to balance economic growth with the community’s needs;
- b. Revise land development code as appropriate to reflect the values of the Borough;
- c. Preserve and protect the character of the established neighborhoods;
- d. Encourage the mixed-use redevelopment in the Town Center and White Horse Pike redevelopments;
- e. Identify and preserve any and all historic properties within the Borough;
- f. Encourage land uses that support walking and biking and support installation of public infrastructure, such as sidewalks, bikeways, multi-use trails ; and
- g. Establish quality design standards to maintain and enhance the livability of the Borough.

Community Facilities and Utilities

Goal: Provide community facilities and utilities that meet the needs of all Borough residents and businesses.

Objectives:

- a. Replace facilities that do not meet the needs of Borough residents or are not environmentally friendly;
- b. Strive for a sustainable community through energy conservation, clean air, clean water and the protection of all natural and sensitive areas;
- c. Require new development or redevelopment to provide utility improvements in order to meet increased capacity, specifically encouraging energy-efficient materials;
- d. Institute energy conservation procedures in all municipal buildings;
- e. Revise zoning code to include a green development review checklist and guidelines for private-sector development;
- f. Provide guidelines for renewable energy structures, e.g., wind, solar, and solar photovoltaic structures, as permitted accessory uses and structures ~~for solar technology~~ for Borough residences and businesses; and
- g. Establish recycling and water conservation goals for municipal facilities; and
- h. Strongly encourage the implementation of energy efficiency and sustainability practices in all existing and future government, education, and community facilities.

We also recommended that the Borough authorize the preparation of a new Master Plan with the following required elements:

1. Vision / Goals and Objectives Element
2. Land Use Element
 - a. Smart Growth Statement
 - b. Storm Resiliency Statement
 - c. Environmental Sustainability Statement
 - d. Climate Change Vulnerability Assessment
3. Housing Element

In addition, we recommend that the following optional elements, which are also recommended in the 2012 Master Plan Reexamination Report, would also be useful in planning for Barrington's future:

1. Vehicular and Pedestrian Circulation, or Connections, Element, and
2. Historic Preservation Element

A new Land Use Plan Element or element amendment is warranted to resolve the discrepancies between the existing land use development patterns of the two zoning districts on either side of the western end of Clements Bridge bear no resemblance to the principal uses permitted by the Zoning Ordinance. For example, the M-1 Light Industrial zone contains an apartment community, public athletic fields, the Borough's public works yards, another planned apartment community, and a wooded tract but no light industrial uses. It is unlikely that any of these tracts will be developed or redeveloped for the light industrial uses intended by the Ordinance. The RC-5 Residence and Limited Commercial zone, which permits single-family detached and semi-detached dwelling, along with parks, schools, and places of worship, contains none of these uses. Two-thirds of the district's land area contain apartment communities.

2. Development Regulation Recommendations

We recommended that the following changes to the Borough's land use-related code chapters to keep current and consistent with the Municipal Land Use Law, recent case law, and sound planning principles. The Board is encouraged to work with the Borough Council to consider these recommended ordinance amendments over the next ten (10) years. Where appropriate below, deletions are marked [~~thus~~] and additions marked [thus].

Barrington Code Chapter 360 Zoning:

General Comments:

- a. Change the term "Church" to "Place of Worship.
- b. Change the phrase "Clubhouse of a duly incorporated organization" to "Quasi-public use, excluding schools and places of worship."
- c. Change the term "Uses by right" to "Permitted uses."
- d. Change the term "Uses by special permit" to "Conditional uses,"

§360-5.1 Conditional Uses

A. The following uses shall be conditionally permitted when all specific requirements for each respective conditional use have been met:

1. Home Occupations

- a. Any home occupation shall be subordinate and incidental to the principal residential use and be conducted entirely with the dwelling unit.
- b. Home occupations shall be conducted solely by resident occupants of the property, except that no more than one person not a resident of the building may be employed on the premises at any one time.
- d. Home occupations shall be limited to not more than one business per dwelling unit and 30% of its total floor area.
- e. Hours during which a non-resident employee may work at, and patrons may visit the premises shall be limited in residential districts to 7:00 a.m. through 10:00 p.m. Monday through Friday and 7:00 a.m. to 11:00 p.m. on weekends.
- f. Nuisance/noise. Home occupations shall not generate light, smoke, glare, noise, and vibrations that are obnoxious and become a nuisance to residential neighbors. All machinery and/or equipment used in the home occupation must be stored out of sight. No machinery or equipment shall be used that will cause interference with radio, television and satellite reception and other forms of electronic communications in neighboring residences.

- g. Vehicles. Any vehicles used in conjunction with the home occupation may include no more than one vehicle per family member or employee engaged in the business. All business-related vehicles and personal domestic vehicles shall be parked or garaged on site on the side or rear of the residence.
- h. Shipments and delivery of products. Shipments and delivery of products, merchandise or supplies shall be limited to the hours of 8:00 a.m. and 6:00 p.m. and shall regularly occur no more than one time per day, exclusive of USPS (standard mail) deliveries, and occur only in a single-rear axle, medium-duty delivery truck or smaller vehicles used to serve residential areas.
- i. Sales of goods and services: There shall be no wholesale or retail sale of goods or services except for those produced or delivered on the premises as part of an approved home occupation;
- j. Minimum on-site parking: The home occupation shall not create the need to park more than two vehicles at any time for non-resident employees, business clients, or customers, in addition to those otherwise required for the principal residential use, as required by the New Jersey Residential Site Improvement Standards (RSIS). No overnight customer parking shall be permitted.
- k. The home occupation shall not increase the footprint of the existing dwelling unit.
- l. The home occupation shall meet all applicable construction, health and safety codes and shall not involve any illegal activity. Sexually oriented home occupations are expressly prohibited. All structures involved in a home occupation shall be maintained in good repair.
- m. Signage: Business signage shall be limited to one (1) wall-mounted sign not to exceed one (1) square foot in area and no higher than six (6) feet above the ground indicating the name of the home occupation and proprietor and contact information for the business.
- n. No other displays or exterior changes to the dwelling unit that alter the residential character of the building shall be permitted in any residential district.
- o. Conditionally permitted home occupation uses may include:
 - 1) Business administration and support services.
 - 2) Construction trade contractor businesses
 - 3) Educational service uses.
 - 4) Information Industry uses.
 - 5) Professional, scientific and technical services.
- p. Not all home occupation types will be considered equal in terms of impacts on neighboring properties, nor will all types of home occupations be permitted in each residential zone or mixed-use zone. There are certain home occupation practices which may destroy the character of the neighborhood. As such, the Planning Board may exercise its discretionary authority to permit or deny an application for home occupation use after hearing testimony on and reviewing any evidence presented by the applicant on the following practices related to the home occupation and considering the character of the zone in which the home occupation is proposed.

§360-5.2 Performance Standards

- A. Airborne Emissions. In all districts, no use, activity, operation, or device shall be established, modified, constructed, or used without having obtained valid permits and certificates from the Bureau of Air Pollution Control, NJDEP. Specifically, no use, activity, operation or device shall be established, modified or constructed without a valid permit to construct in compliance with N.J.A.C. 7:27.
- B. Electricity. Electronic equipment shall be shielded so there is no interference with any radio or television reception beyond the operator's property as the result of the operation of such equipment.
- C. Glare. No use shall direct or reflect a steady or flashing light beyond its lot lines. Exterior lighting and lighting resulting from any manufacturing or assembly operations shall be shielded, buffered and

directed as approved on the site plan so that any glare, direct light, flashes or reflection will not interfere with the normal use of nearby properties, dwelling units and streets.

