

BOROUGH OF BARRINGTON
MINUTES OF MONTHLY COUNCIL MEETING
December 11, 2024, 6:00PM
COUNCIL ROOM AT MUNICIPAL BUILDING

A regular monthly Council Meeting of the Borough of Barrington was held with Mayor Hanson presiding.

CALL TO ORDER

Mayor Hanson called the meeting to order with the following statement: "This meeting is held in compliance with Chapter 231 of the Open Public Meetings Act of 1975 and appropriate notice has been given. Notice of the meeting was filed with the Retrospect and Courier Post and is also posted in the main office of the Borough Clerk where notices are primarily kept. He then led everyone present in the Pledge of Allegiance.

ROLL CALL

The Municipal Clerk called roll of Council with the following in attendance: Council President Beach, Councilman Cerrito, Councilman Drumm and Councilman Robenolt. Councilman Ludwig and Councilwoman Mercado-Miller were absent with prior notice. Mayor Hanson, Municipal Clerk Terry Shannon, and Solicitor Timothy Higgins.

PUBLIC PORTION

Mayor Hanson advised that since so many Barrington Mews residents were in attendance we would move the first public portion at this time so they didn't have to stay for the entire meeting if they did not want to. If you have comments or questions, please come forward and state your name for the record. Public comment is limited to five minutes per person. On a motion by Drumm, second by Beach, the public portion of the meeting was opened.

Mayor Hanson told everyone that he and Councilwoman Mercado-Miller attended the Mews meeting on December 6. They were told the building is being sold sometime in February. It was shared that leases will be honored, and you are welcome to stay, when your lease expires, if you are able to pay the market rates. The Mayor said we have not received documentation on that statement, the sale is not final, so we don't know too much. He and the Councilwoman attended the meeting to get information just like the Mews residents; we were under the assumption the either the current owners or the new owners would be at the meeting, we wanted answers for you as well as ourselves. We have worked with Congressman Norcross's office to see if the property is under HUD jurisdiction; it was under another program by the state, it is under their jurisdiction. The state agency confirmed that the mortgage restrictions for affordability come off after the 30-year period which is the end of this year. They talked with DCA and Affordable Housing, they are looking into documents they have from back then to see what they have in their system from when all was built and filed. We are working with representatives from the federal, state, and local governments as well as with our lawyers, the borough solicitor and land use attorney. We are doing everything we can because we are not supportive of bringing the apartments to market rate or anyone being displaced from their homes. We know we won't have answers tonight; we have a form for you to complete with your contact information and ask questions and we will work with our partners to try to get you answers. We will circulate with the Mews when we have the answers. We are doing everything we can.

Residents of the MEWS were present and spoke about Ord. 1194 and why we are extending the PILOT agreement. Mayor Hanson explained that the PILOT agreement only applies to the current owners and if the building remains for seniors and disabled residents. If the building sells and the rents go to market rates, the PILOT will terminate. The following MEWS residents all spoke and talked about the financial hardships: Sara Shiekman, Dawn Tilton, Joan Brodowski, Jackie Shaw, Michele Webster, Christina Prete, William Camp, Pamela Simmons, Oddette Miller, Vanessa Shuler, Robert Hawthorne. They all spoke about the poor management at the MEWS, how long

they have lived there, the disabled veterans, the waiting lists on similar properties, the costs to move and the emotional and financial toll this will take on all of the residents. They all asked for help from the elected officials. Mayor Hanson explained it is a private sale but we are looking into all possibilities for any way we can help. He asked everyone to please provide their name and email address so we can keep them updated on any new information we receive.

Eileen Holcombe, Barrington Senior Coordinator stated that when Mayor & Council say they are working for you they truly are. Proof is that the Mayor & Councilwoman showed up at the Mews meeting the other day. He was supposed to come to a Christmas Party with me and he did not so he could be at the meeting with you. They will help you as best they can, so will Meg and I and everyone at the borough. Thank you.

Paul Maurice – not happy about proposed VFW sale, hopes it goes down. Mayor advised that we were approached by someone wishing to purchase the building, but we have not made any final decisions yet.

On a motion by Ludwig, second by Drumm, the public portion was closed.

PROCLAMATIONS & PRESENTATION

Mayor Hanson announced that we are recognizing the Barrington Green Team for receiving the “Rookie of the Year” Award from Sustainable Jersey. The proclamation was presented to Brittany and Alex Beyer and members of the Green Team who were present.

APPROVAL OF MINUTES

Mayor Hanson reported that Council was provided with the minutes of the November 4, 2024, caucus, and the November 12, 2024, council meetings and asked if there were any corrections or abstentions. Seeing none, on a motion by Robenolt, second by Beach the minutes were approved with all members present in favor.

COMMITTEE REPORTS

Mayor Hanson reported that the monthly departmental reports were distributed to the governing body, are posted outside of council chambers, and posted on the borough website. If there are no questions on the reports, I will entertain a motion to accept monthly reports.

On a motion by Beach, second by Drumm, the monthly departmental reports were accepted with the following poll vote: Beach-yes, Cerrito-yes, Drumm–yes, Ludwig-yes, Robenolt-yes.

