

Oct. 31, 2024
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**2024 NON-CONDEMNATION REDEVELOPMENT PLAN UPDATE
FOR PHASES I, II, AND III
FOR
BARRINGTON BOROUGH
CAMDEN COUNTY, NEW JERSEY**



Prepared For
Barrington Borough
Planning Board
Municipal Building
229 Trenton Avenue
Barrington, NJ 08007

Prepared By

Edward E. Fox III, AICP, PP
NJ PP #33LI00510400
Environmental Resolutions, Inc.
815 East Gate Drive, Suite 103
Mount Laurel, NJ 08054



*The original document was appropriately signed and sealed in accordance with
Chapter 41 of Title 13 of the State Board of Professional Planners.*

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Robert Harris, Commercial Zoning Coordinator
Brian Kelly, Residential Zoning Coordinator

I. INTRODUCTION

This *2024 Non-Condemnation Redevelopment Plan Update for Phases I, II, and III in Barrington, NJ (2024 Redevelopment Plan Update)* relates to the Project Area identifies in the *2001 Phases I and II Redevelopment Plan* and the *2003 Phase III Redevelopment Plan*, as amended. The boundaries of the “Project Area” for this non-condemnation redevelopment area are the same as those in those plans, except that this plan recommends that the following Phase II properties in the R-2 Zone, i.e., Block 121, Lots 18-18.01 & 18.11, 18.06, 18.07, 18.08, 24-27, 28-29, and 30, be removed from the Project Area. This is because the retention of these properties in the Project Area no longer serves a valid public purpose due to changes in local development conditions that have occurred since 2001.

Barrington Borough adopted its first redevelopment plan for the areas now known as “Phase I” for the M-2 zone and “Phase II” for the US Route 30 corridor in 2001 via Ordinance 753. The Borough then modified the redevelopment plan later in 2001 via Ordinance 759. In 2004, the Borough adopted another Phase II amendment via Ordinances 793 and 800, which provided for the redevelopment of the roughly 12.8-acre White Horse Pike redevelopment project that resulted in the extension of Bell Avenue south of the Pike and the construction of Wawa food market with fuel service and a Chuck Lager restaurant on Block 57. The Borough then made some amendments to the redevelopment plan for that project in 2013 via Ordinance 997 relating to bulk requirements for individual parcels, parking requirements, and adding billboards and telecommunication towers as conditional uses.

In 2003 via Ordinances 777, it adopted a redevelopment plan for the Clements Bridge Road Corridor, from White Horse Pike to the NJ Turnpike, which it called “Phase III”. The Borough adopted amendments to that plan in 2012 via Ordinances 983 and 991. In 2012, the Borough added 312 Clements Bridge Road (Block 24, Lot 1) into the Phase III plan via Ordinance 982. Via Ordinance 1091 in 2018, the Borough amended Phase II of the redevelopment plan regarding bulk standards and signage regulations in the White Horse Pike area.

In 2019, the Borough amended the Phase III section of the redevelopment plan via Ordinance 1118 related parking, signage, and other features for the Tonewood Brewery redevelopment project on Block 58. In 2022, the Borough amended the Phase III section again via Ordinance 1150 to facilitate the redevelopment of the properties at 102 Clements Bridge Road (Block 50, Lots 3 and 4) and 117 Clements Bridge Road (Block 49, Lot 8.01)

In 2024, the Borough amended Phase III again via Ordinance 1193 to permit 2 first floor dwelling units and another second story dwelling unit on Block 11, Lot 1. In November 2024, it again amended the Phase III section to permit the development of a 45-unit, 100% affordable, multi-family community on Block 1, Lot 1.01.

With the exception of the Phase II amendments to facilitate the White Horse Pike redevelopment project, all of the above amendments are piecemeal tweaks. The comprehensive amendments in this redevelopment plan update incorporate the data, assumptions, policies, and projections from the 2024 Master Plan Reexamination Report. They are intended to supersede all existing use and building requirements for those properties that have yet to have been redeveloped under the standards for the prior redevelopment plans and plan amendments. In other words, these standards shall not apply to the following properties:

- Block 1, Lot 1.01,
- Block 49, Lot 8.01,
- Block 50, Lots 3 and 4,
- Block 57, Lots 5.02, 6.02, 6.03, 6.04, 7.01, 7.02, 7.03, 7.04, 8.01, 9.01, 10.01, 10.02, 11.01, 12.01, and 13.01, and
- Block 58, Lots 12-19.

II. DEFINITIONS

The following definitions, which are set forth in N.J.S.A. 40A:12A-3 of the Local Redevelopment and Housing Law (LRHL), are pertinent to this non-condemnation redevelopment plan:

Redevelopment -- means clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or area in need of redevelopment - means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Plan -- means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Redevelopment Project -- means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation -- means an undertaking, by means of extensive repair, reconstruction, or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

II. NON-CONDEMNATION REDEVELOPMENT PLAN

A. Property Description and Existing Zoning

This 2024 *Redevelopment Plan Update*'s Project Area includes the following properties, as identified in Ordinances 753, 777, 983, 991, 997, 1091, 1118, and 1150 and identified on the current (2019) Zoning Map:

Phase I

| BLOCK | LOT | LOCATION | LAND USE | ZONE |
|-------|-----------|----------------------|----------|------|
| 13 | 1 | 66 E GLOUCESTER PK | Ind. | M-2 |
| 13 | 1.01 | 68 E. GLOUCESTER PK | Ind. | M-2 |
| 13 | 1.02 | 141 SHREVE AVE | Ind. | M-2 |
| 13 | 1.03 | 120 E GLOUCESTER PK | Ind. | M-2 |
| 13 | 1.04 | 100 E. GLOUCESTER PK | Ind. | M-2 |
| 13 | 1.05 | E GLOUCESTER PK | Vacant | M-2 |
| 13 | 1.06 | 100 E. GLOUCESTER PK | Ind. | M-2 |
| 13 | 1.07 | 50 E GLOUCESTER PK | Comm. | M-2 |
| 13.02 | 1.01 | 1 COMMERCE DR | Ind. | M-2 |
| 13.02 | 1.02 | 5 COMMERCE DR | Vacant | M-2 |
| 13.03 | 3 | 501 COMMERCE DR | Worship | M-2 |
| 14 | 1 | 101 E GLOUCESTER PK | Comm. | M-2 |
| 14 | 1.01 | 71 E GLOUCESTER PK | Vacant | M-2 |
| 14 | 2.01-2.03 | 111 E GLOUCESTER PK | Comm. | M-2 |

Phase II

| BLOCK | LOT | LOCATION | LAND USE | ZONE |
|-------|------------------|------------------------|-------------|------|
| 57 | 1 | 200-202 WHITE HORSE PK | Comm. | C-2 |
| 57 | 2.02 & 3.02 | 206-208 WHITE HORSE PK | Comm. | C-2 |
| 57 | 3.03 | 207 E. ATLANTIC AVE | Comm. | C-2 |
| 57 | 4.02 | 210 WHITE HORSE PK | Comm. | C-2 |
| 57 | 11.01 | 308 WHITE HORSE PK | Comm. | C-2 |
| 57 | 13.01 | 312 WHITE HORSE PK | Comm. | C-2 |
| 120 | 14.01 | 1 WHITE HORSE PK | Comm. | C-2 |
| 121 | 18-18.01 & 18.11 | 190 TAVISTOCK BLVD | Single Fam. | R-2 |
| 121 | 18.06 | 198 TAVISTOCK BLVD | Single Fam. | R-2 |
| 121 | 18.07 | 200 TAVISTOCK BLVD | Single Fam. | R-2 |
| 121 | 18.08 | TAVISTOCK BLVD | Vacant | R-2 |
| 121 | 24-27 | 287 COPLEY RD | Single Fam. | R-2 |
| 121 | 28-29 | 291 COPLEY RD | Single Fam. | R-2 |
| 121 | 30 | COPLEY RD | Municipal | R-2 |
| 124 | 1-1 | 201 WHITE HORSE PK | Comm. | C-2 |

| BLOCK | LOT | LOCATION | LAND USE | ZONE |
|-------|-----------------|--------------------|-------------|------|
| 124 | 3 | 215 WHITE HORSE PK | Comm. | C-2 |
| 124 | 4-6 | 221 WHITE HORSE PK | Comm. | C-2 |
| 124 | 7 | 243 BAPTISTE AVE | Single Fam. | R-2 |
| 124 | 8 | 239 BAPTISTE AVE | Single Fam. | R-2 |
| 124 | 9 | 235 BAPTISTE AVE | Single Fam. | R-2 |
| 124 | 10 | 231 BAPTISTE AVE | Single Fam. | R-2 |
| 124 | 11-12 | 227 BAPTISTE AVE | Single Fam. | R-2 |
| 125 | 22-23 | 236 BAPTISTE AVE | Single Fam. | R-2 |
| 125 | 24-26 | 244 BAPTISTE AVE | Single Fam. | R-2 |
| 126 | 1 | 100 BELL AVE | Single Fam. | R-2 |
| 126 | 2 | 102 BELL AVE | Single Fam. | R-2 |
| 126 | 3 | 104 BELL AVE | Single Fam. | R-2 |
| 126 | 4-5 | 108 BELL AVE | Single Fam. | R-2 |
| 126 | 6, 7, 8 & 9 | 112 BELL AVE | Single Fam. | R-2 |
| 126 | 6.01 & 7.01 | 110 BELL AVE. | Single Fam. | R-2 |
| 126 | 8.01 | 114 BELL AVE | Single Fam. | R-2 |
| 126 | 10 | BELL AVE | Vacant | R-2 |
| 126 | 17, 17.02-17.03 | 14 BELL AVE | Single Fam. | C-2 |
| 126 | 17.01 | 30 BELL AVE | Single Fam. | R-2 |