- D. Heat. Sources of heat, including but not limited to steam, gases, vapors, products of combustion or chemical reaction, shall not discharge onto or directly contact structures, plant or animal life on neighboring use. No use, occupation, activity, operation or device shall cause an increase in ambient temperature, as measured on the boundary between neighboring uses.
- E. Noise. In all districts, no use, activity, operation, or device shall be established, modified, constructed, or used in violation of the State Noise Control regulation, N.J.A.C. 7:29.
- F. Odor. Odors shall not be discernable at the lot line or beyond. Any process that may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.
- G. Radioactivity. No use, activity, operation or device concerned with the utilization or storage of radioactive materials shall be established, modified, constructed or used without there having first been obtained valid permits and certificates from the Office of Radiation Protection, New Jersey Department of Environmental Protection. Proof of compliance with this requirement shall be the submission of duplicate copies of said permits and certificates.
- H. Storage & Waste Disposal. In non-residential zones, no article or material shall be kept, stored, or displayed outside the confines of a building, except where permitted elsewhere in this Ordinance, unless the same is so screened by an appropriate trash enclosure.
- I. Vibration. There shall be no vibration which is discernible to the human senses, or which is at low or high frequencies capable of causing discomfort or damage to life or property.
- J. Visibility. On the corner lot or any point of entry on a public road, nothing shall be erected, placed, planted, or allowed to grow in such a manner that obstructs the vision above the height of 3' and below 8', measured from the intersection of the right-of-way lines 30' along the lot lines.

§360-7 Establishment of Districts

- B. Commercial and Mixed-Use districts.
 - 1. ~~C-1 Central Commercial District~~ Clements Bridge Road Commercial Corridor.
 - a. DC Downtown Commercial District.
 - b. R/O Residential / Office) District.
 - c. R/C Residential / Commercial District.
 - 2. C-2 Business Commercial District.
 - 3. ~~C-4 Business Commercial District.~~

§360-9 Prohibited Uses

- A. ~~Garden apartments are specifically prohibited in any zone and on any lot in the Borough of Barrington.~~

We also recommend that the Board Attorney should review Code Chapter 42: Adult Entertainment Uses and Code Chapter 110: Tattoo and Body Piercing Uses to determine whether and how they may need to be amended to be consistent with modern NJ caselaw. The Board should then review whether, where, and how these uses may be conditionally permitted in Chapter 360.

In addition, the Board should consider whether some of the Borough's legacy industrial principal uses permitted in the M-1 and M-2 zones should now be listed as prohibited, such as:

- a. Glass and glass products manufacture,
- b. Metals and metal products fabrication and assembly, and
- c. Plastics, coating, assembly, molding from previously prepared materials.

§ 360-9.2 Off-Street Parking and Loading in the DC, R/O, R/C, C-2, and M-2 Districts

A. Off-Street Parking

1. General Requirements

- a. Off-street automobile parking is prohibited in the front yard of a property or building fronting Clements Bridge Road.
- b. An adequate number of off-street automobile parking spaces shall be required in all developments and shall comply with the New Jersey Uniform Construction Code's Barrier Free Sub-code (N.J.A.C. 5:23-7) and § 360-9.1.
- c. Residential developments shall comply with the New Jersey Residential Site Improvements Standards (RSIS, or N.J.A.C. 5:21). Non-residential developments shall comply with the RSIS for parking space size (N.J.A.C. 5:21-4.15) and parking lot dimensions (N.J.A.C. 5:21-4.16).
- d. All required off-street automobile parking spaces shall be provided on-site or may be off-site within 250 feet of an entrance to the building they are intended to serve, provided that such spaces shall be in the same ownership as or under lease by the owner of the building to which they relate, shall be subject to restrictions adequate to ensure that the number of spaces will be available throughout the life of such use, and shall maintain clear signage / pavement markings identifying their reservation for tenants / occupants of the associated off-site use.
- d. Automobile parking areas shall be designed to maximize the potential for shared parking among users and to facilitate transit, bicycle, and pedestrian access.

2. Number of Spaces

- a. Each development shall include adequate off-street automobile parking and bicycle parking per the ratios established herein.
- b. Automobile parking requirements:
 - 1) Residential developments shall comply with RSIS for providing the minimum number of off-street automobile parking spaces.
 - 2) Eating and drinking establishments of 2,000 square feet or smaller in the CD, R/O, and R/C districts are exempt from providing off-street parking. Eating and drinking establishments larger than 2,000 square feet in those districts and non-residential developments of 4,000 square feet or smaller shall provide the number of off-street parking spaces based on the following ratio:
 - a) Commercial and retail use parking at a minimum of 4 spaces per 1,000 square feet of gross leasable area.
 - b) Light industrial and logistics uses at a minimum of 1 space per 1,000 square feet of gross leasable space or per 2 employees during peak demand, whichever is greater,
 - c) Public and quasi-public assembly uses at a minimum of 1 space per 4 persons of the

maximum room capacity of all spaces occupied during peak demand.

- d) Office-space uses and all other uses at a minimum of 3 off-street parking spaces per 1,000 square feet of gross leasable area.
- 3) Non-residential development greater than 4,000 square feet shall be required to conduct a parking study to determine the number of off-street parking spaces required to accommodate peak parking demand. In calculating peak parking demand, the applicant shall project the peak number of occupied parking spaces using formulas and procedures presented in the most recent edition of *Parking Generation*, and information published by the ITE.
- 4) All mixed-use and multi-tenant non-residential developments greater than 4,000 square feet in gross leasable area shall incorporate shared parking.
- c. All required bicycle parking spaces shall be provided either outdoors on-site or indoors on-site within in a dedicated storage area, based on the following ratio:
 - 1) Multi-family residential developments shall provide a minimum of 2 spaces or 1 space for every four (4) residential units, whichever is greater.
 - 2) Non-residential developments shall provide the number of off-street bicycle parking spaces based on the following ratio:
 - a) Commercial and retail use parking at a maximum of 1 space or 1 space per 5,000 square feet of gross leasable area, whichever is greater.
 - b) Light industrial and logistics uses at a minimum of 2 spaces or 1 space per 20 employees during peak demand, whichever is greater.
 - c) Public and quasi-public Assembly uses at a minimum of 2 spaces or 1 space per 20 persons of the maximum room capacity of all spaces occupied during peak demand, whichever is greater.
 - d) Office-space uses and all other uses at a minimum of 1 space or 1 space per 4,000 square feet of gross leasable area, whichever is greater.
- d. Shared Automobile Parking
 - 1) An applicant seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using shared parking procedures and methodology presented in the most recent versions of the *ULI Shared Parking* and the ITE's *Shared Parking Planning Guidelines* publications.
 - 2) A shared parking study and report shall contain the following:
 - a) Calculation of the projected peak parking for each land use that will be sharing the available parking supply.
 - b) Calculation of the extent to which parking demand will be mitigated on the site because of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.
 - c) Calculation of the peak parking accumulation for the development.

- d) Expansion of the peak parking accumulation by 10% to determine the needed supply of parking spaces.
 - e) Determination of the number of off-street parking spaces to be supplied in lots controlled by the applicant and lots controlled by a third party.
 - f) Determination of the number of on-street parking spaces that are available to the development.
 - g) Determination of any additional parking solutions necessary to reduce parking demand or mitigate an insufficient supply of parking. Other methods may include the use of fringe parking lots, satellite lots with shuttle service, employee transit use in lieu of parking and/or valet parking service that makes use of identified off-street parking lot.
- 3) The minimum parking requirement for each use shall be multiplied by an “occupancy rate” as determined by a study of local conditions (or as found in the following “Occupancy Rate” table, which is followed by step-by-step directions), for each use for the weekday night, daytime and evening periods, and weekend night, daytime and evening periods, respectively.

SHARED PARKING OCCUPANCY RATE TABLE						
	MONDAY – FRIDAY			SATURDAY & SUNDAY		
USES	8 AM to 6 PM	6 PM to Mid- night	Mid- night to 8 AM	8 AM to 6 PM	6 PM to Mid- night	Mid- night to 8 AM
Residential	60%	100%	100%	80%	100%	100%
General Commercial & Retail	90%	80%	5%	100%	70%	5%
Office-Spaces Uses	100%	20%	5%	5%	5%	5%
Eating & Drinking Establishments	70%	100%	10%	70%	100%	20%
Recreation & Entertainment	40%	100%	10%	80%	100%	50%
Hotel	70%	100%	100%	70%	100%	100%
Public & Quasi-Public	100%	40%	5%	10%	10%	5%
Religious	20%	40%	5%	100%	50%	5%

n.b.: This table indicates the percent adjustment of the minimum automobile parking requirement during each time period for shared parking. Percentages set forth in the Occupancy Rate table are set to include a small “safety margin” of parking beyond that minimally needed to serve an average peak demand. Therefore, a local study of parking demand may yield a greater reduction in parking required. “Other” occupancy rates as demonstrated by applicant via parking study or other credible evidence.

