

ORDINANCE NO. 1204

ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY RESCINDING ORDINANCE 1196 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.

WHEREAS, Senior Housing of Barrington Partners, L.P. (“Barrington Mews”), a New Jersey Limited Partnership, having its principal office at 2101 Reamer Drive in Barrington, New Jersey, is the owner of certain property located at Block 1, Lot 2 on the Tax Map of the Borough of Barrington; and

WHEREAS, the Borough of Barrington is a municipal corporation organized under the laws of the State of New Jersey, with its principal place of business located at 229 Trenton Avenue, Barrington, New Jersey (the “Borough”); and

WHEREAS, pursuant to N.J.S.A. 55:14K-1 et seq., and Resolution of the Borough Council dated October 13, 1992, the Borough approved a Tax Exemption and the execution of a Tax Abatement Agreement with Barrington Mews (the “Agreement”), pursuant to the NJHMFA Law of 1993, as amended and supplemented, N.J.S.A. 55:14K-1 et seq., for the construction of a senior housing project consisting of 284 low income housing residential units, and more particularly described as Block 1, Lot 2 on the Tax Map of the Borough of Barrington; and

WHEREAS, the Agreement expired on December 31, 2024; and

WHEREAS, by application dated February 9, 2024, the Barrington Mews formally requested that the Borough give its consent to amend the Agreement to extend the term of the Agreement; and

WHEREAS; recent amendments to the Long Term Tax Exemption Law and NJHMFA Law allow for an abatement to continue beyond initial mortgage financing and beyond the initial 50 year term; and

WHEREAS, the Borough proposed a five (5) year extension of the Agreement, with the modification of certain terms and conditions of the original Agreement, which had been attached as Exhibit A to Ordinance 1196; and

WHEREAS, for the reasons as set forth over the course of the last two months, it has come to the attention of the Borough Council of the Borough of Barrington that Senior Housing of Barrington Partners, L.P., is operating the Barrington Mews in a manner not to be in the best interest of the residents of the Barrington Mews, nor in the best interest of the Borough generally; and

WHEREAS, Senior Housing of Barrington Partners, L.P. failed to execute the proposed 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., which was sent to its attorney on January 3, 2025, in a timely fashion, returning same to the Borough on or about February 4, 2025; and

WHEREAS, the Borough has not accepted any funds in furtherance of the proposed 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., and

WHEREAS, the Borough Council of the Borough of Barrington now deem the approval 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., not to be in the best interest of the Borough, and wish to rescind the approval this Agreement and the authorization of the Mayor and Borough Clerk to execute this Agreement; and

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Barrington that the Ordinance 1196 approving 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, extending the Tax Abatement Agreement with Barrington Mews dated October 13, 1992, for a period of five (5) years, subject to the certain terms and conditions as set forth in the Agreement attached to Ordinance 1196 as Exhibit A, be and hereby is rescinded; and

BE IT FURTHER ORDAINED that the authorization given to Kyle Hanson, Mayor of the Borough of Barrington, and Terry Shannon, Borough Clerk of the Borough of Barrington, to execute 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, is also rescinded.

BE IT FURTHER ORDAINED that a copy of this Ordinance be forwarded to Senior Housing of Barrington Partners, L.P., by regular mail at its last known address within five (5) days of the date of its adoption by the Barrington Borough Council.

BOROUGH OF BARRINGTON

Date of Introduction: February 11, 2025

Date of Adoption:

By: _____
Kyle Hanson, Mayor

Attest: _____
Terry Shannon, Borough Clerk

The foregoing ordinance was introduced by Mayor and Council at a meeting held on February 11, 2025. This Ordinance will be considered for adoption on final reading and public hearing to be held on March 11, 2025 at 6:00 PM in the Council Meeting Room, Barrington Borough Hall, 229 Trenton Avenue, Barrington, New Jersey.

The purpose of this Ordinance is rescind Ordinance 1196 approving and authorizing the Mayor and Borough Clerk to execute 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, relative to the property known as the Barrington Mews located at Block 1, Lot 2 on the Tax Map of the Borough of Barrington. 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 Friday (Legal Holidays excluded), at the Office of the Borough Clerk, Barrington Borough Hall, 229 Trenton Avenue, Barrington, New Jersey.