

Barrington Planning/Zoning Board

Regular Monthly Meeting Agenda

Nov. 25, 2024, at 7:00 pm

Sunshine Law

- a. In accordance with the Open Public Meeting Act of 1975, Chapter 231, notice of this meeting posted by way of the Retrospect and the Courier-Post; same is posted on the Bulletin Board in the Borough Hall where notices are primarily posted.

Pledge of Allegiance & Call Roll

_____ Councilman Cerrito	_____ Mayor Hanson	_____ Ferguson	_____ Lang, Alt 1
_____ Cilurso	_____ Orlando	_____ Rink, John	_____ Sullivan, Alt2
_____ Harrell	_____ Liss	_____ Schreyer	_____ Brennan, Alt 3
			_____ Alex Beyer, Alt.4

Minutes of Oct 7, 2024

Motion to approve: _____ All in favour: _____

Public Portion:

Motion to open: _____ All in favour: _____
Motion to close: _____ All in favour: _____

Business:

Master Plan – Resolution # 2024-11-19

Public portion

Motion to open _____ Second; _____

Motion to Close _____ Second: _____

Poll Vote: Chairman Rink _____ Karen Cilurso _____ John Brennan _____ Ed Harrell _____ Linda Lang _____ Terry Sullivan _____
Zach Ferguson _____

Revelopment block 1 lot 1.01 1201 Clements Bridge Road- Resolution #2024-10

Public Portion

Motion to open: _____ Second: _____

Motion to close; _____ Second; _____

Chairman Rink _____ Karen Cilurso _____ Ed Harrell _____ John Brennan _____ Zach Ferguson _____ Linda Lang _____ Terri Sullivan _____

Ordinance No. 1193 block 11 lot 1 600 Clements Bridge Road Resolution #2024-11

Public portion

Motion to open _____ Second; _____

Motion to close _____ Second; _____

Chairman Rink____Karen Cilurso____Ed Harrell____John Brennan____Zach Ferguson____Linda Lang____Terri Sullivan____

Adjournment: Motion to adjourn _____ All in favour: _____

**A RESOLUTION OF THE BOROUGH OF
BARRINGTON PLANNING BOARD**

**CONFIRMING MASTER PLAN CONSISTENCY OF ORDINANCE NO. 1193
AMENDING ARTICLE III., COMMERCIAL DISTRICTS, IN CHAPTER 360,
ZONING, IN THE CODE OF THE BOROUGH OF BARRINGTON**

RESOLUTION NO. 2024-11

WHEREAS, pursuant to N.J.S.A. 40:55D-26(a) of the Municipal Land Use Law (“MLUL”), prior to adoption of a land development regulation or revision or amendment thereto, the Governing Body must refer the same to the Land Use Board for determination of whether the regulation, revision or amendment is consistent with the Master Plan; and

WHEREAS, the MLUL provides the Land Use Board thirty-five (35) days from the date of referral to conduct its review and submit a report to the Governing Body setting forth its recommendations and determinations as to Master Plan consistency which the Governing Body must evaluate and consider prior to the final adoption of the development regulation or revision or amendment thereto; and

WHEREAS, pursuant to N.J.S.A. 40:55D-26(a), the Mayor and Borough Council of the Borough of Barrington (“Council”) passed Resolution 10-2024-110 referring the following ordinance (“Ordinance No. 1193”) to the Borough of Barrington Planning Board (“Board”) for Master Plan consistency review:

Amendment to Section 360-22(A)(1) in Article III, C-1 Central Commercial District in Chapter 360, Zoning, to adopt an overlay ordinance for a certain property covered in the Barrington Redevelopment Plan for Clements Bridge Road Phase III only, permitting two (2) first floor dwelling units and one (1) above first-floor and above second-floor dwelling unit.