- a) Sum up the adjusted minimum parking requirements of each land use for each of the six time periods to determine an overall project minimum parking requirement for each time period.
- b) The highest of the six (6) time period totals shall be the minimum parking requirement

for the mixed-use project.

- c) One hundred percent (100%) of the parking supply shall be provided within 250 feet of an entrance to the building(s) it will serve unless waived via terms of item d and/or e below.
- d) The number of parking spaces may be reduced on a space per space basis if the applicant can demonstrate that suitable alternative parking spaces can be secured through lease or other similar terms and are located within proximity to the subject property or site.
- e) Spaces to be counted towards this shared parking arrangement must be demonstrated to be vacant and available during the peak hours of operation of the affected uses. Access to those spaces must be provided for vehicles and pedestrians in a safe and efficient manner. Such access shall include shared driveways and interconnected walkways.
- f) The Administrative Officer may conduct site visits to confirm that the amount of parking provided is being utilized by the development and that automobile parking remains sufficient to meet the needs of the development. If at any time it is determined that this is no longer the case, the provision of additional banked or reserved parking spaces may be required to satisfy the demand.

B. Off-Street Loading for Mixed-Use Developments and Non-Residential Uses

1. General Requirements

- a. The loading and unloading of trucks and other automotive vehicles is prohibited from automotive vehicles stopping or standing on Clements Bridge Road.
- b. The loading and unloading of trucks and other automotive vehicles is prohibited in the front yard of a property or building fronting Clements Bridge Road.
- c. Access to loading facilities from a street shall not be located at a distance less than 25 feet from any intersection.
- d. Fossil fuel delivery vehicles shall comply with New Jersey's Anti-Idling regulations. Off-street loading spaces shall be posted with "No Idling" signage.

2. Required off-street loading berths for new construction, enlargement or change in use.

- a. Businesses in the DC, R/O, and R/C district of 4,000 square feet or smaller are exempt from providing off-street loading areas.
- b. Non-residential developments greater than 4,000 square feet shall provide a Business Loading Statement that will identify the following:
 - 1) Estimated types and volumes of materials / products estimated to be delivered to and removed from the proposed use(s), other than removal of refuse, wastes, and recyclables.
 - 2) Types and sizes of delivery vehicles to be used, e.g., passenger car / pickup truck; box truck and cargo, sprinter, and cube vans; heavy duty trucks; and tractor trailers.
 - 3) Days, times, and frequencies of such deliveries.

- 4) Location(s) on a dimensioned site plan where such vehicles shall park on-site or within 250 feet of the non-residential development. If the latter, the Applicant should provide testimony to the Board verifying the availability of such loading space(s) and compatibility with adjacent uses.

§ 360-9.3 Landscaping and Screening Requirements in the DC, R/O, R/C, C-2, and M-2 Districts

- A. A landscape screen shall be planted and constructed on multi-family residential, mixed-use, and non-residential properties along their lot lines that abut a one- or two-family detached residential use or district and around any outdoor trash, refuse, or recycling area. The landscape buffer shall consist of the following:
 1. A minimum of five (5) foot-wide landscape buffer shall be planted and maintained as a year-round, solid and continuous visual screen with a variety of evergreen and deciduous trees, shrubbery, grass, ground cover, natural features, as well as fencing. Within the buffer area, the landscape screen shall provide both high-level and low-level plant material of sufficient mass to initially provide an effective year-round visual screen to a height of not less than six (6) feet at the time of installation. This screen shall be planted in a free form fashion to avoid the appearance of a straight line or “wall” of plant material.
 2. No structure, stormwater management facility, activity, storage of materials, or parking of any vehicles shall be permitted within a buffer area other than fencing. The buffer area shall be protected against damage from automobiles.
 3. Board-on-board, vinyl, or similar ornamental opaque fencing, with the finished side installed facing outward, shall be a minimum of six (6) feet and a maximum of eight (8) feet along the property’s side and rear yards.
 4. Landscape screens and opaque fencing maintained outside required sight triangles.
 5. Landscape buffers, screens, and fencing shall be maintained in good order, and shall be repaired or replaced, as necessary, to the satisfaction of the Zoning Officer. The entire landscape buffer area shall be attractively maintained and kept clean of all debris and rubbish, in compliance with Chapter 258, Property Maintenance, Article I, General Regulations, as amended.
 6. Landscape buffers for outdoor trash, refuse, and recycling areas shall be designed to enable collection vehicles to access the storage area without interference from parked vehicles or other obstacles. The trash enclosure shall have gates and doors to be closed when the collection truck is finished emptying the receptacle dumpster. The storage and upkeep of these collection areas shall comply with Chapter 258, Property Maintenance, Article I, General Regulations, as amended.

§360-10 Zoning Map

- C. To implement to 2024 Non-Condemnation Redevelopment Plan Update for Phases I, II, and III, the Zoning Map is hereby amended to delete the existing C-1 Central Commercial District and to replace it with three (3) new mixed-use districts with the district names and inclusive properties as follows:
 1. DC Downtown Commercial District
 - Block 25, Lots All;
 - Block 29, Lots 3-10 and 13-23;
 - Block 48, Lots 1-6;
 - Block 49, Lots 8-15 and 20-20.01;
 - Block 50, Lots All;

- Block 51, Lots All;
 - Block 52, Lots All;
 - Block 53, Lots All;
 - Block 54, Lots 1.02, 2.02, 4.01, 5.01, 6.01, 6.02, 7.01, 8.01, and 9.01;
 - Block 55, Lots 1-6 and 16-24;
 - Block 57, Lots 14-15.02; and
 - Block 58, Lots 1 and 10-19.
2. R/O Residential / Office District
- Block 15, Lots 1-5.01, 18, 31-32, and 116-117;
 - Block 16, Lots 1-4 and 21-22;
 - Block 22, Lots 1-13.01;
 - Block 23, Lots 1-9; and
 - Block 24, Lots 1-3.
3. R/C Residential / Commercial District
- Block 10.01, Lots all;
 - Block 11, Lots 1-8.01;
 - Block 13.01, Lots 1-8; and 20-24; and
 - Block 17, Lots 5, 7, 9, 11-11.01, 13, 15, and 17.01.

D. To implement to 2024 Non-Condensation Redevelopment Plan Update for Phases I, II, and III, the Zoning Map is hereby amended to rezone the properties on Tax Blocks 124, 125, and 126 from the R-2 District to the C-2 Business Commercial District.

§360-13 Definitions

Consider amending the following definitions:

- a. Delete “Accessory Use or Accessory Structure” and replace with:
- 1) “Accessory uses / structures, Non-Residential include: building and business identification signage and directional signage; childcare centers; connection to public utilities; employee cafeterias and outdoor recreational areas; fences, hedges, and walls including sound walls; fire protection, telecommunications, and other mechanical equipment; gate security / guard house; off-street parking and loading; HVAC/R, emergency electrical generators, and other mechanical equipment; roof-mounted wind, solar or photovoltaic energy facilities and structures; storage sheds; stormwater management basins and other structures; temporary construction trailers; tractor trailer parking and storage for industrial uses only; and waste management and recycling enclosures.”
 - 2) “Accessory uses / structures, Residential include connection to public utilities; decks and patios; fences, hedges and walls; private driveways and garages; playground and recreation equipment; residential swimming pools; residential sheds; and roof-mounted wind, solar or photovoltaic energy facilities and structures.”
- b. “Business administration and support service uses include general business services; copying, photocopying and printing services, employment services, facilities support services, investigation and security services, mailing, packaging and labeling services; property maintenance, janitorial and similar services.”
- e. “Community residences” as defined by N.J.S.A 40:55D-66.1.
- f. “Conditional use” with MLUL definition.

