

**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.