WHEREAS, on October 28, 2024, the Board reviewed Ordinance No. 1193 for consistency with the Barrington Borough Master Plan; and

WHEREAS, the Board found and determined that Ordinance No. 1193 is consistent with the primary goals and objectives of Barrington Borough’s Master Plan and/or designed to effectuate them and makes no recommendations for changes to the Ordinance prior to adoption; and

WHEREAS, upon motion duly made and seconded, the Board found Ordinance No. 1193 to be consistent with the Barrington Borough Master Plan and recommended that the Council adopt the Ordinance, per the roll call vote duly recorded below:

MEMBERS	IN FAVOR	OPPOSED	ABSTAIN
CHAIRMAN RINK	X		
VICE-CHAIR CILURSO	X		
MR. BRENNAN	X		
MR. HARRELL	X		
MS. LANG	X		
MS. SULLIVAN	X		
MR. FERGUSON	X		

NOW THEREFORE, BE IT RESOLVED, by the Borough of Barrington Planning Board that Ordinance No. 1193, attached hereto as **Exhibit A**, is consistent with the primary goals and objectives of Barrington Borough’s Master Plan and/or designed to effectuate them and that it be adopted by the Council.

ATTEST:

BARRINGTON BOROUGH
PLANNING BOARD

CAROL FULTANO
SECRETARY

JOHN RINK
CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the Planning Board of the Borough of Barrington, County of Camden, State of New Jersey, adopted the foregoing resolution at its regular meeting held at the Borough Hall, 229 Trenton Avenue, Barrington, New Jersey, on October 28, 2024, and said resolution was authorized for memorialization at a meeting held on November 25, 2024.

CAROL FULTANO
SECRETARY

Exhibit A

Proposed Ordinance No. 1193

**A RESOLUTION OF THE BOROUGH OF
BARRINGTON PLANNING BOARD**

**CONFIRMING MASTER PLAN CONSISTENCY OF THE NON-CONDEMNATION
REDEVELOPMENT PLAN FOR THE 1201 CLEMENTS BRIDGE ROAD AREA IN
NEED OF REDEVELOPMENT BLOCK 1, LOT 1.01**

RESOLUTION NO. 2024-10

WHEREAS, pursuant to Resolution No. 5-2024-63, adopted May 14, 2024, the Borough Council of the Borough of Barrington (the “Council”) directed the Borough of Barrington Planning Board (the “Board”) to conduct a Preliminary Investigation of Block 1, Lot 1.01 (the “Redevelopment Area”), in order to determine whether the property or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law (“Redevelopment Law”); and

WHEREAS, the Board conducted a Preliminary Investigation and prepared a map depicting the Redevelopment Area boundaries, and prepared a report entitled “Preliminary Investigation for Designation as Area in Need of Non-Condemnation Redevelopment,” dated September 10, 2024 through its Planner, Environmental Resolutions, Inc., (the “Preliminary Investigation Report”) which is on file with the Borough Clerk and Borough Planning Board Secretary, as required by the Redevelopment Law; and

WHEREAS, on October 7, 2024, the Board conducted a public hearing in accordance with N.J.S.A. 40A:12A-6 to determine whether the Redevelopment Area meets the statutory criteria of an area in need of redevelopment and considered public comments and objections thereto; and

WHEREAS, the Board adopted Resolution No. 2024-09, recommending that Block 1, Lot 1.01 be designated an “area in need of redevelopment” without the power of eminent domain (“Non-Condemnation Redevelopment Area”); and

WHEREAS, pursuant to Resolution No. 10-2024-118, adopted October 8, 2024, the Council designated Block 1, Lot 1.10 as a Non-Condemnation Area in Need of Redevelopment, pursuant to the Redevelopment Law, without the power of eminent domain; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-7(e), the Non-Condemnation Redevelopment Plan for Block 1, Lot 1.01 must be referred to the Board for identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and recommendations concerning those inconsistencies and any other matters as the Board deems appropriate; and

WHEREAS, on October 28, 2024, the Board reviewed the Non-Condensation Redevelopment Plan for Block 1, Lot 1.01 prepared by Environmental Resolutions, Inc., dated October 21, 2024, as well as received testimony on the same; and