- g. “Construction trade contractor businesses include building equipment (electric, wiring, plumbing, HVAC/R, etc.) services; building interior finishing (drywall, insulation, painting, wall covering, flooring, tiling, finish carpentry, etc.) services; site and landscape maintenance services; site preparation services; structural and exterior building (framing, masonry, glass and glazing, roofing, siding, etc.) services; and structural steel and concrete foundations and structures.”
- h. “Convenience store: a small retail business no greater than 3,000 SF that stocks a range of everyday items including: packaged and/or prepared hot or cold, non-alcoholic beverages; foods and prepared foods meant for off-site consumption; personal and household items; media, etc., but not automobile fuels.”
- i. “Eating and drinking establishments include commercial full-service restaurants, where patrons order and are served while seated and pay after eating; limited-service restaurants, where patrons order and pay before eating at the restaurant or elsewhere; buffets and cafeterias, where patrons serve themselves and eat seated at the restaurant; and caterers & catering halls.”
- j. “Educational service uses include business, technical, and trade schools; instructional academies for fine, martial, and performing arts, language, driving; tutoring and test preparation services; and training academies.”
- k. “Family child-care centers” as defined by N.J.S.A. 40:55D-66.5b.
- l. “Flex Mixed-Use Developments: Multi-story buildings that contain permitted non-residential uses on the ground floor and multi-family residential, retail, office, or other commercial uses on the upper floors that may share common entrances and other spaces.”
- m. “Health care and related service uses include adult daycare services; licensed childcare services and pre-schools; medical and diagnostic laboratories; outpatient care services; and vocational rehabilitation services.”
- n. Revise “Home occupation” to “means any occupation, profession, trade, craft, or service carried on by the resident occupant of a dwelling unit that meets the conditions of § 360-5.1.A.1.”
- o. “Inclusionary: Residential Developments where at least 20% of the total number of dwelling units in the development must be deed-restricted for sale or rent for a price or cost within the means of a low- or moderate-income household as defined in N.J.A.C. 5:93-1.3, constructed consistent with COAH rules (Uniform Housing Affordability Controls – N.J.A.C. 5:80-26.3 (b), and in accordance with the Borough’s 4th Round Regional Fair Share Affordable Housing Obligation.”
- p. “Information industry uses include data processing, hosting, and related services; internet publishing and broadcasting and web search portals; libraries and archives; motion picture, television and video production and distribution; music publishing, sound recording, production and distribution; news syndicates; newspaper, periodical, book, and directory publishers; radio and television broadcasting and cable programming; and software publishers.”
- q. Add a definition for “In-law suite,” which is a recurring accessory use in the residential zone.
- r. “Live-Work Units: Hybrid commercial-residence buildings in which the ground floor contains a permitted non-residential use, the upper floor(s) contains a total of one single-family dwelling unit, and where tenancy in the residential unit does not require ownership of the property or first-floor

- business or employment in that business. Live-Work Units may be constructed in detached, semi-attached, or attached buildings, depending upon their location.”
- s. “Logistics uses means wholesale warehousing; commercial warehousing; distribution / trucking / terminal facilities; freight carriers / couriers / third-party transportation providers, etc.”
 - t. Replace “Lot” with the MLUL definition,
 - u. “Missing Middle Housing: Residential development types, such as the following: Flex Mixed-Use Development, Residential Flats Development, Townhouse and Stacked Townhouses, Twins and Stacked Twins, Live-Work Units.”
 - v. “Mixed-Use Development: A development that contains permitted non-residential uses on the first floor of a building and residential uses above them.”
 - w. “Motor vehicle service uses include filling stations; major service uses, such as engine, body, frame, painting, and welding; minor service uses, such as maintenance, incidental repair; tire and lubrication service uses; and washing and detailing service uses.”
 - x. “Multi-Family Building: A building comprising three (3) or more residential units.”
 - y. Replace “Non-conforming building” with the MLUL definition for “non-conforming structure.”
 - z. Replace “Non-conforming land” with MLUL definition for “non-conforming lot.”
 - aa. Replace “Non-conforming use” with the MLUL definition for “non-conforming use.”
 - bb. “Pawn means a bailment of personal property as security for any debt or engagement redeemable upon certain terms and with the implied power of sale or default.”
 - cc. “Personal and household service uses include retail dry-cleaning and laundry service uses; laundromats; footwear and leather goods repair service uses; funeral homes and funeral service uses; hair, nail, skin, diet and weight care service uses; pet care (except veterinary) service uses; re-upholstery and furniture repair service uses; tailoring and dressmaking service uses; tattoos and body-piercing service uses; and travel arrangement and reservation services.”
 - dd. “Precious Metals: Gold, silver, sterling, platinum and/or their alloys as defined in N.J.S.A. 51:5-1 et seq., N.J.S.A. 51:6-1 et seq., and/or N.J.S.A. 51:6A-1 et seq.; gems, gemstones, coins and all forms of jewelry herein contained.”
 - ee. “Professional, scientific, and technical service uses include: accounting, tax preparation, bookkeeping, and payroll services; advertising, public relations, and related services; architectural, engineering, and related services; computer systems design and related services; legal services; management, scientific, and technical consulting services; marketing research and public opinion polling; physicians, dentists and other licensed health practitioners; scientific research and development services & laboratories; specialized design services; translation and interpretation services; and veterinary services.”

- ff. “Public use means the use of land, buildings, and structures by a federal, state, county, or municipal government or agency for public purposes, including public education.”
- gg. “Quasi-public use means the use of land, buildings, and structures by a non-profit, religious, or philanthropic institution for educational, cultural, recreational, religious, or similar types of purposes.”
- hh. “Recreational and entertainment uses include commercial uses, such as the following: amusement arcades, bowling centers, and billiard parlors; art and craft galleries; cultural, instructional, recreational schools; fitness and recreational sports centers; live performance theaters and nightclubs; motion picture theaters; museums and historical sites; nature parks and gardens; and other commercial indoor recreation uses.”
- ii. “Shared Parking Space: An automobile parking space assigned to more than business, public, quasi-public, or multi-family residential use that is unlikely to be occupied by another user during the same peak hours, and thus, may be partially credited towards the off-street parking requirements of one or more other uses.”
- jj. Delete “Special permit,” which the MLUL has replaced with “Conditional use.”
- kk. “Stacked Townhouse: A townhouse building containing two dwellings, instead of one dwelling, where each dwelling unit has its own private entrance and is also separated by an approved horizontal wall.”
- ll. “Stacked Twin: A twin building containing two dwellings, instead of one dwelling, where each dwelling unit has its own private entrance and is also separated by an approved horizontal wall.”
- mm. Replace “Street” with MLUL definition for “street.”
- nn. Replace “Structure” with MLUL definition for “structure.”
- oo. “Townhouse Unit: A building on an individual lot that contains one dwelling unit that is attached horizontally to other similar dwelling units in a linear arrangement, where each dwelling unit has its own private entrance and is separated from other dwelling units by an approved vertical wall, extending from the foundation through the roof, that is structurally independent of the corresponding wall of the adjoining unit, and having a totally exposed front and rear wall to be used for access, light and ventilation. Townhouse units are also known as “attached” and “rowhouse” units.”
- pp. “Twin Unit: A building on an individual lot that contains one dwelling unit that is attached horizontally with one other similar dwelling unit, where each dwelling unit has its own private entrance and is separated from the other dwelling unit by an approved vertical wall, extending from the foundation through the roof, that is structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access, light and ventilation. Twin units are also known as “semi-attached” units.”

qq. “Two-Family Unit: A building on an individual lot that contains two dwelling units where each dwelling unit is separated by an approved horizontal wall and having a totally exposed front and rear wall to be used for access, light and ventilation.”

rr. “Wind, solar or photovoltaic energy facilities and structures” using the MLUL definition.

§360-16 R-1 Single-Family Residence District.

- a. In A(1) add as permitted uses “Community residences” and “Family childcare centers,” as required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.
- b. Add subsection “A(3) Conditional uses. (a) Home occupations.”
- c. Replace subsection C to indicate: “(1) Off Street parking for residential uses, as required by N.J.A.C. 5:21-4.14.”

§360-17 R-2 Single-Family and Two-Family Residence District.

- a. In A(1) add as permitted uses “Community residences” and “Family childcare centers,” as required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.
- b. Add subsection “A(3) Conditional uses. (a) Home occupations.”
- c. In the table for subsection C(2) replace the residence requirement to indicate: “Per N.J.A.C. 5:21-4.14.”

§360-18 R-3 Semi-Detached Residence District.