Phase III

| BLOCK | LOT | LOCATION | LAND USE | ZONE |
|-------|-------------|------------------------|-------------|------|
| 10.01 | 1 | 700 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 10.01 | 2 | 10 WILLIAMS AVE | Vacant | C-1 |
| 10.01 | 3 | 12 E. WILLIAMS AVE | Single Fam. | C-1 |
| 10.01 | 4 | 712 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 10.01 | 5 | 712 CLEMENTS BRIDGE RD | Vacant | C-1 |
| 11 | 1 | 600 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 11 | 1.01 | 108 SHREVE AVE | Single Fam. | C-1 |
| 11 | 1.02 | 112 SHREVE AVE | Single Fam. | C-1 |
| 11 | 1.03 | 114 SHREVE AVE | Single Fam. | C-1 |
| 11 | 2, 2.02 & 6 | 612 CLEMENTS BRIDGE RD | Vacant | C-1 |
| 11 | 3 & 3.02 | 618 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 11 | 3.01 | 624 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 11 | 4 & 5 | 642 CLEMENTS BRIDGE RD | Multi Fam. | C-1 |
| 11 | 4.01 | 630 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 11 | 5.01 & 7.01 | 636 CLEMENTS BRIDGE RD | Vacant | C-1 |
| 11 | 6.01 | 124 SHREVE AVE | Single Fam. | C-1 |

| BLOCK | LOT | LOCATION | LAND USE | ZONE |
|-------|-------------|------------------------|----------------|------|
| 11 | 7 | 7 WILLIAMS AVE | Single Fam. | C-1 |
| 11 | 7.02 | 5 WILLIAMS AVE | Single Fam. | C-1 |
| 11 | 7.03 | 9 WILLIAMS AVE | Single Fam. | C-1 |
| 11 | 8 | 126 SHREVE AVE | Single Fam. | C-1 |
| 11 | 8.01 | 130 SHREVE AVE | Single Fam. | C-1 |
| 13.01 | 1 | 532 CLEMENTS BRIDGE RD | Comm. | M-2 |
| 13.01 | 2 | 528 CLEMENTS BRIDGE RD | Comm. | M-2 |
| 13.01 | 3 | 500 CLEMENTS BRIDGE RD | Comm. | M-2 |
| 13.01 | 5 | 22 E GLOUCESTER PK | Comm. | M-2 |
| 13.01 | 6 | 24 E GLOUCESTER PK | Vacant | M-2 |
| 13.01 | 7 | 121 SHREVE AVE | Comm. | M-2 |
| 13.01 | 6.01 & 8 | 109 SHREVE AVE | Municipal | M-2 |
| 17 | 5 | 511 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 17 | 7 | 515 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 17 | 9 | 517 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 17 | 11 | 525 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 17 | 11.01 | 527 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 17 | 13 | 529 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 17 | 15 | 645 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 17 | 17.01 | 103 W. WILLIAMS AVE | Single Fam. | C-1 |
| 15 | 1 | 412 CLEMENTS BRIDGE RD | Twin | C-1 |
| 15 | 1.01 | 414 CLEMENTS BRIDGE RD | Twin | C-1 |
| 15 | 2 & 5 | 416 CLEMENTS BRIDGE RD | Multi Fam. | C-1 |
| 15 | 3 | 426 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 15 | 3.01 | 1 E GLOUCESTER PK | Vacant | C-1 |
| 15 | 3.02 | 430 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 15 | 4.01 | 15 E GLOUCESTER PK | Single Fam. | C-1 |
| 15 | 5.01 | 19 E GLOUCESTER PK | Single Fam. | C-1 |
| 15 | 18 | 703 NEWTON AVE | Single Fam. | C-1 |
| 15 | 31 | 410 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 15 | 32, 116-117 | 400 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 16 | 1 | 316 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 16 | 2 | 320 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 16 | 3 | 702 NEWTON AVE | Single Fam. | C-1 |
| 16 | 4 | 704 NEWTON AVE | Single Fam. | C-1 |
| 16 | 21 | 107 WOODLAND AVE | Twin | C-1 |
| 16 | 22 | 111 WOODLAND AVE | Twin | C-1 |
| 16 | 34 & 35 | 300 CLEMENTS BRIDGE RD | Single Fam. | C-1 |

| BLOCK | LOT | LOCATION | LAND USE | ZONE |
|-------|---------|----------------------------|----------------|------|
| 16 | 35.01 | 304 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 16 | 35.02 | 308 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 16 | 36 | 310-312 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 16 | 37 | 105 WOODLAND AVE | Single Fam. | C-1 |
| 22 | 1 | 429 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 22 | 2 | 427 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 22 | 3 | 425 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 22 | 4 | 423 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 22 | 5 | 421 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 22 | 6 | 419 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 22 | 6.01 | 4 MOORE AVE | Single Fam. | C-1 |
| 22 | 7 | 15 W GLOUCESTER PK | Single Fam. | C-1 |
| 22 | 8 | 8 MOORE AVE | Single Fam. | C-1 |
| 22 | 9 | 17 W GLOUCESTER PK | Single Fam. | C-1 |
| 22 | 11 | 19 W GLOUCESTER PK | Single Fam. | C-1 |
| 22 | 13 | 23 W GLOUCESTER PK | Two Fam. | C-1 |
| 22 | 13.01 | 25 W GLOUCESTER PK | Comm. & Apt(s) | C-1 |
| 23 | 1 | 413 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 23 | 2 | 411 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 23 | 3 | CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 23 | 4-6 & 8 | LAWRENCE AVE | Worship | C-1 |
| 23 | 7 | 1 MOORE AVE | Single Fam. | C-1 |
| 23 | 9 | 5 MOORE AVE | Single Fam. | C-1 |
| 24 | 1 | 300 TRENTON AVE | Single Fam. | C-1 |
| 24 | 2 & 3 | 304 TRENTON AVE | Single Fam. | C-1 |
| 24 | 20 | 317 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 24 | 20.01 | 315 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 24 | 21-22 | 313 CLEMENTS BRIDGE RD | Multi Fam. | C-1 |
| 24 | 23 | 3 LAWRENCE AVE | Single Fam. | C-1 |
| 24 | 24 | 5 LAWRENCE AVE | Single Fam. | C-1 |
| 25 | 10 | 1 THIRD AVE | Single Fam. | C-1 |
| 25 | 11-12 | 219 CLEMENTS BRIDGE RD | Municipal | C-1 |
| 25 | 13 | 221 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 25 | 14 | 238 TRENTON AVE | Single Fam. | C-1 |
| 25 | 15 | 9 THIRD AVE | Single Fam. | C-1 |
| 29 | 4 | 213 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 29 | 5 | 219 TRENTON AVE | Comm. & Apt(s) | C-1 |
| 29 | 6 | 223 TRENTON AVE | Single Fam. | C-1 |

| BLOCK | LOT | LOCATION | LAND USE | ZONE |
|-------|--------------|----------------------------|----------------|------|
| 29 | 13 | 203 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 29 | 3 & 14 | 205 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 29 | 15-15.01 | 209 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 29 | 16 | 210 HAINES AVE | Single Fam. | C-1 |
| 29 | 7-10 & 17-23 | 229 TRENTON AVE | Municipal | C-1 |
| 48 | 1 | 101 READING AVE | Comm. & Apt(s) | C-1 |
| 48 | 2 | 304 BARRINGTON AVE | Single Fam. | C-1 |
| 48 | 3 | 308 BARRINGTON AVE | Single Fam. | C-1 |
| 48 | 4 | 312 BARRINGTON AVE | Single Fam. | C-1 |
| 48 | 6 | 100 KINGSTON AVE | Single Fam. | C-1 |
| 49 | 5 | 101 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 49 | 9-10 | HAINES AVE | Comm. (USPS) | C-1 |
| 49 | 10.01 | SECOND AVE | Municipal | C-1 |
| 49 | 11-11.01 | 105-107 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 49 | 11.01 | 107 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 49 | 12 | 111 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 49 | 12.01 | 113 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 49 | 8, 13-15 | READING AVE | Municipal | C-1 |
| 49 | 20 | 123 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 49 | 20.01 | 121 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 50 | 1 | 4 BARRINGTON AVE | Single Fam. | C-1 |
| 50 | 2 | 2 BARRINGTON AVE | Single Fam. | C-1 |
| 50 | 3 & 4 | 102 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 50 | 3.01 | 106 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 50 | 3.02 | 108 CLEMENTS BRIDGE RD | Two Fam. | C-1 |
| 50 | 6 | 112 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 50 | 7.01 | 116 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 51 | 24 | 127-131 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 52 | 1 & 3 | 14 BARRINGTON AVE | Worship | C-1 |
| 52 | 4 | 10 BARRINGTON AVE | Single Fam. | C-1 |
| 52 | 5 | 8 BARRINGTON AVE | Single Fam. | C-1 |
| 52 | 6 | 6 BARRINGTON AVE | Single Fam. | C-1 |
| 52 | 8.01 | 140 CLEMENTS BRIDGE RD | Worship | C-1 |
| 52 | 8.02 | 113 TRENTON AVE | Single Fam. | C-1 |
| 52 | 8.03 | 111 TRENTON AVE | Single Fam. | C-1 |
| 52 | 16 | 116 HAINES AVE | Single Fam. | C-1 |
| 52 | 17 | 118 HAINES AVE | Comm. & Apt(s) | C-1 |
| 52 | 18 | 118 CLEMENTS BRIDGE RD | Comm. | C-1 |

| BLOCK | LOT | LOCATION | LAND USE | ZONE |
|-------|-------|------------------------|----------------|------|
| 52 | 22 | 120 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 52 | 23 | 122 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 52 | 24 | 124 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 53 | 1-2 | 200 CLEMENTS BRIDGE RD | Comm. | C-1 |
| 54 | 1.02 | 216 CLEMENTS BRIDGE RD | Single Fam. | C-1 |
| 54 | 2.02 | 222 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 54 | 4.01 | 112 SECOND AVE | Single Fam. | C-1 |
| 54 | 5.01 | 110 SECOND AVE | Single Fam. | C-1 |
| 54 | 6.01 | 102 SECOND AVE | Single Fam. | C-1 |
| 54 | 6.02 | 210 TRENTON AVE | Single Fam. | C-1 |
| 54 | 7.01 | 210 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 54 | 8.01 | 114 WOODLAND AVE | Comm. & Apt(s) | C-1 |
| 54 | 9.01 | 214 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 55 | 1-6 | BARRINGTON AVE | Comm. | C-1 |
| 55 | 16-17 | 110 TRENTON AVE | Comm. | C-1 |
| 55 | 18-19 | TRENTON AVE | Utility | C-1 |
| 55 | 20 | 120 TRENTON AVE | Single Fam. | C-1 |
| 55 | 21 | 122 TRENTON AVE | Single Fam. | C-1 |
| 55 | 22-23 | 130 TRENTON AVE | Single Fam. | C-1 |
| 55 | 24 | 101 SECOND AVE | Single Fam. | C-1 |
| 57 | 14-15 | 30 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 57 | 15.01 | 32 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 57 | 15.02 | 34 CLEMENTS BRIDGE RD | Comm. & Apt(s) | C-1 |
| 58 | 1 | 2-4 PAGE AVE | Single Fam. | C-1 |
| 58 | 10 | 36 CLEMENTS BRIDGE RD | Multi-Fam. | C-1 |
| 58 | 11-19 | 50 CLEMENTS BRIDGE RD | Comm. | C-1 |

As indicated above, the Project Area is located within four different zoning districts. The following describes the current principal uses and bulk requirements in each zone, as defined by the adopted redevelopment plans and subsequent ordinance amendments:

M-2 Zone (Phase I)

A. Use Requirements

1. Permitted Principal Uses:

- a. Commercial,
- b. Light Manufacturing,
- c. Warehousing,
- d. Assembly,
- e. Offices, and
- f. Distribution.