WHEREAS, the Board determined that the Non-Condensation Redevelopment Plan for Block 1, Lot 1.01 is consistent with the primary goals and objectives of Barrington Borough’s Master Plan and/or designed to effectuate them and does not recommend any changes to the Redevelopment Plan prior to adoption; and

WHEREAS, in connection with the review of the Non-Condensation Redevelopment Plan for Block 1, Lot 1.01, the Board makes the following recommendation as an area of emphasis: The primary purpose of the Redevelopment Plan is identified as facilitating the development of 100% affordable, multi-family dwelling, to address Barrington Borough’s current need for affordable units, especially for those who may have disabilities or those who are veterans. In consideration of this primary purpose, the Board would emphasize that the affordable housing units to be constructed as part of the Redevelopment Area be age-restricted units which shall address an important need within the community.

WHEREAS, upon motion duly made and seconded, the Board found the Non-Condensation Redevelopment Plan for Block 1, Lot 1.01 to be consistent with the primary goals and objectives of Barrington Borough’s Master Plan and/or designed to effectuate them and recommends that the Council adopt the Redevelopment Plan with emphasis on age-restricted units in the Redevelopment Area, per the roll call vote duly recorded below:

MEMBERS	IN FAVOR	OPPOSED	ABSTAIN
CHAIRMAN RINK	X		
VICE-CHAIR CILURSO	X		
MR. BRENNAN	X		
MR. HARRELL	X		
MS. LANG	X		
MS. SULLIVAN	X		
MR. FERGUSON	X		

NOW THEREFORE, BE IT RESOLVED, by the Borough of Barrington Planning Board that the Non-Condemnation Redevelopment Plan for Block 1, Lot 1.01, attached hereto as **Exhibit A**, is consistent with the primary goals and objectives of Barrington Borough’s Master Plan and/or designed to effectuate them and that it be adopted by the Council.

ATTEST:

BARRINGTON BOROUGH
PLANNING BOARD

CAROL FULTANO
SECRETARY

JOHN RINK
CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the Planning Board of the Borough of Barrington, County of Camden, State of New Jersey, adopted the foregoing resolution at its regular meeting held at the Borough Hall, 229 Trenton Avenue, Barrington, New Jersey, on October 28, 2024, and said resolution was authorized for memorialization at a meeting held on November 25, 2024.

CAROL FULTANO
SECRETARY

Exhibit A

Proposed Redevelopment Plan

ORDINANCE NO. 1195

ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN, STATE OF NEW JERSEY, ADOPTING THE 2024 NON-CONDEMNATION REDEVELOPMENT PLAN UPDATE FOR PHASES I, II, AND III IN THE BOROUGH OF BARRINGTON (2024 REDEVELOPMENT PLAN UPDATE) AS IT RELATES TO THE PROJECT AREA IDENTIFIED IN THE 2001 PHASES I AND II REDEVELOPMENT PLAN AND THE 2003 PHASE III REDEVELOPMENT PLAN, AS AMENDED, WITHIN THE BOROUGH OF BARRINGTON

WHEREAS the Local Redevelopment and Housing Law ("Redevelopment Law"), N.J.S.A. 40A:12A-1, et seq. grants broad powers to municipalities to develop and implement redevelopment plans for areas determined to be "in need of redevelopment;" and

WHEREAS by Resolution No. 5-2024-63, adopted May 14, 2024, the Borough Council of the Borough of Barrington directed the Planning Board of the Borough of Barrington to conduct a Preliminary Investigation of certain Blocks and Lots (the "Study Area"), in order to determine whether the property or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS the Planning Board of the Borough of Barrington conducted a Preliminary Investigation and prepared a map depicting the redevelopment area boundaries, and prepared a report entitled "Preliminary Investigation for Designation as Area in Need of Non-Condemnation Redevelopment," dated September 10, 2024 through its Planner, Environmental Resolutions, Inc. (the "Preliminary Investigation Report"), which is on file with the Borough Clerk and Borough Planning Board Secretary, as required by the Redevelopment Law; and