- a. If “single-family detached houses” are also permitted in this district, that phrase should be added to the section title.
- b. In A(1) add as permitted uses those “Community residences” and “Family childcare centers,” as required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.
- c. In A(3):
 1. Delete the following conditional uses in subsection A(3):
 - a) “Hospital or nursing home” because these uses are unrealistic in this zone.
 - b) “Non-commercial greenhouses” because these should be permitted accessory uses.
 2. Add the respective “conditions” by which the “Places of worship” and “Clubhouses of a duly incorporated organization” would be permitted to §360-5.1 Conditional Uses
 3. Add “Home occupations.”
- d. In the table for subsection C(2) replace the residence requirement to indicate: “Per N.J.A.C. 5:21-4.14.”

§360-19 R-4 Central Residence District.

- a. Add as permitted uses “Community residences” and “Family childcare centers,” as required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.
- b. In A(1) add as permitted uses those “Community residences” and “Family childcare centers,” as required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.
- c. In A(3):

1. Delete the following conditional uses in subsection A(3):
 - a) “Hospital or nursing home” because these uses are unrealistic in this zone.
 - b) “Non-commercial greenhouses” because these should be permitted accessory uses.
 2. Add the respective “conditions” by which the “Places of worship” and “Clubhouses of a duly incorporated organization” would be permitted to §360-5.1 Conditional Uses
 3. Add “Home occupations.”
- d. In the table for subsection C(2) replace the residence requirement to indicate: “Per N.J.A.C. 5:21-4.14.”

§ 360-21 Purpose:

F. To account for changes that have occurred since the adoption of the Borough’s 2001 and 2003 redevelopment plans and to maintain flexibility in economic, housing, and community development markets, trends, products, processes, technology, workforces, etc.

G. To maintain the Borough’s traditional small-town character along Clements Bridge Road and to provide reasonable flexibility in ever-changing retail sales and service markets while conditionally permitting accessory residential apartments to reduce entrepreneurial business costs and to provide additional housing opportunities for smaller, starter, and/or senior households in and near Barrington’s Downtown.

H. To encourage opportunities for variety of higher-density and mixed-use development, where appropriate, to accommodate a range of household types whose incomes and lifestyles that may not desire or afford single-family detached homes.

360-22C-1 Central Commercial District. Delete in its entirety.

§ 360-22A DC Downtown Commercial District

A. Use Requirements

1. Permitted Principal Uses not to exceed 2,500 square feet of gross floor area:
 - (a) Banks and Finance, Insurance, and Real Estate Services,
 - (b) Convenience Stores,
 - (c) Eating and Drinking Establishments other than Brewpubs,
 - (d) Educational Service Uses,
 - (e) Health and Human Service Uses,
 - (f) Personal and Household Retail Services, other than funeral parlors,
 - (g) Recreational and Entertainment Uses,
 - (h) Retails Sales; and
 - (i) Two or more of the above permitted uses in one building and two or more buildings on one parcel.
2. Conditional Principal Uses:
 - a. Business Administration and Support Service Uses above one or more permitted principal first floor use(s) totaling at least 1,000 square feet of gross leasable floor area,
 - c. Professional, Scientific, and Technical Service Uses above one or more permitted principal first floor use(s) totaling at least 1,000 square feet of gross leasable floor area,
 - d. Single-family detached dwelling occupied as of January 1, 2025.
 - e. Live-Work Units, per § 360-22F Missing Middle Housing,

- f. Townhouses and Stacked Townhouses, per § 360-22F Missing Middle Housing,
- g. Flex Mixed-Use Development comprising permitted principal uses on the 1st Floor, per § 360-22F Missing Middle Housing,
- h. Residential Flats Development, per § 360-22F Missing Middle Housing,
- i. Places of Worship if on a minimum 20,000 square foot parcel, and
- j. Quasi-Public Uses if on a minimum 20,000 square foot parcel,

3. Prohibited Uses:

- (a) Drive-In and Drive-Through Businesses,
- (b) Self-Storage Unit Rental or Leasing Businesses,
- (c) Alternative Treatment Centers, and
- (d) Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

4. Permitted Accessory Uses

- a. Non-Residential Accessory Uses, and
- b. Residential Accessory Uses.

B. Area and Bulk Requirements, per § 360-22D.

C. Other Requirements, per § 360-22E.

§ 360-22B R/O Residential / Office District

A. Use Requirements

1. Permitted Principal Uses not to exceed 2,500 square feet of gross floor area:

- a. Eating and Drinking Establishments other than Brewpubs,
- b. Educational Service Uses,
- c. Health and Human Service Uses, and
- d. Personal and Household Retail Services,
- e. Public Uses, and
- f. Two or more of the above permitted uses in one building and two or more buildings on one parcel.

2. Conditional Principal Uses:

- a. Single-family detached dwelling occupied as of January 1, 2025,
- b. Twins and Stacked Twins, per § 360-22F Missing Middle Housing,
- c. Live-Work Units, per § 360-22F Missing Middle Housing,
- d. Townhouses and Stacked Townhouses, per § 360-22F Missing Middle Housing,
- e. Residential Flats Development, per § 360-22F Missing Middle Housing,
- f. Places of Worship if on a minimum 20,000 square foot parcel, and
- g. Quasi-Public Uses if on a minimum 20,000 square foot parcel.

3. Prohibited Uses:

- a. Drive-In and Drive-Through Businesses,
- b. Self-Storage Unit Rental or Leasing Businesses,
- c. Alternative Treatment Centers, and
- d. Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

4. Permitted Accessory Uses

- a. Non-Residential Accessory Uses.
- b. Residential Accessory Uses.

B. Area and Bulk Requirements, per § 360-22D.

C. Other Requirements, per § 360-22E.

§ 360-22C R/C Residential / Commercial District

A. Use Requirements

1. Permitted Principal Uses not to exceed 2,500 square feet of gross floor area:

- (a) Construction Trade Contractor Businesses,
- (b) Convenience Stores,
- (c) Eating and Drinking Establishments other than Brewpubs,
- (d) Motor Vehicle Service Uses other than service stations,
- (e) Personal and Household Retail Services other than funeral parlors, and
- (f) Two or more of the above permitted uses in one building and two or more buildings on one parcel.

2. Conditional Principal Uses:

a. Service Stations per the following:

- 1) No gasoline selling or service stations, or area so utilized, shall be located within 500 feet of any property on which a church, hospital, public or parochial school, private school, college, institution or theater shall be located. Said distance shall be measured from the nearest boundary or property line in the one instance to the nearest point of boundary line of the use being measured along the street line giving the shortest route between the two parcels;
- 2) All lubrication, repair, maintenance or similar activities shall be performed within a completely enclosed building;
- 3) No part of any gasoline sales or service station may be used for residence or sleeping purposes; and
- 4) No automobile, truck, trailer or boat shall be allowed to stand on any gasoline selling or service station property publicly advertising such vehicle for sale or lease.
- b. Single-family detached dwelling occupied as of January 1, 2025.
- c. Live-Work Units, per § 360-22F Missing Middle Housing,
- d. Twins and Stacked Twins, per § 360-22F Missing Middle Housing,
- e. Townhouses and Stacked Townhouses, per § 360-22F Missing Middle Housing,
- f. Residential Flats Development, per § 360-22F Missing Middle Housing,
- g. Places of Worship if on a minimum 20,000 square foot parcel, and
- h. Quasi-Public Uses if on a minimum 20,000 square foot parcel.

3. Prohibited Uses:

- a. Drive-In and Drive-Through Businesses.
- b. Self-Storage Unit Rental or Leasing Businesses.
- c. Alternative Treatment Centers.
- d. Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

4. Permitted Accessory Uses

- a. Non-Residential Accessory Uses.
- b. Residential Accessory Uses.