2. Conditional Principal Uses:
 - a. Alternative Treatment Centers, per § 128-29F(1), and
 - b. Authorized Recreational Marijuana Facility, per § 128-29F(2).

B. Area and Bulk Requirements

| | |
|-------------------------------|--------|
| Min. Lot Size: Industrial | 1 ac |
| Min. Lot Size: Business Park | 3 ac |
| Min. Lot Width | 100 ft |
| Max. Lot Cover: Industrial | 55% |
| Max. Lot Cover: Business Park | 65% |
| Min. FY Setback: | 30 ft |
| Min. One SY Setback: | 10 ft |
| Min. Combined SY Setback: | 30 ft |
| Min. RY Setback: | 30 ft |
| Max. Bldg. Height: | 33 ft |

- C. Other Requirements:**
1. Performance Standards.

C-2 Zone (Phase II)

A. Use Requirements

1. Permitted Principal Uses:
 - a. Retail Sales and Services,
 - b. Professional and General Offices,
 - c. Restaurants, and
 - d. Lodging
2. Conditional Principal Uses:
 - Service Stations per § 128-25.A(4).

- B. Area and Bulk Requirements**
(See Ord. 1091 for other building and sign standards.)

| | |
|---------------------------|-----------|
| Min. Lot Size | 55,000 sf |
| Min. Lot Width | 150 ft |
| Max. Lot Cover: | 40% |
| Min. FY Setback: | 6.5 ft |
| Min. One SY Setback: | 6 ft |
| Min. Combined SY Setback: | 6 ft |
| Min. RY Setback: | 30 ft |
| Max. Bldg. Height: | 35 ft |

- C. Other Requirements:**
3. Performance Standards.

C-1 Zone (Phase III)

A. Use Requirements

1. Permitted Principal Uses:

- a. General Retail,
- b. Personal Services,
- c. Business Services,
- d. Eating and Drinking Establishments,
- e. Professional Offices,
- f. General Business Offices, and
- g. Bakeries.

B. Area and Bulk Requirements

| | |
|---------------------------|----------|
| Min. Lot Size | 5,000 sf |
| Min. Lot Width | 50 ft |
| Max. Lot Cover: | 75% |
| Min. FY Setback: | 18 ft |
| Min. One SY Setback: | 0 ft |
| Min. Combined SY Setback: | 10 ft |
| Min. RY Setback: | 25 ft |
| Max. Bldg. Height: | 35 ft |

C. Area and Bulk Requirements for Block 58, Lots 1 and 11-19

(See Ord. 1118 for other requirements for these parcels.)

| | |
|--------------------------------------|----------|
| Min. Lot Size | 5,000 sf |
| Min. Lot Width | 50 ft |
| Max. Lot Cover: | 88% |
| Min. FY Setback: E. Atlantic Ave. | 9.5 ft |
| Min. FY Setback: Clements Bridge Rd. | 5 ft |
| Min. FY Setback: Page Ave. | 4 ft |
| Min. SY Setback: E. Atlantic Ave. | 5 ft |
| Min. SY Setback :Clements Bridge Rd. | 2.5 ft |
| Min. RY Setback: | 25 ft |
| Max. Bldg. Height: | 35 ft |

D. Area and Bulk Requirements for Block 49, Lot 8.01 and Block 50, Lot 3.

(See Ord. 1150 for other requirements for these parcels.)

R-2 Zone (Phase II)

A. Use Requirements

1. Permitted Principal Uses:

- a. Single-Family Detached Dwellings,
- b. Public School, and

c. Public Park

2. Conditional Principal Uses:

- a. Place of Worship,
- b. Private religious schools, and
- c. Non-profit educational or religious institutions.

B. Area and Bulk Requirements

| R-2 Zone | Required |
|----------------------------|-----------------|
| Min. Lot Size | 7,200 sf |
| Min. Lot Width | 60 ft |
| Max. Lot Cover: | 40% |
| Min. FY Setback: | 30 ft |
| Min. One SY Setback: | 6 ft |
| Min. Combined SY Set-back: | 20 ft |
| Min. RY Setback: | 25 ft |
| Max. Bldg. Height: | |

B. Non-Condemnation Redevelopment Plan

In N.J.S.A. 40A:12A-7a., the LRHL requires all redevelopment plans to "include an outline for the planning, development, redevelopment, or rehabilitation of the Project Area...."The LRHL requires the outline to indicate the following information:

1. Relationship to Definite Local Objectives

N.J.S.A. 40A:12A-7a.(1) requires the redevelopment plan to indicate:

Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

1.a Land Use Goals

This *2024 Redevelopment Plan Update* is designed to implement the following land use goals and objectives identified in the Borough's *2023 Master Plan Reexamination Report*:

Goal: Preserve and protect distinct neighborhoods of the Borough of Barrington as attractive places to live that promote the character of the neighborhood.

Objectives:

1. Coordinate land use to balance economic growth with the community's needs;
2. Revise land development code as appropriate to reflect the values of the Borough;
3. Preserve and protect the character of the established neighborhoods;
4. Encourage the mixed-use redevelopment in the Town Center and White Horse Pike redevelopments;
5. Encourage land uses that support walking and biking; and
6. Establish quality design standards to maintain and enhance the livability of the Borough.

1.b Population Density / Housing Objectives

This *2024 Redevelopment Plan Update* is designed to implement the following population density and housing goals and objectives identified in the Borough's *2024 Master Plan Reexamination Report*:

Goal: Maintain and enhance the quality of life for all residents by providing a variety of housing types to accommodate different needs of the population.

Objectives:

1. Preserve and enhance the existing housing stock;
2. Encourage infill development of higher-density and mixed-use housing that mixes with the character of the neighborhood and promotes energy efficient design; and
3. Strive for a variety of housing options for low-income persons, special-needs housing, elderly housing, and mixed-income housing.

Most of Barrington's residential neighborhoods comprise single-family detached housing that was either designed for multi-generational families before the Great Depression or large, two-parent households with several children development built for the Baby Boom after the Second World War. A half-century later, Greater Philadelphia's current and projected housing demand generation no longer fits that model: it now emphasizes housing type variety to provide options for individuals and households of different incomes and lifestyles.

The long-range plans for Delaware Valley Regional Planning Commission and the Camden County Planning Board indicate that the promotion of such housing types in older, inner-ring suburbs, such as Barrington, is

also a smart growth downtown economic development strategy that, among other things:

- a. Bolsters the local economy while increasing social and economic equity;
- b. Supports access to transit, walking, and cycling while reducing greenhouse gases, improving air quality, and encouraging physical fitness,
- c. Maximizes efficiencies in public services, such as local government and education, water and sewer infrastructure, and roadways and transit, and
- d. Preserves farmland and the natural environment by reducing economic pressure on rural areas to absorb additional development.

For this reason, this *2024 Redevelopment Plan Update* includes several compatible higher-density and mixed-use residential development types as conditional uses to encourage the redevelopment of blighted and underutilized properties to accommodate a range of household types whose incomes and lifestyles that may not desire or afford single-family detached homes.

1.c Traffic and Public Transportation Objectives

This *2024 Redevelopment Plan Update* does not specifically relate to the traffic and public transportation goals and objectives identified in the Borough's *2023 Master Plan Reexamination Report*.

1.d Public Utilities / Infrastructure Objectives

This *2024 Redevelopment Plan Update* does not specifically relate to the public utilities and infrastructure goals and objectives identified in the Borough's *2023 Master Plan Reexamination Report*.

1.e Recreational and Community Facilities Objectives

This *2024 Redevelopment Plan Update* does not specifically relate to the recreation and community facility goals and objectives identified in the Borough's *2023 Master Plan Reexamination Report*.

1.f Other Public Improvement Objectives

This *2024 Redevelopment Plan Update* is designed to implement the following economic development goals and objectives identified in the Borough's *2023 Master Plan Reexamination Report*:

Goal: Expand and diversify the economic growth of the Borough that is consistent with the natural capacity and the land and infrastructure.

Objectives:

1. Retain and promote existing businesses by encouraging redevelopment in existing downtown commercial areas;
2. Continue to investigate and establish areas of redevelopment, where appropriate;
3. Identify and market the Barrington Town Center as the central business district by creating proper signage and the appropriate zoning code enforcements;
4. Identify the Barrington Business Center as appropriate for light industrial and businesses with larger footprints;
5. Continue to enhance the quality of life to attract and maintain new industry and businesses; and
6. Strive to revitalize the White Horse Pike corridor with businesses that fit the needs of the community and promote sustainable design.

2. Proposed Land Uses and Building Requirements

N.J.S.A. 40A:12A-7a.(2) requires the redevelopment plan to indicate:

Proposed land uses and building requirements in the Project Area.

The purpose of this *2024 Redevelopment Plan Update* is to amend the current Phase I, II, and III redevelopment plans to account for changes that have occurred since the adoption of those plans and to revise them to maintain flexibility in economic, housing, and community development markets, trends, products, processes, technology, workforces, etc.

Definitions

As recommended in the *2023 Master Plan Reexamination Report*, this *2024 Redevelopment Plan Update* recommends amending the current plan and Zoning Ordinance to include the following land use definitions:

Accessory Uses, Non-Residential include: building and business identification signage and directional signage; childcare centers; connection to public utilities; employee cafeterias and outdoor recreational areas; fences, hedges, and walls including sound walls; fire protection, telecommunications, and other mechanical equipment; gate security / guard house; off-street parking and loading; HVAC/R, emergency electrical generators, and other mechanical equipment; roof-mounted wind, solar or photovoltaic energy facilities and structures; storage sheds; stormwater management basins and other structures; temporary construction trailers; tractor trailer parking and storage for industrial uses only; and waste management and recycling enclosures.