ORDINANCES FOR PUBLIC HEARING AND ADOPTION

Ord. 1193 Ordinance of the Borough of Barrington, County of Camden, State of New Jersey, Amending Article III, Commercial Districts, in Chapter 360, Zoning

On a motion by Ludwig, second by Drumm, the second reading of ordinance 1193 was approved with the following poll vote: Beach-yes, Cerrito-yes, Drumm–yes, Ludwig-yes, Robenolt-yes.

On a motion by Ludwig, second by Drumm, the public hearing on ordinance 1193 was opened. Seeing no comments from the public, on a motion by Ludwig, second by Robenolt, the public hearing was closed.

On a motion by Ludwig, second by Drumm, ordinance 1193 was adopted with the following poll vote: Beach-yes, Cerrito-yes, Drumm–yes, Ludwig-yes, Robenolt-yes.

Ord. 1194 Ordinance of the Borough of Barrington Amending Article I., Tax Abatements for Commercial and Industrial Structures, in Chapter 313, Taxation, in the Borough Code

On a motion by Ludwig, second by Drumm, the second reading of ordinance 1194 was approved with the following poll vote: Beach-yes, Cerrito-yes, Drumm-yes, Ludwig-yes, Robenolt-yes.

On a motion by Ludwig, second by Cerrito, the public hearing on ordinance 1194 was opened. Seeing no comments from the public, on a motion by Ludwig, second by Cerrito, the public hearing was closed.

On a motion by Ludwig, second by Beach, Ordinance 1194 was adopted with the following poll vote: Beach-yes, Cerrito-yes, Drumm-yes, Ludwig-yes, Robenolt-yes.

Ord. 1195 Ordinance of the Borough of Barrington 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

On a motion by Ludwig, second by Beach, the second reading of ordinance 1195 was approved with the following poll vote: Beach-yes, Cerrito-yes, Drumm-yes, Ludwig-yes, Robenolt-yes.

On a motion by Ludwig, second by Cerrito, the public hearing on ordinance 1195 was opened. Seeing no comments from the public, on a motion by Ludwig, second by Drumm, the public hearing was closed.

On a motion by Ludwig, second by Drumm, the ordinance 1195 was adopted with the following poll vote: Beach-yes, Cerrito-yes, Drumm-yes, Ludwig-yes, Robenolt-yes.

Ord. 1196 Ordinance of the Borough of Barrington Authorizing the Execution of the First Amendment to the Agreement for Payment in Lieu of Taxes Between Senior Housing of Barrington Partners, L.P. and the Borough of Barrington, Pursuant to N.J.S.A. 55:14K-1 Et. Seq.

On a motion by Ludwig, second by Drumm, the second reading of ordinance 1196 was approved with the following poll vote: Beach-yes, Cerrito-yes, Drumm-yes, Ludwig-yes, Robenolt-yes.

On a motion by Ludwig, second by Drumm, the public hearing on ordinance 1196 was opened.

Dawn Tilton opposes this ordinance because it's not right to give two months tax abatement. The money would be better used to help the Mews residents find new housing and to pay for moving expenses. Nothing will change for the residents due to this abatement.

Seeing no further comments from the public, on a motion by Ludwig, second by Drumm, the public hearing was closed.

On a motion by Drumm, second by Beach, ordinance 1196 was adopted with the following poll vote: Beach-yes, Cerrito-yes, Drumm-yes, Ludwig-no, Robenolt-yes.

RESOLUTION CONSENT AGENDA

The Clerk read the following resolutions to be approved by consent agenda:

12-2024-135 Setting the Dates for January Meetings

12-2024-136 Rescinding Prior Approval for Support of a Cannabis Business

12-2024-137 Rescinding Prior Approval for Support of a Cannabis Business

- 12-2024-138 Resolution Awarding a Contract to Think Pavers for Installation of Playground Equipment at Lost World Park
- 12-2024-139 Resolution Awarding a Contract to General Recreation for Installation of a Rubber Surface at Lost World Park
- 12-2024-140 Resolution Authorizing Contracts with Certain Approved State Contract Vendors Pursuant to N.J.S.A. 40A:11-12a
- 12-2024-141 Resolution Rescinding a Petty Cash Fund
- 12-2024-142 Resolution Authorizing 2024 Budget Transfers
- 12-2024-143 Resolution Authorizing Participation in the Camden County Contract for Deer Carcass Removal
- 12-2024-144 Resolution Authorizing Participation in the Camden County Contract for Sodium Chloride and Liquid Enhanced Sodium Chloride
- 12-2024-145 Resolution Authorizing the Release of the Performance Bond Posted for Chipotle Restaurant
- 12-2024-146 Resolution Authorizing Execution of the Shared Service Agreement with the Regional Fire Alliance
- 12-2024-147 Resolution Authorizing Submission of an Application for a 2025 Local Recreation Improvement Grant for a Pickleball Court at Lost World Park
- 12-2024-148 Supporting the Amendment of the Fair Housing Act as Proposed by the New Jersey Institute of Local Government Attorneys
- 12-2024-149 Approving the December Bill List in the Total Amount of: \$875,004.50
- 12-2024-150 Resolution Rejecting Bids Received for Roadway Improvements to Davis Road from 612 Davis Road to Shreve Avenue

On a motion by Ludwig, second by Drumm, the resolution consent agenda was approved with the following poll vote: Beach=yes, Cerrito=yes, Drumm=yes, Ludwig=yes, Robenolt=yes.