WHEREAS on October 7, 2024, the Planning Board of the Borough of Barrington conducted a public hearing in accordance with N.J.S.A. 40A:12A-6 to determine whether the Study Area meets the statutory criteria of an area in need of redevelopment and considered public comments and objections thereto; and

WHEREAS the Planning Board of the Borough of Barrington adopted Resolution No. 2024-09, recommending that certain Blocks and Lots ("Project Area") be designated as "areas in need of redevelopment" without the power of eminent domain ("Non-Condemnation Redevelopment Area"); and

WHEREAS the Borough Council of the Borough of Barrington, by Resolution No. 10-2024-118, designated certain Blocks and Lots ("Project Area") to be "areas in need of redevelopment" without the power of eminent domain ("Non-Condemnation Redevelopment Area"); and

WHEREAS the Borough Council directs that, consistent with this Redevelopment Plan, the redevelopment of 1201 Clements Bridge Road, also known as Block 1, Lot 1.01, be specifically limited to the development of housing for individuals aged 55 years or older, more commonly referred to as "Senior Housing;"

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Barrington, County of Camden, and State of New Jersey that the 2024 Non-Condernation Redevelopment Plan Update for Phases I, II, and III in the Borough of Barrington (2024 Redevelopment Plan Update) as it relates to the Project Area identified in the 2001 Phases I and II Redevelopment Plan and the 2003 Phase III Redevelopment Plan, as amended, attached as Exhibit "A" and recommended by the Planning Board of the Borough of Barrington, and approved by the Mayor and Borough Council of the Borough of Barrington, be and hereby is adopted as Redevelopment Plan for the areas identified above and depicted in the map and plan adopted hereby and incorporated herein pursuant to N.J.S.A. 40A:12A-7.

BE IT FURTHER ORDAINED that, consistent with this Redevelopment Plan, the redevelopment of 1201 Clements Bridge Road, also known as Block 1, Lot 1.01, be specifically limited to the development of housing for individuals aged 55 years or older, more commonly referred to as "Senior Housing;" and

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon passage and publication according to law.

BOROUGH OF BARRINGTON

Date of Introduction: November 12, 2024

Date of Adoption:

Approved: _____
Kyle Hanson, Mayor

Attest: _____
Terry Shannon, Borough Clerk

The purpose of this Ordinance is to adopt the 1201 Clements Bridge Road Redevelopment Plan for certain property located at Block 1, Lot 1.01 in the Borough of Barrington. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Friday (Legal Holidays excluded), at the Office of the Borough Clerk, Barrington Borough Hall, 229 Trenton Avenue, Barrington, New Jersey.

**A RESOLUTION OF THE BOROUGH OF
BARRINGTON PLANNING BOARD**

**CONFIRMING MASTER PLAN CONSISTENCY OF ORDINANCE NO. 1193
AMENDING ARTICLE III., COMMERCIAL DISTRICTS, IN CHAPTER 360,
ZONING, IN THE CODE OF THE BOROUGH OF BARRINGTON**

RESOLUTION NO. 2024-11

WHEREAS, pursuant to N.J.S.A. 40:55D-26(a) of the Municipal Land Use Law (“MLUL”), prior to adoption of a land development regulation or revision or amendment thereto, the Governing Body must refer the same to the Land Use Board for determination of whether the regulation, revision or amendment is consistent with the Master Plan; and

WHEREAS, the MLUL provides the Land Use Board thirty-five (35) days from the date of referral to conduct its review and submit a report to the Governing Body setting forth its recommendations and determinations as to Master Plan consistency which the Governing Body must evaluate and consider prior to the final adoption of the development regulation or revision or amendment thereto; and

WHEREAS, pursuant to N.J.S.A. 40:55D-26(a), the Mayor and Borough Council of the Borough of Barrington (“Council”) passed Resolution 10-2024-110 referring the following ordinance (“Ordinance No. 1193”) to the Borough of Barrington Planning Board (“Board”) for Master Plan consistency review:

Amendment to Section 360-22(A)(1) in Article III, C-1 Central Commercial District in Chapter 360, Zoning, to adopt an overlay ordinance for a certain property covered in the Barrington Redevelopment Plan for Clements Bridge Road Phase III only, permitting two (2) first floor dwelling units and one (1) above first-floor and above second-floor dwelling unit.