Accessory Uses, Residential include connection to public utilities; decks and patios; fences, hedges and walls; private driveways and garages; playground and recreation equipment; residential swimming pools; residential sheds; and roof-mounted wind, solar or photovoltaic energy facilities and structures.

Business Administration and Support Service Uses include general business services; copying, photocopying and printing services, employment services, facilities support services, investigation and security services, mailing, packaging and labeling services; property maintenance, janitorial and similar services.

Construction Trade Contractor Businesses include building equipment (electric, wiring, plumbing, HVAC/R, etc.) services; building interior finishing (drywall, insulation, painting, wall covering, flooring, tiling, finish carpentry, etc.) services; site and landscape maintenance services; site preparation services; structural and exterior building (framing, masonry, glass and glazing, roofing, siding, etc.) services; and structural steel and concrete foundations and structures.

Convenience Store means a small retail business no greater than 3,000 square feet that stocks a range of everyday items including: packaged and/or prepared hot or cold, non-alcoholic beverages; foods and prepared foods meant for off-site consumption; personal and household items; media, etc., but not automobile fuel.

Eating and Drinking Establishments include commercial full-service restaurants, where patrons order and are served while seated and pay after eating; limited-service restaurants, where patrons order and pay before eating at the restaurant or elsewhere; buffets and cafeterias, where patrons serve themselves and eat seated at the restaurant; and caterers & catering halls.

Educational Service Uses include instructional academies for fine, martial, and performing arts, language, driving; tutoring and test preparation services; and training academies.

Health and Human Service Uses include adult day care and licensed childcare services; pre-schools; registered family childcare services; medical and diagnostic laboratories; and outpatient care and vocational rehabilitation services.

Information Industry Uses include data processing, hosting, and related services; internet publishing and broadcasting and web search portals; libraries and archives; motion picture, television and video production and distribution; music publishing, sound recording, production and distribution; news syndicates; newspaper, periodical, book, and directory publishers; radio and television broadcasting and cable programming; and software publishers.

Logistics Uses include industrial wholesale warehousing; commercial warehousing; distribution / trucking / terminal facilities; freight carriers / couriers / third-party transportation providers, etc.

Motor Vehicle Service Uses include commercial service stations; major service uses, such as engine, body, frame, painting, and welding; minor service uses, such as maintenance, incidental repair; tire and lubrication service uses; and washing and detailing service uses.

Personal and Household Service Uses include dry-cleaning and laundry service uses; laundromats; footwear and leather goods repair service use; funeral homes and funeral service uses; hair, nail, skin, diet and weight care service uses; pet care (except veterinary) service uses; re-upholstery and furniture repair service uses; tailoring and dressmaking service uses; tattoos and body-piercing service uses; and travel arrangement and reservation services.

Professional, Scientific, and Technical Service Uses include: accounting, tax preparation, bookkeeping, and payroll services; advertising, public relations, and related services; architectural, engineering, and related services; computer systems design and related services; legal services; management, scientific, and technical consulting services; marketing research and public opinion polling; physicians, dentists and other licensed health practitioners; scientific research and development services & laboratories; specialized design services; translation and interpretation services; and veterinary services.

Public Uses mean the use of land, buildings, and structures by a federal, state, county, or municipal government or agency for public purposes.

Quasi-Public Uses mean the use of land, buildings, and structures by a non-profit, religious, or philanthropic institution for educational, cultural, recreational, religious, or similar types of purposes.

Recreational and Entertainment Uses include amusement arcades, bowling centers, and billiard parlors; art and craft galleries; cultural, instructional, recreational schools; fitness and recreational sports centers; live performance theaters and nightclubs; motion picture theaters; museums and historical sites; nature parks and gardens; and other commercial indoor recreation uses.

Shared Parking Space: An automobile parking space assigned to more than business, public, quasi-public, or multi-family residential use that is unlikely to be occupied by another user during the same peak hours, and thus, may be partially credited towards the off-street parking requirements of one or more other uses.

To prohibit certain uses that may involve stolen goods, this *2024 Redevelopment Plan Update* recommends amending the current plan and Zoning Ordinance to include the following definitions:

Pawn means a bailment of personal property as security for any debt or engagement redeemable upon

certain terms and with the implied power of sale or default.

Precious Metals comprise gold, silver, sterling, platinum and/or their alloys as defined in N.J.S.A. 51:5-1 et seq., N.J.S.A. 51:6-1 et seq., and/or N.J.S.A. 51:6A-1 et seq.; gems, gemstones, coins and all forms of jewelry herein contained.

To encourage opportunities for variety of higher-density and mixed-use residential development to accommodate a range of household types whose incomes and lifestyles that may not desire or afford single-family detached homes this *2024 Redevelopment Plan Update* recommends amending the current plan and Zoning Ordinance to include the following definitions:

Flex Mixed-Use Developments are multi-story buildings that contain permitted non-residential uses on the ground floor and residential, retail, office, or other commercial uses on the upper floors that may share common entrances and other spaces.

Inclusionary means that at least 20% of the total number of dwelling units in the development must be deed-restricted for sale or rent for a price or cost within the means of a low- or moderate-income household as defined in *N.J.A.C. 5:93-1.3*, constructed consistent with COAH rules (Uniform Housing Affordability Controls – *N.J.A.C. 5:80-26.3* (b)), and in accordance with the Borough’s 4th Round Regional Fair Share Affordable Housing Obligation.

Live-Work Units are hybrid commercial-residence buildings in which the ground floor contains a permitted non-residential use, the upper floor(s) contains a total of one single-family dwelling unit, and where tenancy in the residential unit does not require ownership of the property or first-floor business or employment in that business. Live-Work Units may be constructed in detached, semi-attached, or attached buildings, depending upon their location.

Missing Middle Housing includes Flex Mixed-Use Development, Residential Flats Development, Townhouse and Stacked Townhouses, Twins and Stacked Twins, Live-Work Units.

Mixed-Use Development means a development that contains permitted non-residential uses on the first floor of a building and residential uses above.

Multi-Family Building means a building comprising three (3) or more residential units.

Residential Flat means a dwelling unit in a multi-story building devoted solely to multi-family dwelling units in which households live independently but may share common entrances and other spaces. Residential flats are also known as “apartment” buildings, where residential tenants either rent or own their individual dwelling unit.

Townhouse Unit means a building on an individual lot that contains one dwelling unit that is attached horizontally to other similar dwelling units in a linear arrangement, where each dwelling unit has its own private entrance and is separated from other dwelling units by an approved vertical wall, extending from the foundation through the roof, that is structurally independent of the corresponding wall of the adjoining unit, and having a totally exposed front and rear wall to be used for access, light and ventilation. Townhouse units are also known as “attached” and “rowhouse” units.

Stacked Townhouse means a townhouse building containing two dwellings, instead of one dwelling, where each dwelling unit has its own private entrance and is also separated by an approved horizontal

wall.

Twin Unit means a building on an individual lot that contains one dwelling unit that is attached horizontally with one other similar dwelling unit, where each dwelling unit has its own private entrance and is separated from the other dwelling unit by an approved vertical wall, extending from the foundation through the roof, that is structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access, light and ventilation. Twin units are also known as “semi-attached” units.

Stacked Twin means a twin building containing two dwellings, instead of one dwelling, where each dwelling unit has its own private entrance and is also separated by an approved horizontal wall.

Two-Family Unit means a building on an individual lot that contains two dwelling units where each dwelling unit is separated by an approved horizontal wall and having a totally exposed front and rear wall to be used for access, light and ventilation.

M-2 Zone (Phase I)

Since the Borough adopted the *Phase I Redevelopment Plan in 2001*, there has been substantial private-sector interest for its implementation in the parcels on Blocks 13, 13.02, 13.03, and 14. To maintain flexibility in ever-changing industrial and logistics products, processes, technology, workforces, etc., this *2024 Redevelopment Plan Update* recommends that:

- The permitted land uses be limited to information technologies, light manufacturing and assembly, food manufacturing other than abattoirs, wholesale trade, warehousing, and logistics. Commercial and “office” uses, e.g., business administration and support service uses, and professional, scientific, and technical service uses, are more appropriate in other zoning districts.
- The current provisions for: conditional uses, area and bulk requirements, performance standards, and signs should be maintained. However, the Zoning Ordinance’s outdated provisions for landscaping and screening, off-street parking, and off-street loading should be completely revised.

A. Use Requirements

1. Permitted Principal Uses:

- a. Food Manufacturing other than Abattoirs,
- b. Information Technology,
- c. Light Manufacturing and Assembly, and
- d. Logistics.

2. Conditional Principal Uses:

- a. Alternative Treatment Centers, using the same conditions now in per § 360-24F(1), and
- b. Authorized Recreational Marijuana Facility, using the same conditions now in per § 360-24F(2).

3. Permitted Accessory Uses

- a. Non-Residential Accessory Uses.

4. Prohibited Uses

- a. Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

B. Area and Bulk Requirements

| | |
|-------------------------------|--------|
| Min. Lot Size: Industrial | 1 ac |
| Min. Lot Size: Business Park | 3 ac |
| Min. Lot Width | 100 ft |
| Max. Lot Cover: Industrial | 55% |
| Max. Lot Cover: Business Park | 65% |
| Min. FY Setback: | 30 ft |
| Min. One SY Setback: | 10 ft |
| Min. Combined SY Setback: | 30 ft |
| Min. RY Setback: | 30 ft |
| Max. Bldg. Height: | 35 ft |

C. Other Requirements:

1. Off-street parking for residential uses, as required by N.J.A.C. 5:21-4.14.
2. Off-street parking and loading requirements, see page 26.
3. Landscaping and Screening Requirements, see page 30.
4. Signs per § 360-28 through 33.
5. Performance Standards, see page 32.

C-2 Zone (Phase II)

Since the Borough adopted the *2001 Phase II Redevelopment Plan*, there has been substantial private-sector interest for its implementation in the parcels on Blocks 57, 124, and 126 along US Route 30. To maintain flexibility in ever-changing real estate market, commercial products, processes, and service, this *2024 Redevelopment Plan Update* recommends that:

- Permitted commercial land uses should be expanded to include recreational uses banks, finance, insurance, and real estate service; personal and household retail services; general purpose / consumer rental supply services, and shopping centers that contain such businesses; and those other permitted uses, such as lodging.
- The current provisions for: conditional uses, area and bulk requirements, signs, and performance standards should be maintained. However, the Zoning Ordinance's outdated provisions for landscaping and screening, off-street parking, and off-street loading should be completely revised.
- The maximum lot coverage be increased to 65%, like that for business parks in the M-2 Zone.
- Permitted higher density residential and mixed-use development should be permitted as conditional uses for missing middle housing and downtown economic development.

