

ORDINANCE NO. 1200

ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING 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 SUBJECT PROPERTY IDENTIFIED AS BLOCK 49, LOT 12, PURSUANT TO N.J.S.A. 40A:12-6

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 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 to be "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 Ordinance No. 1195, adopted the 2024 Non-Condemnation Redevelopment Plan Update for Phases I, II, and III in the Borough of Barrington (2024 Redevelopment Plan Update), inclusive of the 111 Clements Bridge Road (hereinafter, the "Subject Property"), identified as Block 49, Lot 12 (Non-Condemnation Redevelopment Area"); and

WHEREAS, the Borough Council of the Borough of Barrington wishes to amend the 2024 Redevelopment Plan Update as it relates to the Subject Property, adopted by the Borough Council of the Borough of Barrington by Ordinance 1195 on December 10, 2024, to create an overlay zone designated as the "C-1A Overlay Zone," specifically for the Subject Property located at Block 49, Lot 12 on the Official Tax Map of the Borough of Barrington, more commonly referred to as 111 Clements Bridge Road (the "Subject Property"), the terms and conditions of which are attached as "Exhibit A" and made a part of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Barrington that the 2024 Redevelopment Plan Update, as adopted by the Borough Council of the Borough of Barrington by Ordinance 1195 on December 10, 2024, be and hereby is amended to create an overlay zone designated as the "C-1A Overlay Zone," specifically for the property located at Block 49, Lot 12 on the Official Tax Map of the Borough of Barrington, more commonly referred to as 111 Clements Bridge Road (hereinafter, the "Subject Property"), the terms and conditions of which are attached as "Exhibit A" and made a part of this Ordinance; and

AND BE IT FURTHER ORDAINED that a copy of this Ordinance shall be served, within ten (10) days after the determination, upon the record owners of the Subject Property, those whose names are listed on the tax assessor's records, if any, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent.

BOROUGH OF BARRINGTON

Date of introduction: January 14, 2025

Date of adoption:

By: _____
Kyle Hanson, Mayor

Attest: _____
Terry Shannon, Borough Clerk

The purpose of this Ordinance is to amend the 2024 Redevelopment Plan Update to create an overlay zone designated as the "C-1A Overlay Zone," specifically for the property located at Block 49, Lot 12 on the Official Tax Map of the Borough of Barrington, more commonly referred to as 111 Clements Bridge Road. A copy of this Ordinance is available at no charge to the general public between the hours of 9:00 AM to 5:00 PM, Monday through Thursday (Legal Holidays excluded), and on Fridays between the hours of 9:00 AM to 12:00 PM (Legal Holidays excluded), at the Office of the Borough Clerk, Barrington Borough Hall, 229 Trenton Avenue, Barrington, New Jersey.