B. Area and Bulk Requirements, per § 360-22D.

C. Other Requirements, per § 360-22E.

§ 360-22D Area and Bulk Requirements

<u>Minimum Lot Size</u>	<u>5,000 sf</u>
<u>Minimum Lot Width</u>	<u>50 ft</u>
<u>Maximum Lot Cover:</u>	<u>80%</u>
<u>Minimum Front Yard Setback:</u>	<u>5 ft</u>
<u>Minimum Side Yard Setback:</u>	<u>10 ft</u>
<u>Minimum Rear Yard Setback:</u>	<u>25 ft</u>
<u>Maximum Building Height:</u>	<u>40 ft and 3 stories</u>

§ 360-22E Other Requirements

- A. Off-street parking for residential uses, as required by N.J.A.C. 5:21-4.14.
- B. Off-street parking and loading requirements, per § 360-9.2.
- C. Landscaping and Screening Requirements, per § 360-9.3.
- D. Signs per § 360-28 through 33.
- E. Performance Standards, per §360-5.2.

§ 360-22F Missing Middle Housing

- A. Area and Bulk Requirements

Dimensional Requirements / Building Type^A	Twins	Stacked Twins	Townhouses	Stacked Townhouses	Residential Flats Development	Flex Mixed-Use Development
Min. Lot Size	2000 sf	2000 sf	1500 sf	1500 sf	10,000 sf	10,000 sf
Min. Lot Width	25 ft	25 ft	20 ft	20 ft	70 ft	70 ft
Max. Lot Cover	55%	55%	65%	65%	75%	75%
Min. Front Yard Setback	12 ft	12 ft	12 ft	12 ft	18 ft	18 ft
Min. One Side Yard Setback	4 ft	4 ft	5 ft ^B	5 ft ^B	10 ft	10 ft
Min. Combined Side Yard Setback	16 ft	16 ft	5 ft ^B	5 ft ^B	20 ft	20 ft
Min. Rear Yard Setback	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Max. Stories	2.5	2.5	3	3	5	5

^A Live-Work Unit Buildings shall comply with the conditional use requirements of the building types in which they are constructed, i.e.: Detached Live-Work Units with § 360-22D; Semi-Attached Live-Work Units with Twins (above); and Attached Live-Work Units with Townhouses (above.) Live-Work Unit Buildings shall be parallel to and have primary front entrances on Clements Bridge Road.

^B Required for end units. Interior units have minimum 0'-foot side yard setback.

1. Other Requirements

a. Twins and Stacked Twins

- 1) There shall be no off-street parking between a building's principal façade and the public right-of-way.
- 2) There shall be no individual driveways from Clements Bridge Road.
- 3) The minimum setback between rear of dwelling and any garage, off-street parking area, or accessory building exceeding 200 square feet shall be 20 feet, exclusive of rear decks.

- b. Townhouses and Stacked Townhouses
 - 1) Buildings shall be parallel to and have primary front entrances on the public right-of-way, or private interior road for properties in the C-2 zone, on which that have the longest frontage. For properties with Clements Bridge Road frontage, a minimum of three (3) ground floor units shall be parallel to and have primary front entrances on that road.
 - 2) The number of ground floor units shall not exceed eight (8), and the total length of attached buildings shall not exceed 240 feet.
 - 3) There shall be no off-street parking between a building's principal façade and the public right-of-way.
 - 4) There shall be no individual driveways from Clements Bridge Road.
 - 5) The minimum setback between rear of dwelling and any garage, off-street parking area, or accessory building exceeding 200 square feet shall be 20 feet, exclusive of rear decks.
 - 6) Developments with ten (10) or more dwelling units shall be inclusionary.
- c. Residential Flats Development
 - 1) For properties with 70 feet or more of frontage on Clements Bridge Road frontage, buildings shall be parallel to and have primary front entrances on that road.
 - 2) For properties buildings having less than 70 feet of frontage on Clements Bridge Road, buildings shall be parallel to and have primary front entrances on the public right-of-way, or private interior road for properties in the C-2 zone, on which that have the longest frontage.
 - 3) There shall be no off-street parking between a building's principal façade and the public right-of-way.
 - 4) Developments with ten (10) or more dwelling units shall be inclusionary.
- d. Flex Mixed-Use Development
 - 1) For properties with 70 feet or more of frontage on Clements Bridge Road frontage, buildings shall be parallel to and have primary front entrances on that road.
 - 2) For properties buildings having less than 70 feet of frontage on Clements Bridge Road, buildings shall be parallel to and have primary front entrances on the public right-of-way, or private interior road for properties in the C-2 zone, on which that have the longest frontage.
 - 3) There shall be no off-street parking between a building's principal façade and the public right-of-way.
 - 4) Developments with ten (10) or more dwelling units shall be inclusionary.
- e. Live-Work Units
 - 1) Buildings shall be parallel to and have primary front entrances on Clements Bridge Road.

360-23 C-2 Business Commercial District. Delete in its entirety and replace with the following:

A. Use Requirements

1. Permitted Principal Uses:

- (a) Banks and Finance, Insurance, and Real Estate Services,
- (b) Business Administration and Support Service Uses,
- (c) Convenience Stores,
- (d) Eating and Drinking Establishments,
- (e) General Purpose / Consumer Rental Services,
- (f) Hotels,
- (g) Personal and Household Retail Services other than funeral parlors,
- (h) Professional, Scientific, and Technical Service Uses,
- (i) Recreational and Entertainment Uses,
- (j) Retails Sales, and

(k) Two or more of the above permitted uses in one building and two or more buildings on one parcel.

2. Conditional Principal Uses:

- a. Flex Mixed-Use Development, per § 360-22F Missing Middle Housing.
- b. Residential Flats Development, per § 360-22F Missing Middle Housing.
- c. Townhouses and Stacked Townhouses, per § 360-22F Missing Middle Housing.
- d. Service Stations per existing standards, except for anti-competitive distance requirement, and
- e. Single-Family Detached Dwellings, if occupied as of January 1, 2025.

3. Permitted Accessory Uses

- a. Non-Residential Accessory Uses.
- b. Residential Accessory Uses.

4. Prohibited Uses

- a. Alternative Treatment Centers.
- b. Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

B. Area and Bulk Requirements

<u>Min. Lot Size</u>	<u>55,000 sf</u>
<u>Min. Lot Width</u>	<u>150 ft</u>
<u>Max. Lot Cover:</u>	<u>65%</u>
<u>Min. FY Setback:</u>	<u>6.5 ft</u>
<u>Min. One SY Setback:</u>	<u>6 ft</u>
<u>Min. Combined SY Setback:</u>	<u>6 ft</u>
<u>Min. RY Setback:</u>	<u>30 ft</u>
<u>Max. Bldg. Height:</u>	<u>3 stories</u>
<u>Max. Bldg. Height: Hotels</u>	<u>5 stories</u>

C. Other Requirements:

- 1. Off-street parking for residential uses, as required by N.J.A.C. 5:21-4.14.
- 2. Off-street parking and loading requirements, per § 360-9.2.
- 3. Landscaping and Screening Requirements, per § 360-9.3.
- 4. Signs per § 360-28 through 33.
- 5. Performance Standards, per §360-5.2.

~~§360-26 C-4 Business Commercial District.~~ Delete this section in its entirety.

§360-27 M-2 Manufacturing District. Delete in its entirety and replace with the following:

A. Use Requirements

1. Permitted Principal Uses:

- a. Food Manufacturing other than Abattoirs,
- b. Information Technology,
- c. Light Manufacturing and Assembly, and
- d. Logistics.