A. Use Requirements

1. Permitted Principal Uses:

- a. Banks and Finance, Insurance, and Real Estate Services,
- b. Business Administration and Support Service Uses,
- c. Convenience Stores,
- d. Eating and Drinking Establishments,
- e. General Purpose / Consumer Rental Services,

- f. Hotels,
- g. Personal and Household Retail Services other than funeral parlors,
- h. Professional, Scientific, and Technical Service Uses,
- i. Recreational and Entertainment Uses,
- j. Retail Sales, and
- k. Two or more of the above permitted uses in one building and two or more buildings on one parcel.

2. Conditional Principal Uses:

- a. Flex Mixed-Use Development, see page 24 for Missing Middle Housing requirements.
- b. Residential Flats Development, see page 24 for Missing Middle Housing requirements
- c. Townhouses and Stacked Townhouses, see page 24 for Missing Middle Housing requirements.
- d. Service Stations per existing standards, except for anti-competitive distance requirement, and
- e. Single-Family Detached Dwellings, if occupied as of January 1, 2025.

3. Permitted Accessory Uses

- a. Non-Residential Accessory Uses.
- b. Residential Accessory Uses.

4. Prohibited Uses

- a. Alternative Treatment Centers.
- b. Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

B. Area and Bulk Requirements

| | |
|---------------------------|-----------|
| Min. Lot Size | 55,000 sf |
| Min. Lot Width | 150 ft |
| Max. Lot Cover: | 65% |
| Min. FY Setback: | 6.5 ft |
| Min. One SY Setback: | 6 ft |
| Min. Combined SY Setback: | 6 ft |
| Min. RY Setback: | 30 ft |
| Max. Bldg. Height: | 3 stories |
| Max. Bldg. Height: Hotels | 5 stories |

C. Other Requirements:

- 1. Off-street parking for residential uses, as required by N.J.A.C. 5:21-4.14.
- 2. Off-street parking and loading requirements, see page 26.
- 3. Landscaping and Screening Requirements, see page 30.
- 4. Signs per § 360-28 through 33.
- 5. Home Occupations, see page 31.
- 6. Performance Standards, see page 32.

C-1 Zone (Phase III)

Since the adoption of the *2003 Phase III Redevelopment Plan*, a major redevelopment project at a former lumberyard and some smaller projects have been completed in the Borough's "Downtown" area. Few projects have occurred south of Third Avenue (CR 653). One of the many reasons for this may be that the plan treats Clements Bridge Road (CR 573) between I-295 and the NJ Turnpike as one large district, when it appears to have three district characters, as defined below. (See also maps in the Appendix.)

DC (Downtown Commercial) Zone

- Block 25, Lots All;
- Block 29, Lots 3-10 and 13-23;
- Block 48, Lots 1-6;
- Block 49, Lots 8-15 and 20-20.01;
- Block 50, Lots All;
- Block 51, Lots All;
- Block 52, Lots All;
- Block 53, Lots All;
- Block 54, Lots 1.02, 2.02, 4.01, 5.01, 6.01, 6.02, 7.01, 8.01, and 9.01;
- Block 55, Lots 1-6 and 16-24;
- Block 57, Lots 14-15.02; and
- Block 58, Lots 1 and 10-19.

R/O (Residential / Office) Zone

- Block 15, Lots 1-5.01, 18, 31-32, and 116-117;
- Block 16, Lots 1-4 and 21-22;
- Block 22, Lots 1-13.01;
- Block 23, Lots 1-9; and
- Block 24, Lots 1-3.

R/C (Residential / Commercial) Zone

- Block 10.01, Lots all;
- Block 11, Lots 1-8.01;
- Block 13.01, Lots 1-8; and 20-24; and
- Block 17, Lots 5, 7, 9, 11-11.01, 13, 15, and 17.01.

To maintain the Borough's traditional small-town character along Clements Bridge Road and to provide reasonable flexibility in ever-changing retail sales and service markets while conditionally permitting accessory residential apartments to reduce entrepreneurial business costs and to provide additional housing opportunities for smaller, starter, and/or senior households in and near Barrington's Downtown, this *2024 Redevelopment Plan Update* recommends that:

- The current C-1 Zone be redrawn into three distinct but related zones, as identified above.
- Each of the three zones would have different sets of permitted and conditional uses depending on that zone's general character, but would maintain the current C-1 requirements for:
 - a. Building Height,
 - b. Lot Area and Bulk,
 - c. Off-Street Parking and Loading,
 - d. Landscaping and Screening, and

- e. Signs.
- Off-street parking should be located behind the principal building's front footprint.
- Drive-in and drive-through businesses should be prohibited.

DC (Downtown Commercial) Zone

A. Use Requirements

1. Permitted Principal Uses not to exceed 2,500 square feet of gross floor area:
 - a. Banks and Finance, Insurance, and Real Estate Services,
 - b. Convenience Stores,
 - c. Eating and Drinking Establishments other than Brewpubs,
 - d. Educational Service Uses,
 - e. Health and Human Service Uses,
 - f. Personal and Household Retail Services other than funeral parlors,
 - g. Recreational and Entertainment Uses,
 - h. Retail Sales, and
 - i. Two or more of the above permitted uses in one building and two or more buildings on one parcel.
2. Conditional Principal Uses:
 - a. Business Administration and Support Service Uses above one or more permitted principal first floor use(s) totaling at least 1,000 square feet of gross leasable floor area,
 - c. Professional, Scientific, and Technical Service Uses above one or more permitted principal first floor use(s) totaling at least 1,000 square feet of gross leasable floor area,
 - e. Single-family detached dwelling occupied as of January 1, 2025,
 - f. Live-Work Units, page 24 for Missing Middle Housing requirements,
 - g. Townhouses and Stacked Townhouses, page 24 for Missing Middle Housing requirements,
 - h. Flex Mixed-Use Development, see page 24 for Missing Middle Housing requirements,
 - h. Residential Flats Development, see page 24 for Missing Middle Housing requirements
 - i. Places of Worship if on a minimum 20,000 square foot parcel, and
 - j. Quasi-Public Uses if on a minimum 20,000 square foot parcel,
3. Prohibited Uses:
 - a. Drive-In and Drive-Through Businesses.
 - b. Self-Storage Unit Rental or Leasing Businesses.
 - c. Alternative Treatment Centers.
 - d. Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.
4. Permitted Accessory Uses
 - a. Non-Residential Accessory Uses.
 - b. Residential Accessory Uses.

R/O (Residential / Office) Zone

A. Use Requirements

1. Permitted Principal Uses not to exceed 2,500 square feet of gross floor area:
 - a. Eating and Drinking Establishments other than Brewpubs,
 - b. Educational Service Uses,
 - c. Health and Human Service Uses, and
 - d. Personal and Household Retail Services,

- e. Public Uses, and
- f. Two or more of the above permitted uses in one building and two or more buildings on one parcel.

2. Conditional Principal Uses:

- a. Single-family detached dwelling occupied as of January 1, 2025,
- b. Twins and Stacked Twins, see page 24 for Missing Middle Housing requirements,
- c. Live-Work Units, see page 24 for Missing Middle Housing requirements
- d. Townhouses and Stacked Townhouses, see page 24 for Missing Middle Housing requirements,
- e. Residential Flats Development, see page 24 for Missing Middle Housing requirements,
- f. Places of Worship if on a minimum 20,000 square foot parcel, and
- g. Quasi-Public Uses if on a minimum 20,000 square foot parcel.

3. Prohibited Uses:

- a. Drive-In and Drive-Through Businesses.
- b. Self-Storage Unit Rental or Leasing Businesses.
- c. Alternative Treatment Centers.
- d. Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

4. Permitted Accessory Uses

- a. Non-Residential Accessory Uses.
- b. Residential Accessory Uses.

R/C (Residential / Commercial) Zone

A. Use Requirements

1. Permitted Principal Uses not to exceed 2,500 square feet of gross floor area:

- a. Construction Trade Contractor Businesses,
- b. Convenience Stores,
- c. Eating and Drinking Establishments other than Brewpubs,
- d. Motor Vehicle Service Uses other than service stations,
- e. Personal and Household Retail Services other than funeral parlors, and
- f. Two or more of the above permitted uses in one building and two or more buildings on one parcel.

2. Conditional Principal Uses:

- a. Service Stations per existing standards, except for anti-competitive distance requirement,
- b. Single-family detached dwelling occupied as of January 1, 2025.
- c. Live-Work Units, see page 24 for Missing Middle Housing requirements,
- d. Twins and Stacked Twins, see page 24 for Missing Middle Housing requirements,
- e. Townhouses and Stacked Townhouses, see page 24 for Missing Middle Housing requirements,
- f. Residential Flats Development, see page 24 for Missing Middle Housing requirements,
- g. Places of Worship if on a minimum 20,000 square foot parcel, and
- h. Quasi-Public Uses if on a minimum 20,000 square foot parcel.

3. Prohibited Uses:

- a. Drive-In and Drive-Through Businesses.
- b. Self-Storage Unit Rental or Leasing Businesses.
- c. Alternative Treatment Centers.
- d. Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

4. Permitted Accessory Uses
 - a. Non-Residential Accessory Uses.
 - b. Residential Accessory Uses.

DC, R/O, & R/C Zones

B. Area and Bulk Requirements

| | |
|--------------------|------------------------|
| Min. Lot Size | 5,000 sf |
| Min. Lot Width | 50 ft |
| Max. Lot Cover: | 80% |
| Min. FY Setback: | 5 ft |
| Min. SY Setback: | 10 ft |
| Min. RY Setback: | 25 ft |
| Max. Bldg. Height: | 40 ft and 3 stories |

C. Other Requirements:

1. Off-street parking for residential uses, as required by N.J.A.C. 5:21-4.14.
2. Off-street parking and loading requirements, see page 26.
3. Landscaping and Screening Requirements, see page 30.
4. Signs per § 360-28 through 33.
5. Home Occupations, see page 31.
6. Performance Standards, see page 32.

R-2 Zone (Phase II)

Since the Borough adopted the *2001 Phase II Redevelopment Plan*, there has been no private-sector interest for its implementation in the parcels on Block 121 adjacent to Tavistock Lane and Nassau Drive. For this reason, this *2024 Redevelopment Plan Update* recommends that:

- The developed and undeveloped properties on that Block 121 be removed from the current plan.