WHEREAS, on October 28, 2024, the Board reviewed Ordinance No. 1193 for consistency with the Barrington Borough Master Plan; and

WHEREAS, the Board found and determined that Ordinance No. 1193 is consistent with the primary goals and objectives of Barrington Borough’s Master Plan and/or designed to effectuate them and makes no recommendations for changes to the Ordinance prior to adoption; and

WHEREAS, upon motion duly made and seconded, the Board found Ordinance No. 1193 to be consistent with the Barrington Borough Master Plan and recommended that the Council adopt the Ordinance, per the roll call vote duly recorded below:

MEMBERS	IN FAVOR	OPPOSED	ABSTAIN
CHAIRMAN RINK	X		
VICE-CHAIR CILURSO	X		
MR. BRENNAN	X		
MR. HARRELL	X		
MS. LANG	X		
MS. SULLIVAN	X		
MR. FERGUSON	X		

NOW THEREFORE, BE IT RESOLVED, by the Borough of Barrington Planning Board that Ordinance No. 1193, attached hereto as **Exhibit A**, is consistent with the primary goals and objectives of Barrington Borough’s Master Plan and/or designed to effectuate them and that it be adopted by the Council.

ATTEST:

BARRINGTON BOROUGH
PLANNING BOARD

CAROL FULTANO
SECRETARY

JOHN RINK
CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the Planning Board of the Borough of Barrington, County of Camden, State of New Jersey, adopted the foregoing resolution at its regular meeting held at the Borough Hall, 229 Trenton Avenue, Barrington, New Jersey, on October 28, 2024, and said resolution was authorized for memorialization at a meeting held on November 25, 2024.

CAROL FULTANO
SECRETARY

Exhibit A

Proposed Ordinance No. 1193

ORDINANCE NO. 1193

ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN, STATE OF NEW JERSEY AMENDING ARTICLE III., COMMERCIAL DISTRICTS, IN CHAPTER 360, ZONING, IN THE CODE OF THE BOROUGH OF BARRINGTON

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Barrington, County of Camden, and State of New Jersey that Article III., Commercial Districts, in Chapter 360, Zoning, be and is hereby amended in the Code of the Borough of Barrington, as follows:

ARTICLE I. ARTICLE III. SECTION 360-22 C-1 Central Commercial District.

A. Use regulations.

(1) Retained in its entirety.

(a) Retained in its entirety.

(b) Retained in its entirety.

(c) Retained in its entirety.

(d) Retained in its entirety.

(e) Retained in its entirety.

(f) Retained in its entirety.

(g) Retained in its entirety.

(h) In Block 11, Lot 1 of the Barrington Redevelopment Plan for Clements Bridge Road Phase III only, two (2) first floor dwelling units and one (1) above first-floor and above second-floor dwelling unit is permitted.

ARTICLE II.

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

ARTICLE III.

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

BOROUGH OF BARRINGTON

Date Introduced:

Date Adopted:

By: _____
Mayor Kyle Hanson

Attest: _____
Terry Shannon, Borough Clerk

The foregoing ordinance was introduced by Mayor and Council at the regular meeting held on October 8, 2024. This Ordinance will be considered for adoption on final reading and public hearing to be held on November 12, 2024 at 6:00 p.m. in the Council Meeting Room, Barrington Borough Hall, 229 Trenton Avenue, Barrington, New Jersey.

The purpose of this Ordinance is to adopt an overlay ordinance for a certain area in the Barrington Redevelopment Plan for Clements Bridge Road Phase III only, in the Code of the Borough of Barrington. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Thursday (Legal Holidays excluded), and public between the hours of 8:30 AM to 12:00 PM on Fridays (Legal Holidays excluded), at the Office of the Borough Clerk, Barrington Borough Hall, 229 Trenton Avenue, Barrington, New Jersey.