2. Conditional Principal Uses:

- a. Alternative Treatment Centers, which are authorized to grow and provide registered qualifying patients with usable marijuana and related paraphernalia (including cultivation, manufacturing, and/or dispensing of medical marijuana), in accordance with the provisions of the New Jersey Compassionate Use Medical Cannabis Act, N.J.S.A. 24:6I-1 et seq., provided the following conditions are met:
 - 1) No alternate treatment center shall be located within 200 feet of the main entrance of any building used for school purposes or which is owned by or leased to any elementary school, secondary school or school board.
 - 2) No alternate treatment center shall be located within 50 feet of any R-1, R-2, R-3, R-4 and RC-5 Residential Zoning Districts;
 - 3) No alternate treatment center shall be located within 200 feet of another similar facility (i.e., alternative treatment center or authorized recreational marijuana retail facility).
 - 4) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12.
 - 5) A site plan application has been made for the lot, and the Planning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.
 - 6) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).
 - 7) In addition to the above:
 - a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses.
 - a) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.
 - 8) Hours of operation shall be restricted to 9:00 a.m. to 8:00 p.m.
 - 9) Use or consumption in any manner of marijuana is not permitted on the premises of any medical marijuana dispensary at any time.
 - 10) Persons under the age of 21 years of age are not permitted to be on the premises of any

medical marijuana dispensary at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

- 11) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such building or premises.
- 12) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.
- 13) There shall be no more than a total of two alternative treatment centers and/or authorized recreational marijuana retail facilities in the Borough of Barrington.

b. Authorized recreational marijuana retail facility, involving the sale of marijuana and related paraphernalia for recreational purposes to members of the general public, if permitted by state law, provided the following conditions are met:

- 1) No authorized recreational marijuana facility shall be located within 200 feet of the main entrance of any building used for school purposes or which is owned by or leased to any elementary school, secondary school or school board.
- 2) No authorized recreational marijuana facility shall be located within 50 feet of any R-1, R-2, R-3, R-4 and RC-5 Residential Zoning Districts.
- 3) No authorized recreational marijuana facility shall be located within 200 feet of another similar facility (i.e., alternative treatment center or authorized recreational marijuana retail facility).
- 4) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12.
- 5) A site plan application has been made for the lot, and the Planning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.
- 6) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).
- 7) In addition to the above:
 - a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses.
 - b) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.
- 8) Hours of operation shall be restricted to 9:00 a.m. to 8:00 p.m.

- 9) Use or consumption of marijuana is not permitted on the premises of an authorized recreational marijuana retail facility.
- 10) Persons under the age of 21 years of age are not permitted to be on the premises of any authorized recreational marijuana retail facility at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.
- 11) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such building or premises.
- 12) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.
- 13) There shall be no more than a total of two alternative treatment centers and/or authorized recreational marijuana retail facilities in the Borough of Barrington.

3. Permitted Accessory Uses

- a. Non-Residential Accessory Uses.

4. Prohibited Uses

- a. Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

B. Area and Bulk Requirements

<u>Min. Lot Size: Industrial</u>	<u>1 ac</u>
<u>Min. Lot Size: Business Park</u>	<u>3 ac</u>
<u>Min. Lot Width</u>	<u>100 ft</u>
<u>Max. Lot Cover: Industrial</u>	<u>55%</u>
<u>Max. Lot Cover: Business Park</u>	<u>65%</u>
<u>Min. FY Setback:</u>	<u>30 ft</u>
<u>Min. One SY Setback:</u>	<u>10 ft</u>
<u>Min. Combined SY Setback:</u>	<u>30 ft</u>
<u>Min. RY Setback:</u>	<u>30 ft</u>
<u>Max. Bldg. Height:</u>	<u>35 ft</u>

C. Other Requirements:

1. Off-street parking for residential uses, as required by N.J.A.C. 5:21-4.14.
2. Off-street parking and loading requirements, per § 360-9.2.
3. Landscaping and Screening Requirements, per § 360-9.3.
4. Signs per § 360-28 through 33.
5. Performance Standards, per §360-5.2.

§§360-28 through 30 Signs

- a. The Board should review / revise signage regulations to meet modern standards.

§ 360-31 Fence, wall and hedge height restrictions.

- a. The Board should review / revise these restrictions to meet modern standards.

§ 360-32 Stripping of topsoil, excavation of clay, sand, gravel or rock.

- a. The Board should review / revise regulations to meet modern standards.

§ 360-33 Projections into required yards.

- a. The Board should review / revise regulations to meet current bulk variance approval standards.

We did not review Articles VI, VII, VIII, IX, and X in Code Chapter 360, because they were specifically administrative in nature and should be reviewed by the Administrative Officer and Board Attorney, or Articles XI and XII, because they are specific to satellite antenna and communication tower structures.

Other Suggested Rezonings

1. From R-4 to RC-5: Brentwood Court Apartments 642 Clements Bridge Road (Block 8, Lot 2) is a rental apartment community adjacent to the Union Grove apartment community in the RC-5 zone.
2. From R-2 to R/C: Rite Aid, 501 Clements Bridge Road (Block 17, Lot 1) was never rezoned for commercial use after the former church was demolished and the Rite Aid pharmacy constructed.
3. From R-2 to R-4: 709 through 733 Newton Avenue (Block 15, Lots 19 through 29) are single-family detached homes just like those on the opposite side of Newton Avenue in the R-4 zone.
4. From R-3 to D/C and From C-2 to D/C and R-4: The railroad ROW (Block 127, Lot 1) should be in the same zones as the properties west of the railroad tracks.

Suggested Public Facility Realignment

1. The Regional Fire Prevention Alliance at 219 Clements Bridge Road (Block 25, Lots 11 and 12) could relocate to Barrington's public works area (Block 1, Lot 1) instead of in Barrington's downtown commercial district.
2. The downtown USPS office, 191 Haines Avenue (Block 49, Lots 9 and 10), is in an under-utilized building on a major downtown piece of real estate. The Federal government, which rents this property, and local residents might be better served if the Barrington postal facility were downsized and relocated to another convenient location, such as the Barrington Commons, on US 30, or at the Regional Fire Prevention Alliance at 219 Clements Bridge Road.
3. Consider opportunities for shares fire safety and emergency medical (ambulance) services with adjacent municipalities, which would provide residents and businesses with more modern facilities and free up additional real estate in Barrington's downtown commercial area.

Suggested Circulation Realignment

1. To increase pedestrian, vehicular, and railroad safety and to improve on-street vehicular parking management at the 5-points intersection of Clements Bridge Road, Barrington Avenue, and Reading Avenue, consider designating Barrington Avenue:
 - a. One-way northbound from Clements Bridge Road to Kingston Avenue, and
 - b. One-way southbound from Clements Bridge Road to Trenton Avenue.
2. Most of Barrington's local streets have right angle intersections on Clements Bridge Road except for those streets originally laid either parallel or perpendicular to the railroad. This means that Clements

Bridge Road's intersections with East Atlantic, Barrington, Second, Third, Haines and Trenton avenues form sharp triangular intersections that pose potentially hazardous sight triangle concerns. The intersection of Clements Bridge Road and Second Avenue create two small triangular islands: Block 51 - a 5,200 SF parcel capped by Haines Avenue and Block 53 – a 5,900 SF parcel capped by Trenton Avenue, which have limited redevelopment potential.

Closing Second Avenue on either side of Clements Bridge Road to improve this condition is not possible due to the location of the fire and ambulance companies at the corner of Second and Haines avenues. For this reason, we recommend that the Borough consider partially closing / cul-de-sacking Haines Avenue and Trenton avenues on the northbound and southbound intersections of Clements Bridge Road, and then improving pedestrian circulation and other streetscape amenities to encourage future redevelopment.

E. REDEVELOPMENT RECOMMENDATIONS

Subsection E requires the reexamination report state:

The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

Barrington Borough adopted its first redevelopment plan for the areas now known as "Phase I" for the M-2 zone and "Phase II" for the US Route 30 corridor in 2001 via Ordinance 753. The Borough then modified the redevelopment plan later in 2001 via Ordinance 759. In 2004, the Borough adopted another Phase II amendment via Ordinances 793 and 800, which provided for the redevelopment of the roughly 12.8-acre White Horse Pike redevelopment project that resulted in the extension of Bell Avenue south of the Pike and the construction of Wawa food market with fuel service and a Chuck Lager restaurant on Block 57. The Borough then made some amendments to the redevelopment plan for that project in 2013 via Ordinance 997 relating to bulk requirements for individual parcels, parking requirements, and adding billboards and telecommunication towers as conditional uses.

In 2003 via Ordinances 777, it adopted a redevelopment plan for the Clements Bridge Road Corridor, from White Horse Pike to the NJ Turnpike, which it called "Phase III". The Borough adopted amendments to that plan in 2012 via Ordinances 983 and 991. In 2012, the Borough added 312 Clements Bridge Road (Block 24, Lot 1) into the Phase III plan via Ordinance 982. Via Ordinance 1091 in 2018, the Borough amended Phase II of the redevelopment plan regarding bulk standards and signage regulations in the White Horse Pike area.