There has been significant commercial redevelopment interest in some of the R-2 Zone properties on Blocks 124 and 126, and some of the residences along US Route 30 and Bell Avenue have been demolished and redeveloped for commercial uses through implementation of the current redevelopment plan. For this reason, this *2024 Redevelopment Plan Update* recommends that:

- The R-2 Zone properties on Blocks 124, 125 and 126 should be redesignated as C-2 Zone properties. This would mean that the existing single-family detached dwellings on these blocks may continue to be occupied as pre-existing, non-conforming uses on the condition that they be occupied by January 1, 2024; however, no new residential uses would be permitted.

Missing Middle Housing

Area and Bulk Requirements

| Dimensional Requirements / Building Type^A | Twins | Stacked Twins | Townhouses | Stacked Townhouses | Residential Flats Development | Flex Mixed-Use Development |
|---|--------------|----------------------|-------------------|---------------------------|--------------------------------------|-----------------------------------|
| Min. Lot Size | 2000 sf | 2000 sf | 1500 sf | 1500 sf | 10,000 sf | 10,000 sf |
| Min. Lot Width | 25 ft | 25 ft | 20 ft | 20 ft | 70 ft | 70 ft |
| Max. Lot Cover | 55% | 55% | 65% | 65% | 75% | 75% |
| Min. Front Yard Setback | 12 ft | 12 ft | 12 ft | 12 ft | 18 ft | 18 ft |
| Min. One Side Yard Setback | 4 ft | 4 ft | 5 ft ^B | 5 ft ^B | 10 ft | 10 ft |
| Min. Combined Side Yard Setback | 16 ft | 16 ft | 5 ft ^B | 5 ft ^B | 20 ft | 20 ft |
| Min. Rear Yard Setback | 30 ft | 30 ft | 30 ft | 30 ft | 30 ft | 30 ft |
| Max. Stories | 2.5 | 2.5 | 3 | 3 | 5 | 5 |

^A Live-Work Unit Buildings shall comply with the conditional use requirements of the building types in which they are constructed, i.e.: Detached Live-Work Units with § 360-22D; Semi-Attached Live-Work Units with Twins (above); and Attached Live-Work Units with Townhouses (above.) Live-Work Unit Buildings shall be parallel to and have primary front entrances on Clements Bridge Road.

^B Required for end units. Interior units have minimum 0'-foot side yard setback.

Conditional Use Requirements

a. Twins and Stacked Twins

- 1) There shall be no off-street parking between a building's principal façade and the public right-of-way.
- 2) There shall be no individual driveways from Clements Bridge Road.
- 3) The minimum setback between rear of dwelling and any garage, off-street parking area, or accessory building exceeding 200 square feet shall be 20 feet, exclusive of rear decks.

b. Townhouses and Stacked Townhouses

- 1) Buildings shall be parallel to and have primary front entrances on the public right-of-way, or private interior road for properties in the C-2 zone, on which that have the longest frontage. For properties with Clements Bridge Road frontage, a minimum of three (3) ground floor units shall be parallel to and have primary front entrances on that road.
- 2) The number of ground floor units shall not exceed eight (8), and the total length of attached buildings shall not exceed 240 feet.
- 3) There shall be no off-street parking between a building's principal façade and the public right-of-way.
- 4) There shall be no individual driveways from Clements Bridge Road.

- 5) The minimum setback between rear of dwelling and any garage, off-street parking area, or accessory building exceeding 200 square feet shall be 20 feet, exclusive of rear decks.
- 6) Developments with ten (10) or more dwelling units shall be inclusionary.

c. Residential Flats Development

- 1) For properties with 70 feet or more of frontage on Clements Bridge Road frontage, buildings shall be parallel to and have primary front entrances on that road.
- 2) For properties buildings having less than 70 feet of frontage on Clements Bridge Road, buildings shall be parallel to and have primary front entrances on the public right-of-way, or private interior road for properties in the C-2 zone, on which that have the longest frontage.
- 3) There shall be no off-street parking between a building's principal façade and the public right-of-way.
- 4) Developments with ten (10) or more dwelling units shall be inclusionary.

d. Flex Mixed-Use Development

- 1) For properties with 70 feet or more of frontage on Clements Bridge Road frontage, buildings shall be parallel to and have primary front entrances on that road.
- 2) For properties buildings having less than 70 feet of frontage on Clements Bridge Road, buildings shall be parallel to and have primary front entrances on the public right-of-way, or private interior road for properties in the C-2 zone, on which that have the longest frontage.
- 3) There shall be no off-street parking between a building's principal façade and the public right-of-way.
- 4) Developments with ten (10) or more dwelling units shall be inclusionary.

Live-Work Units

- a. Buildings shall be parallel to and have primary front entrances on Clements Bridge Road.

Off-Street Parking and Loading in the DC, R/O, R/C, C-2, and M-2 Districts

A. Off-Street Parking

1. General Requirements

- a. Off-street automobile parking is prohibited in the front yard of a property or building fronting Clements Bridge Road.
- b. An adequate number of off-street automobile parking spaces shall be required in all developments and shall comply with the New Jersey Uniform Construction Code's Barrier Free Sub-code (N.J.A.C. 5:23-7) and § 360-9.1.
- c. Residential developments shall comply with the New Jersey Residential Site Improvements Standards (RSIS, or N.J.A.C. 5:21). Non-residential developments shall comply with the RSIS for parking space size (N.J.A.C. 5:21-4.15) and parking lot dimensions (N.J.A.C. 5:21-4.16).
- d. All required off-street automobile parking spaces shall be provided on-site or may be off-site within 250 feet of an entrance to the building they are intended to serve, provided that such spaces shall be in the same ownership as or under lease by the owner of the building to which they relate, shall be subject to restrictions adequate to ensure that the number of spaces will be available throughout the life of such use, and shall maintain clear signage / pavement markings identifying their reservation for tenants / occupants of the associated off-site use.
- d. Automobile parking areas shall be designed to maximize the potential for shared parking among users and to facilitate transit, bicycle, and pedestrian access.

2. Number of Spaces

- a. Each development shall include adequate off-street automobile parking and bicycle parking per the ratios established herein.
- b. Automobile parking requirements:
 - 1) Residential developments shall comply with RSIS for providing the minimum number of off-street automobile parking spaces.
 - 2) Eating and drinking establishments of 2,000 square feet or smaller in the CD, R/O, and R/C districts are exempt from providing off-street parking. Eating and drinking establishments larger than 2,000 square feet in those districts and non-residential developments of 4,000 square feet or smaller shall provide the number of off-street parking spaces based on the following ratio:
 - a) Commercial and retail use parking at a minimum of 4 spaces per 1,000 square feet of gross leasable area.
 - b) Light industrial and logistics uses at a minimum of 1 space per 1,000 square feet of gross leasable space or per 2 employees during peak demand, whichever is greater,
 - c) Public and quasi-public assembly uses at a minimum of 1 space per 4 persons of the maximum room capacity of all spaces occupied during peak demand.

- d) Office-space uses and all other uses at a minimum of 3 off-street parking spaces per 1,000 square feet of gross leasable area.
- 3) Non-residential development greater than 4,000 square feet shall be required to conduct a parking study to determine the number of off-street parking spaces required to accommodate peak parking demand. In calculating peak parking demand, the applicant shall project the peak number of occupied parking spaces using formulas and procedures presented in the most recent edition of *Parking Generation*, and information published by the ITE.
- 4) All mixed-use and multi-tenant non-residential developments greater than 4,000 square feet in gross leasable area shall incorporate shared parking.
- c. All required bicycle parking spaces shall be provided either outdoors on-site or indoors on-site within in a dedicated storage area, based on the following ratio:
 - 1) Multi-family residential developments shall provide a minimum of 2 spaces or 1 space for every four (4) residential units, whichever is greater,
 - 2) Non-residential developments shall provide the number of off-street bicycle parking spaces based on the following ratio:
 - a) Commercial and retail use parking at a maximum of 1 space or 1 space per 5,000 square feet of gross leasable area, whichever is greater.
 - b) Light industrial and logistics uses at a minimum of 2 spaces or 1 space per 20 employees during peak demand, whichever is greater.
 - c) Public and quasi-public Assembly uses at a minimum of 2 spaces or 1 space per 20 persons of the maximum room capacity of all spaces occupied during peak demand, whichever is greater.
 - d) Office-space uses and all other uses at a minimum of 1 space or 1 space per 4,000 square feet of gross leasable area, whichever is greater.
- d. Shared Automobile Parking
 - 1) An applicant seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using shared parking procedures and methodology presented in the most recent versions of the ULI *Shared Parking* and the ITE's *Shared Parking Planning Guidelines* publications.
 - 2) A shared parking study and report shall contain the following:
 - a) Calculation of the projected peak parking for each land use that will be sharing the available parking supply.
 - b) Calculation of the extent to which parking demand will be mitigated on the site because of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.

- c) Calculation of the peak parking accumulation for the development.
 - d) Expansion of the peak parking accumulation by 10% to determine the needed supply of parking spaces.
 - e) Determination of the number of off-street parking spaces to be supplied in lots controlled by the applicant and lots controlled by a third party.
 - f) Determination of the number of on-street parking spaces that are available to the development.
 - g) Determination of any additional parking solutions necessary to reduce parking demand or mitigate an insufficient supply of parking. Other methods may include the use of fringe parking lots, satellite lots with shuttle service, employee transit use in lieu of parking and/or valet parking service that makes use of identified off-street parking lot.
- 3) The minimum parking requirement for each use shall be multiplied by an “occupancy rate” as determined by a study of local conditions (or as found in the following “Occupancy Rate” table, which is followed by step-by-step directions), for each use for the weekday night, daytime and evening periods, and weekend night, daytime and evening periods, respectively.

| SHARED PARKING OCCUPANCY RATE TABLE | | | | | | |
|---|------------------------|--------------------------|--------------------------|------------------------------|--------------------------|--------------------------|
| | MONDAY – FRIDAY | | | SATURDAY & SUNDAY | | |
| USES | 8 AM to 6 PM | 6 PM to Mid- night | Mid- night to 8 AM | 8 AM to 6 PM | 6 PM to Mid- night | Mid- night to 8 AM |
| Residential | 60% | 100% | 100% | 80% | 100% | 100% |
| General Commercial & Retail | 90% | 80% | 5% | 100% | 70% | 5% |
| Office-Spaces Uses | 100% | 20% | 5% | 5% | 5% | 5% |
| Eating & Drinking Es- tablishments | 70% | 100% | 10% | 70% | 100% | 20% |
| Recreation & Enter- tainment | 40% | 100% | 10% | 80% | 100% | 50% |
| Hotel | 70% | 100% | 100% | 70% | 100% | 100% |
| Public & Quasi-Public | 100% | 40% | 5% | 10% | 10% | 5% |
| Religious | 20% | 40% | 5% | 100% | 50% | 5% |

n.b.: This table indicates the percent adjustment of the minimum automobile parking requirement during each time period for shared parking. Percentages set forth in the Occupancy Rate table are set to include a small “safety margin” of parking beyond that minimally needed to serve an average peak demand. Therefore, a local study of parking demand may yield a greater reduction in parking required. “Other” occupancy rates as demonstrated by applicant via parking study or other credible evidence.

