

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

**CONFIRMING MASTER PLAN CONSISTENCY OF ORDINANCE NO. 1200  
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**

**RESOLUTION NO. 2025-02**

**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 1-2025-19 referring the following ordinance (“Ordinance No. 1200”) to the Borough of Barrington Planning Board (“Board”) for Master Plan consistency review:

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.

**WHEREAS**, on January 27, 2025, the Board reviewed Ordinance No. 1200 for consistency with the Barrington Borough Master Plan; and

**WHEREAS**, the Board found and determined that Ordinance No. 1200 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. 1200 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	ABSENT	NO VOTE
CHAIRMAN RINK	X				
VICE-CHAIR CILURSO	X				
MAYOR HANSON			X		
COUNCILMAN BEYER				X	
MR. PAWLING	X				
MR. ORLANDO				X	
MR. HARRELL	X				
MR. LISS	X				
MS. SCHREYER	X				
MS. LANG (ALT. 1)	X				
MS. SULLIVAN (ALT. 2)	X				
MR. BRENNAN (ALT. 3)	X				
MR. WRIGHT (ALT. 4)					X

**NOW THEREFORE, BE IT RESOLVED**, by the Borough of Barrington Planning Board that Ordinance No. 1200, 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 January 27, 2025, and said resolution was authorized for memorialization at a meeting held on February 24, 2025.

\_\_\_\_\_  
CAROL FULTANO  
SECRETARY

**Exhibit A**

Proposed Ordinance No. 1200

**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.