PUBLIC PORTION

Mayor Hanson advised that if you have comments or questions, please come forward and state your name for the record. Public comment is limited to five minutes per person. On a motion by Cerrito, second by Ludwig, the public portion of the meeting was opened.

Eileen Holcombe – thanked Mayor & Council for the dinner they provided to the seniors for Thanksgiving. We had a nice turn out and they really did appreciate it.

David Pennington, from Greenhouse Lifestyles of NJ, formerly AACCTPRO – thanked council for giving them the opportunity for a cannabis license. They have a lot planned for the town including a potential reality show similar to a makeover show. It will bring a lot of notoriety to Barrington and South Jersey.

Jim Rutala also from Greenhouse Lifestyles of NJ – said we received the letter about the rescinding of our prior approval for a cannabis license. They had a miscommunication with their contractor and then their funding backed out. They have new funding and would like to reinstate their prior approval to keep the project moving forward. He apologized for the communication problems and will work diligently and want to be good partners with this community. He is asking for an opportunity to continue to move forward. Mayor Hanson responded that we did vote to rescind the resolution of support for AACCTPRO as we sent a letter in November and did not get any response. As your business now has a new name, you are welcome to back in January and request a new resolution of support from the governing body for the new business.

Diane Schreyer – thanked mayor and council and all for their work during the year, it has been a complex year. Thank you all.

Maryann Perrino – is it appropriate to ask what these men are trying to do in Barrington? Mayor responded that they were opening a cannabis facility.

Seeing no further comments from the public, on a motion by Ludwig, second by Cerrito, the public portion of the meeting was closed.

COMMENTS FROM MEMBERS OF THE GOVERNING BODY

COUNCILMAN DRUMM – reiterate Mayor Hanson comments. We support people at mews, as Mayor stated, we will do whatever we can to help. The Mayor and the Councilwoman are working diligently on this issue, and we all support you. Thanked all employees who participated in tree lighting and fire parade, thanks to all involved. Congratulated the Green Team on their award and hard work. Happy holidays!

COUNCIL PRESIDENT BEACH – as already said, the Mayor and Council are 110% behind the Mews. All residents mean a great deal to us but it's a shame that seniors, veterans, and disabled persons are put in a situation like this. We will do everything we can to help out. Thanked the Mayor for cooking the meal for the seniors, once again, a wonderful job. Wished all happy holidays and thanks to all employees. It's like a family here. Council, the department heads, and the employees all work together. All do a wonderful job, and we appreciate all of you and what you do on a day in and out basis. Be safe during the holidays.

COUNCILMAN ROBENOLT – as already said it is a shame that something like what is happening at the Mews can happen, it's hard for council to navigate and we will do our best to come to a resolution. We can't fix poor management and private business. Congratulations to the Green Team, glad to see them recognized. Enjoy your holidays and be safe.

COUNCILMAN CERRITO – commended the Mayor for his efforts and willingness to take on the issue with the Mews, you are doing a good job standing up for your residents, seniors, veterans., and disabled. It is unfortunate especially to happen to our most vulnerable. I hope some good comes, and we are here to support that. Congratulations to the Green Team receiving the Eagles in mind when I am not here! Thank you for all your support. Rookie of the Year, we are on the track to a great future. I'm proud of you and look forward to another year. Thank you.

COUNCILMAN LUDWIG – thanked all his colleagues that he has worked with over the last 13 years, and all the staff. I will miss this job but will have part of my life back and figure out what to do with that. I have a lot to do and it was the right decision. I enjoyed working here and seeing the town change over time. Everyone is doing a great job, and I am proud to say I served here. Have a good holiday and keep the Eagles in mind when I am not here! Thank you for all your support.

MAYOR HANSON – congratulations to the Green Team, you are doing a phenomenal job as evidenced by the award and certification. Shawn, we will have all the fanfare for you at our Reorganization meeting. Holly Jolly Trolley is this Sunday and is hosted by the Civic Association, 5-8 pm at Woodland School and is a free holiday event. Our reorganization meeting will be held on Tuesday, January 7 at 6pm and our caucus meeting will follow. At reorganization we will be swearing in Councilman Elect Alex Beyer. The Mayor thanked all the staff, departments, especially the administrators and Chiefs. Will not say his first year as Mayor was a breeze but it was great. Thank you for your hard work and dedication. To our community and residents.

Diane Schreyer – said thank you and goodbye to Councilman Ludwig.

Terry Shannon – wanted it on the record that Mayor Hanson prepared an amazing holiday party luncheon last week for the staff, and cooked all the food himself. He set the bar high and now has to do that every year! Thank you.

Seeing no further business to be transacted, on a motion by Cerrito, second by Ludwig, the meeting adjourned at 7:20 pm.

APPROVED: *Terry Shannon*
Terry Shannon, Borough Clerk