- a) Sum up the adjusted minimum parking requirements of each land use for each of the six time periods to determine an overall project minimum parking requirement for each time period.
- b) The highest of the six (6) time period totals shall be the minimum parking requirement for the mixed-use project.
- c) One hundred percent (100%) of the parking supply shall be provided within 250 feet of an entrance to the building(s) it will serve unless waived via terms of item d and/or e below.
- d) The number of parking spaces may be reduced on a space per space basis if the applicant can demonstrate that suitable alternative parking spaces can be secured through lease or other similar terms and are located within proximity to the subject property or site.
- e) Spaces to be counted towards this shared parking arrangement must be demonstrated to be vacant and available during the peak hours of operation of the affected uses. Access to those spaces must be provided for vehicles and pedestrians in a safe and efficient manner. Such access shall include shared driveways and interconnected walkways.
- f) The Administrative Officer may conduct site visits to confirm that the amount of parking provided is being utilized by the development and that automobile parking remains sufficient to meet the needs of the development. If at any time it is determined that this is no longer the case, the provision of additional banked or reserved parking spaces may be required to satisfy the demand.

B. Off-Street Loading for Mixed-Use Developments and Non-Residential Uses

1. General Requirements

- a. The loading and unloading of trucks and other automotive vehicles is prohibited from automotive vehicles stopping or standing on Clements Bridge Road.
- b. The loading and unloading of trucks and other automotive vehicles is prohibited in the front yard of a property or building fronting Clements Bridge Road.
- c. Access to loading facilities from a street shall not be located at a distance less than 25 feet from any intersection.
- d. Fossil fuel delivery vehicles shall comply with New Jersey's Anti-Idling regulations. Off-street loading spaces shall be posted with "No Idling" signage.

2. Required off-street loading berths for new construction, enlargement or change in use.

- a. Businesses in the DC, R/O, and R/C district of 4,000 square feet or smaller are exempt from providing off-street loading areas.
- b. Non-residential developments greater than 4,000 square feet shall provide a Business Loading Statement that will identify the following:

- 1) Estimated types and volumes of materials / products estimated to be delivered to and removed from the proposed use(s), other than removal of refuse, wastes, and recyclables.
- 2) Types and sizes of delivery vehicles to be used, e.g., passenger car / pickup truck; box truck and cargo, sprinter, and cube vans; heavy duty trucks; and tractor trailers.
- 3) Days, times, and frequencies of such deliveries.
- 4) Location(s) on a dimensioned site plan where such vehicles shall park on-site or within 250 feet of the non-residential development. If the latter, the Applicant should provide testimony to the Board verifying the availability of such loading space(s) and compatibility with adjacent uses.

Landscaping and Screening Requirements in the DC, R/O, R/C, C-2, and M-2 Districts

- A. A landscape screen shall be planted and constructed on multi-family residential, mixed-use, and non-residential properties along their lot lines that abut a one- or two-family detached residential use or district and around any outdoor trash, refuse, or recycling area. The landscape buffer shall consist of the following:
 1. A minimum of five (5) foot-wide landscape buffer shall be planted and maintained as a year-round, solid and continuous visual screen with a variety of evergreen and deciduous trees, shrubbery, grass, ground cover, natural features, as well as fencing. Within the buffer area, the landscape screen shall provide both high-level and low-level plant material of sufficient mass to initially provide an effective year-round visual screen to a height of not less than six (6) feet at the time of installation. This screen shall be planted in a free form fashion to avoid the appearance of a straight line or “wall” of plant material.
 2. No structure, stormwater management facility, activity, storage of materials, or parking of any vehicles shall be permitted within a buffer area other than fencing. The buffer area shall be protected against damage from automobiles.
 3. Board-on-board, vinyl, or similar ornamental opaque fencing, with the finished side installed facing outward, shall be a minimum of six (6) feet and a maximum of eight (8) feet along the property’s side and rear yards.
 4. Landscape screens and opaque fencing maintained outside required sight triangles.
 5. Landscape buffers, screens, and fencing shall be maintained in good order, and shall be repaired or replaced, as necessary, to the satisfaction of the Zoning Officer. The entire landscape buffer area shall be attractively maintained and kept clean of all debris and rubbish, in compliance with Chapter 258, Property Maintenance, Article I, General Regulations, as amended.
 6. Landscape buffers for outdoor trash, refuse, and recycling areas shall be designed to enable collection vehicles to access the storage area without interference from parked vehicles or other obstacles. The trash enclosure shall have gates and doors to be closed when the collection truck is finished emptying the receptacle dumpster. The storage and upkeep of these collection areas shall comply with Chapter 258, Property Maintenance, Article I, General Regulations, as amended.

Home Occupations

- A. Any home occupation shall be subordinate and incidental to the principal residential use and be conducted entirely with the dwelling unit.
- B. Home occupations shall be conducted solely by resident occupants of the property, except that no more than one person not a resident of the building may be employed on the premises at any one time.
- C. Home occupations shall be limited to not more than one business per dwelling unit and 30% of its total floor area.
- D. Hours during which a non-resident employee may work at, and patrons may visit the premises shall be limited in residential districts to 7:00 a.m. through 10:00 p.m. Monday through Friday and 7:00 a.m. to 11:00 p.m. on weekends.
- E. Nuisance/noise. Home occupations shall not generate light, smoke, glare, noise, and vibrations that are obnoxious and become a nuisance to residential neighbors. All machinery and/or equipment used in the home occupation must be stored out of sight. No machinery or equipment shall be used that will cause interference with radio, television and satellite reception and other forms of electronic communications in neighboring residences.
- F. Vehicles. Any vehicles used in conjunction with the home occupation may include no more than one vehicle per family member or employee engaged in the business. All business-related vehicles and personal domestic vehicles shall be parked or garaged on site on the side or rear of the residence.
- G. Shipments and delivery of products. Shipments and delivery of products, merchandise or supplies shall be limited to the hours of 8:00 a.m. and 6:00 p.m. and shall regularly occur no more than one time per day, exclusive of USPS (standard mail) deliveries, and occur only in a single-rear axle, medium-duty delivery truck or smaller vehicles used to serve residential areas.
- H. Sales of goods and services: There shall be no wholesale or retail sale of goods or services except for those produced or delivered on the premises as part of an approved home occupation.
- I. Minimum on-site parking: The home occupation shall not create the need to park more than two vehicles at any time for non-resident employees, business clients, or customers, in addition to those otherwise required for the principal residential use, as required by the New Jersey Residential Site Improvement Standards (RSIS). No overnight customer parking shall be permitted.
- J. The home occupation shall not increase the footprint of the existing dwelling unit.
- K. The home occupation shall meet all applicable construction, health and safety codes and shall not involve any illegal activity. Sexually oriented home occupations are expressly prohibited. All structures involved in a home occupation shall be maintained in good repair.
- L. Signage: Business signage shall be limited to one (1) wall-mounted sign not to exceed one (1) square foot in area and no higher than six (6) feet above the ground indicating the name of the home occupation and proprietor and contact information for the business.
- M. No other displays or exterior changes to the dwelling unit that alter the residential character of the building shall be permitted in any residential district.

- N. Conditionally permitted home occupation uses may include:
1. Business administration and support services,
 2. Construction trade contractor businesses
 3. Educational service uses.
 4. Information Industry uses.
 5. Professional, scientific and technical services.
- O. Not all home occupation types will be considered equal in terms of impacts on neighboring properties, nor will all types of home occupations be permitted in each residential zone or mixed-use zone. There are certain home occupation practices which may destroy the character of the neighborhood. As such, the Planning Board may exercise its discretionary authority to permit or deny an application for home occupation use after hearing testimony on and reviewing any evidence presented by the applicant on the following practices related to the home occupation and considering the character of the zone in which the home occupation is proposed.

Performance Standards

- A. Airborne Emissions. In all districts, no use, activity, operation, or device shall be established, modified, constructed, or used without having obtained valid permits and certificates from the Bureau of Air Pollution Control, NJDEP. Specifically, no use, activity, operation or device shall be established, modified or constructed without a valid permit to construct in compliance with N.J.A.C. 7:27.
- B. Electricity. Electronic equipment shall be shielded so there is no interference with any radio or television reception beyond the operator's property as the result of the operation of such equipment.
- C. Glare. No use shall direct or reflect a steady or flashing light beyond its lot lines. Exterior lighting and lighting resulting from any manufacturing or assembly operations shall be shielded, buffered and directed as approved on the site plan so that any glare, direct light, flashes or reflection will not interfere with the normal use of nearby properties, dwelling units and streets.
- D. Heat. Sources of heat, including but not limited to steam, gases, vapors, products of combustion or chemical reaction, shall not discharge onto or directly contact structures, plant or animal life on neighboring use. No use, occupation, activity, operation or device shall cause an increase in ambient temperature, as measured on the boundary between neighboring uses.
- E. Noise. In all districts, no use, activity, operation, or device shall be established, modified, constructed, or used in violation of the State Noise Control regulation, N.J.A.C. 7:29.
- F. Odor. Odors shall not be discernable at the lot line or beyond. Any process that may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.
- G. Radioactivity. No use, activity, operation or device concerned with the utilization or storage of radioactive materials shall be established, modified, constructed or used without there having first been obtained valid permits and certificates from the Office of Radiation Protection, New Jersey Department of Environmental Protection. Proof of compliance with this requirement shall be the submission of duplicate copies of said permits and certificates.

- H. Storage & Waste Disposal. In non-residential zones, no article or material shall be kept, stored, or displayed outside the confines of a building, except where permitted elsewhere in this Ordinance, unless the same is so screened by an appropriate trash enclosure.
- I. Vibration. There shall be no vibration which is discernible to the human senses, or which is at low or high frequencies capable of causing discomfort or damage to life or property.
- J. Visibility. On the corner lot or any point of entry on a public road, nothing shall be erected, placed, planted, or allowed to grow in such a manner that obstructs the vision above the height of 3' and below 8', measured from the intersection of the right-of-way lines 30' along the lot lines.