In 2019, the Borough amended the Phase III section of the redevelopment plan via Ordinance 1118 related parking, signage, and other features for the Tonewood Brewery redevelopment project on Block 58. In 2022, the Borough amended the Phase III section again via Ordinance 1150 to facilitate the redevelopment of the properties at 102 Clements Bridge Road (Block 50, Lots 3 and 4) and 117 Clements Bridge Road (Block 49, Lot 8.01)

In 2024, the Borough amended Phase III again via Ordinance 1193 to permit 2 first floor dwelling units and another second story dwelling unit on Block 11, Lot 1. In November 2024, it again amended the Phase III section to permit the development of a 45-unit, 100% affordable, multi-family community on Block 1, Lot 1.01.

With the exception of the Phase II amendments to facilitate the White Horse Pike redevelopment project, all of the above amendments are piecemeal tweaks. The following are comments on the original 20-year-old redevelopment plans' basic assumptions and projections based on the materials included in this reexamination report. Recommended updates to meet recent conditions and projected trends are included in Section D of this report.

Phase I Redevelopment Area

In Phase I's M-2 zone there has been substantial private-sector interest for its implementation in the parcels on Blocks 13, 13.02, 13.03, and 14. To maintain flexibility in ever-changing industrial and logistics products, processes, technology, workforces, etc., the Borough should update the redevelopment plan to consider:

- The permitted land uses be limited to information technologies, light manufacturing and assembly, food manufacturing other than abattoirs, wholesale trade, warehousing, and logistics. Commercial and "office" uses, e.g., business administration and support service uses, and professional, scientific, and technical service uses, are more appropriate in other zoning districts.

- The current provisions for: conditional uses, area and bulk requirements, performance standards, and signs should be maintained. However, the Zoning Ordinance’s outdated provisions for landscaping and screening, off-street parking, and off-street loading should be completely revised.

Phase II Redevelopment Area

In the C-2 Zone there has also been substantial private-sector interest for its implementation in the parcels on Blocks 57, 124, and 126 along US Route 30. To maintain flexibility in ever-changing real estate market, commercial products, processes, and service, the Borough should update the redevelopment plan to consider:

- Permitted commercial land uses should be expanded to include recreational uses banks, finance, insurance, and real estate service; personal and household retail services; general purpose / consumer rental supply services, and shopping centers that contain such businesses; and those other permitted uses, such as lodging.
- The current provisions for: conditional uses, area and bulk requirements, signs, and performance standards should be maintained. However, the Zoning Ordinance’s outdated provisions for landscaping and screening, off-street parking, and off-street loading should be completely revised.
- The maximum lot coverage be increased to 65%, like that for business parks in the M-2 Zone.
- Permitted higher density residential and mixed-use development should be permitted as conditional uses for missing middle housing and downtown economic development.

There has been no private-sector interest to implement the redevelopment plan in the R-2 zone in the parcels on Block 121 adjacent to Tavistock Lane and Nassau Drive. the Borough should update the redevelopment plan to consider:

- The developed and undeveloped properties on that Block 121 be removed from the redevelopment plan.

However, there has been significant commercial redevelopment interest in some of the R-2 Zone properties on Blocks 124 and 126, and some of the residences along US Route 30 and Bell Avenue have been demolished and redeveloped for commercial uses through implementation of the current redevelopment plan. The Borough should update the redevelopment plan to consider:

- The R-2 Zone properties on Blocks 124, 125 and 126 should be redesignated as C-2 Zone properties. This would mean that the existing single-family detached dwellings on these blocks may continue to be occupied as pre-existing, non-conforming uses on the condition that they be occupied by January 1, 2024; however, no new residential uses would be permitted.

Phase III Redevelopment Area

Since the adoption of the *2003 Phase III Redevelopment Plan*, a major redevelopment project at a former lumberyard and some smaller projects have been completed in the Borough’s “Downtown” area. Few projects have occurred south of Third Avenue (CR 653). One of the many reasons for this may be that the plan treats Clements Bridge Road (CR 573) between I-295 and the NJ Turnpike as one large district, when it appears to have three district characters:

1. Downtown Commercial area between I-295 and Third Avenue – Woodland Avenue,
2. Residential / Office area between Third Avenue – Woodland Avenue and Gloucester Pike, and
3. Residential / Commercial area between Gloucester Pike and the NJ Turnpike.

To maintain the Borough’s traditional small-town character along Clements Bridge Road and to provide reasonable flexibility in ever-changing retail sales and service markets while conditionally permitting accessory residential apartments to reduce entrepreneurial business costs and to provide additional housing

opportunities for smaller, starter, and/or senior households in and near Barrington's Downtown, this 2024 *Redevelopment Plan Update* recommends that:

- The current C-1 Zone be redrawn into three distinct but related zones, as identified above.
- Each of the three zones would have different sets of permitted and conditional uses depending on that zone's general character, but would maintain the current C-1 requirements for:
 - a. Building Height,
 - b. Lot Area and Bulk,
 - c. Off-Street Parking and Loading,
 - d. Landscaping and Screening, and
 - e. Signs.
- Off-street parking should be located behind the principal building's front footprint.
- Drive-in and drive-through businesses should be prohibited.

To curtail certain uses in the redevelopment area that may involve stolen goods, the Zoning Ordinance should be amended to include definitions for the terms "pawn" and "precious metals" so that they may be added to the list of Barrington's prohibited uses.

To encourage opportunities for variety of higher-density and mixed-use residential development to accommodate a range of household types whose incomes and lifestyles that may not desire or afford single-family detached homes as conditional uses in appropriate locations in the redevelopment area, the Zoning Ordinance should be amended to include definitions for the following residential development terms:

- a. Flex Mixed-Use Developments,
- b. Inclusionary,
- c. Live-Work,
- d. Missing Middle Housing,
- e. Mixed-Use,
- f. Multi-Family Building,
- g. Residential Flat,
- h. Stacked Townhouse,
- i. Stacked Twin,
- j. Townhouse Unit,
- k. Twin Unit, and
- l. Two-Family Unit

F. ELECTRIC VEHICLE INFRASTRUCTURE

Subsection F requires the reexamination report state:

The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

The transportation sector accounts for 46 percent of New Jersey’s net greenhouse gas emissions, making it the largest source of emissions. Accordingly, Governor Phil Murphy has set a goal of registering 330,000 electric vehicles (EVs) in New Jersey by 2025 to reduce emissions from the transportation sector and help reach the goals of New Jersey’s Energy Master Plan and the Global Warming Response Act.

Key to the adoption of electric vehicles is the development of a robust public electric vehicle charging network. In this regard, it is noted that as of the preparation of this reexamination report, New Jersey had 785 public electric vehicle charging stations. The Alternative Fueling Station Locator did not identify any electric vehicle charging stations in Barrington Borough. However, there are three (3) charging stations in the nearby communities of Somerdale Borough, Runnemede Borough, and Bellmawr Borough.

To encourage the development of more electric vehicle charging stations within New Jersey, the legislature amended the Municipal Land Use Law (MLUL) twice:

- i. In 2019, to require that master plan reexamination reports include recommendations concerning locations appropriate for the development of public EV infrastructure; and
- ii. In 2021, to include specific numerical and zoning standards for the installation of electric supply equipment and “make-ready” parking spaces.

Regarding the identification of appropriate locations for the development of public electric vehicle infrastructure, the Planning Board does not recommend that specific areas of the Borough be targeted for the creation of new public EV charging stations. Rather, it is recommended that opportunities for the development of public EV infrastructure should be maximized by applying the most recent (i.e., July 2021) amendments of the M.L.U.L., which are detailed in Section IV, to all future development within the Borough. To facilitate same, it is recommended that the Borough’s Land Use Ordinance and zoning regulations be reviewed to determine what amendments may be necessary to implement the July 2021 amendment to the M.L.U.L. concerning EV charging infrastructure and “make-ready” parking spaces.

Installation of public EV charging stations should be prioritized at existing municipal, recreational, and off-street parking facilities, such as:

1. Barrington Municipal Complex,
2. Edward R. Deere Field, Barrington Little League Field, Barrington Girls Softball Field, and
3. Barrington Avenue parking areas.

All future redevelopment plans or redevelopment plan amendments should include specific requirements and provisions for the development of public EV and zero emission infrastructure, as required by recent amendments to the Local Redevelopment and Housing Law (LRHL).