3. Provisions for Relocation

N.J.S.A. 40A:12A-7a.(3) requires the redevelopment plan to indicate:

Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Project Area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

No existing residences will be disturbed or eliminated by the Redevelopment Entity to implement this non-condemnation redevelopment plan. Therefore, no resident relocation provisions are required.

4. Identification of Property to be Acquired

N.J.S.A. 40A:12A-7a.(4) requires the redevelopment plan to indicate:

An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

At this time, it is not anticipated that the Redevelopment Entity will need to acquire any properties to implement this non-condemnation redevelopment plan. In the event the need should arise to acquire any property, this non-condemnation redevelopment plan will be amended accordingly.

5. Relationship to Other Plans

N.J.S.A. 40A:12A-7a.(5) requires the redevelopment plan to indicate:

Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et seq.).

a. Contiguous Municipalities

Barrington Borough shares common boundaries with the Boroughs of Haddon Heights, Haddonfield, Tavistock, Lawnside, Magnolia, and Bellmawr. This *2024 Redevelopment Plan Update* represents several minor adjustments to Barrington's 2001 Phase I and II redevelopment plans, which should not have any adverse impacts to adjacent properties in the surrounding boroughs. Similarly, the numerous recommended revisions to Barrington's *2003 Phase III Redevelopment Plan* for the Clements Bridge Road (CR 573) corridor through the center of Barrington, are designed to facilitate redevelopment projects more in character with the Borough's traditional small-town character. These changes should not have any adverse impacts on adjacent properties in the surrounding boroughs either.

b. Camden County

Camden County's 2014 Comprehensive Plan identifies Barrington's US Route 20 corridor as an "arterial corridor" with a policy goal to "improve multi-modal conditions and land use quality along aging strip arterial corridors." The remainder of Barrington is identified as a "priority growth investment area" with a policy goal to "promote growth development, and redevelopment activities in suburban and urban communities that contain existing or planned infrastructure, existing population and employment clusters, and dense development patterns." This *2024 Redevelopment Plan Update* is designed to fulfill these Camden County policy goals.

c. New Jersey

The *New Jersey State Development and Redevelopment Plan (SDRP)* was adopted by the New Jersey State Planning Commission on June 12, 1992. The Commission reexamined the *SDRP* and adopted a new plan on March 1, 2001. The *SDRP* designates the redevelopment Project Area within the Metropolitan

Planning Area (PA1) to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.” This *2024 Redevelopment Plan Update* is designed to fulfill these State Plan policy goals.

6. Affordable Housing Impacts

N.J.S.A. 40A:12A-7a.(6) requires the redevelopment plan to indicate:

As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

Barrington Borough did not prepare an affordable housing inventory for the Project Area when it designated these properties in need of redevelopment at the beginning of this century. Therefore, the provision of an analysis of affordable housing impacts does not apply.

7. Affordable Housing Replacement Provisions

N.J.S.A. 40A:12A-7a.(7) requires the redevelopment plan to indicate:

A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last eighteen (18) months, which is subject to affordability controls and that is identified as to be removed because of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or near the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

The Borough did not include or identify any affordable housing units within the redevelopment Project Area for replacement. Therefore, this non-condemnation redevelopment plan requirement does not apply.

8. Zero-Emission Vehicle Infrastructure

N.J.S.A. 40A:12A-7a.(7) requires the redevelopment plan to indicate:

Proposed locations for zero-emission vehicle fueling and charging infrastructure within the Project Area in a manner that appropriately connects with an essential public charging network.

This redevelopment plan shall require the redeveloper to install electric vehicle charging infrastructure within the redevelopment Project Area in accordance with P.L. 2021 c.171. The locations of such infrastructure will be determined during the development review process.

IV. AFFORDABLE HOUSING PROVISIONS

N.J.S.A. 40A:12A-7b. indicates:

A redevelopment plan may include the provision of affordable housing in accordance with the "Fair

Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

Barrington Borough does not have a court-approved Housing Element and Fair Share Plan to address its Third Round Obligation up to 2025 or beyond. This *2024 Redevelopment Plan Update* indicates that any Flex Mixed-Use Development, Residential Flats Development, and Townhouse or Stacked Townhouses development comprising ten (10) or more units shall be an inclusionary unit as one of the conditions of these conditional uses in the redevelopment area. Unless otherwise provided in a redevelopment agreement approved by the Borough Council, all future non-residential development within the redevelopment Project Area shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, which will be held in an affordable housing trust fund. Barrington Borough shall not spend those collected development fees until the Superior Court has approved a plan for spending such fees in conformance with N.J.A.C. 5:93-5.1(c).

V RELATIONSHIP TO LOCAL DEVELOPMENT REGULATIONS

N.J.S.A. 40A:12A-7c. requires the redevelopment plan to indicate:

The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.).

This non-condemnation redevelopment plan update incorporates all those other chapters of the Barrington Borough Code related to land development, such as Chapter 128: Zoning. The proposed land use and building requirements for the Project Area's current M-2, C-2, C-1, and R-2 zones, found in Section **B2. Proposed Land Uses and Building Requirements** on pages 13 through 20 in this *2024 Redevelopment Plan Update*, supersede those ordinance and prior redevelopment plan regulations identified earlier in this document.

The Barrington Borough Zoning Ordinance and Map shall be amended to indicate that this non-condemnation redevelopment plan shall apply for all future development and redevelopment for the properties in the Project Area. In addition, the Planning Board is authorized to issue, at its discretion, bulk variances, design waivers, and other exceptions from the Proposed Land Uses and Building Requirements detailed in this non-condemnation redevelopment plan. The use and building requirements in this 2024 redevelopment plan update shall not apply to those properties that have been redeveloped under prior redevelopment plans and plan amendments. In other words, these standards shall not apply to the following properties:

- Block 1, Lot 1.01,
- Block 49, Lot 8.01,
- Block 50, Lots 3 and 4,
- Block 57, Lots 5.02, 6.02, 6.03, 6.04, 7.01, 7.02, 7.03, 7.04, 8.01, 9.01, 10.01, 10.02, 11.01, 12.01, and 13.01, and
- Block 58, Lots 12-19.

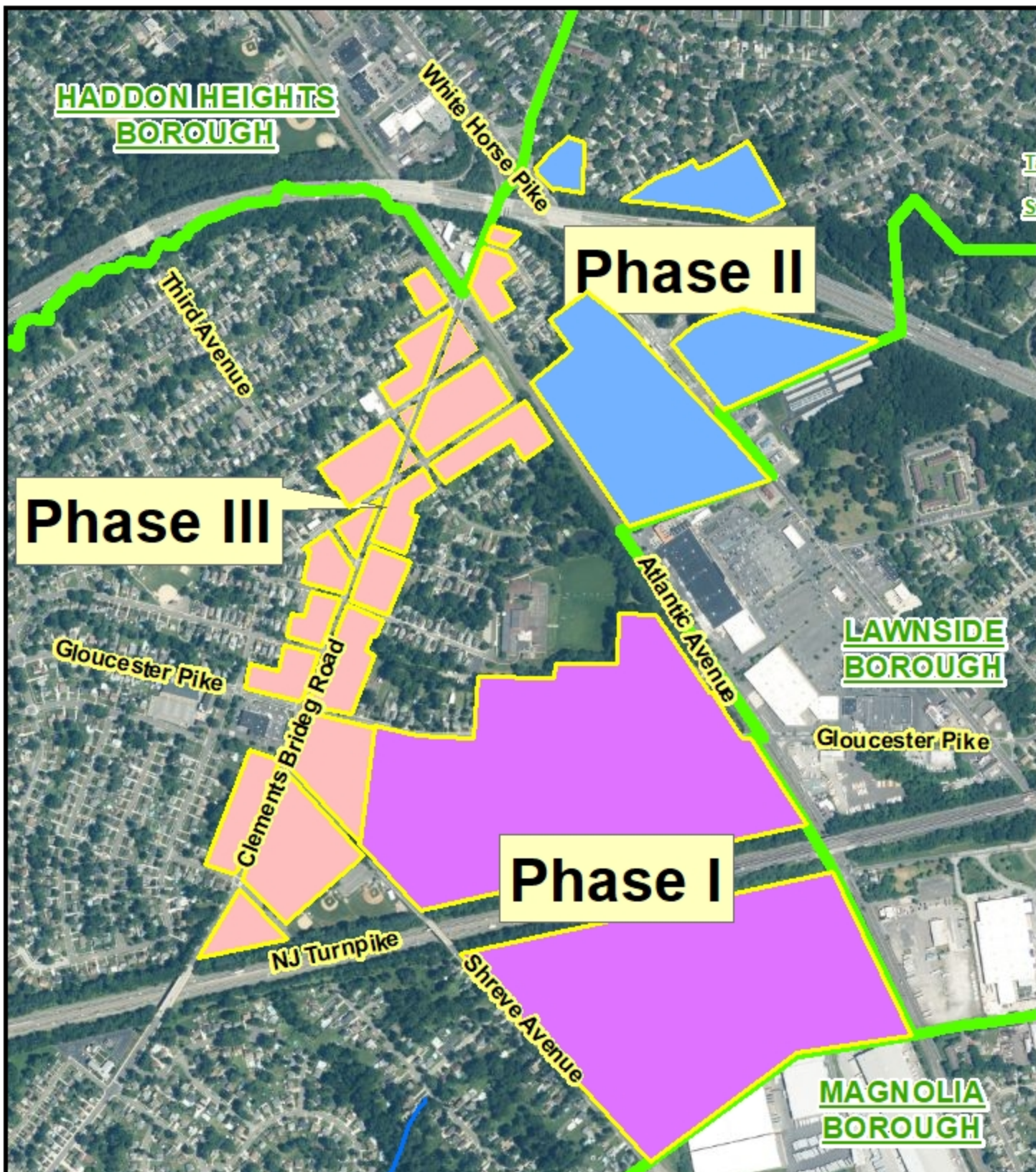
VI MUNICIPAL MASTER PLAN CONSISTENCY

N.J.S.A. 40A:12A-7d. requires that:

All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

As indicated on pages 11 and 12, this *2024 Redevelopment Plan Update* is either consistent with Barrington Borough's Master Plan or is designed to effectuate their plan or designed to effectuate the Master Plan.

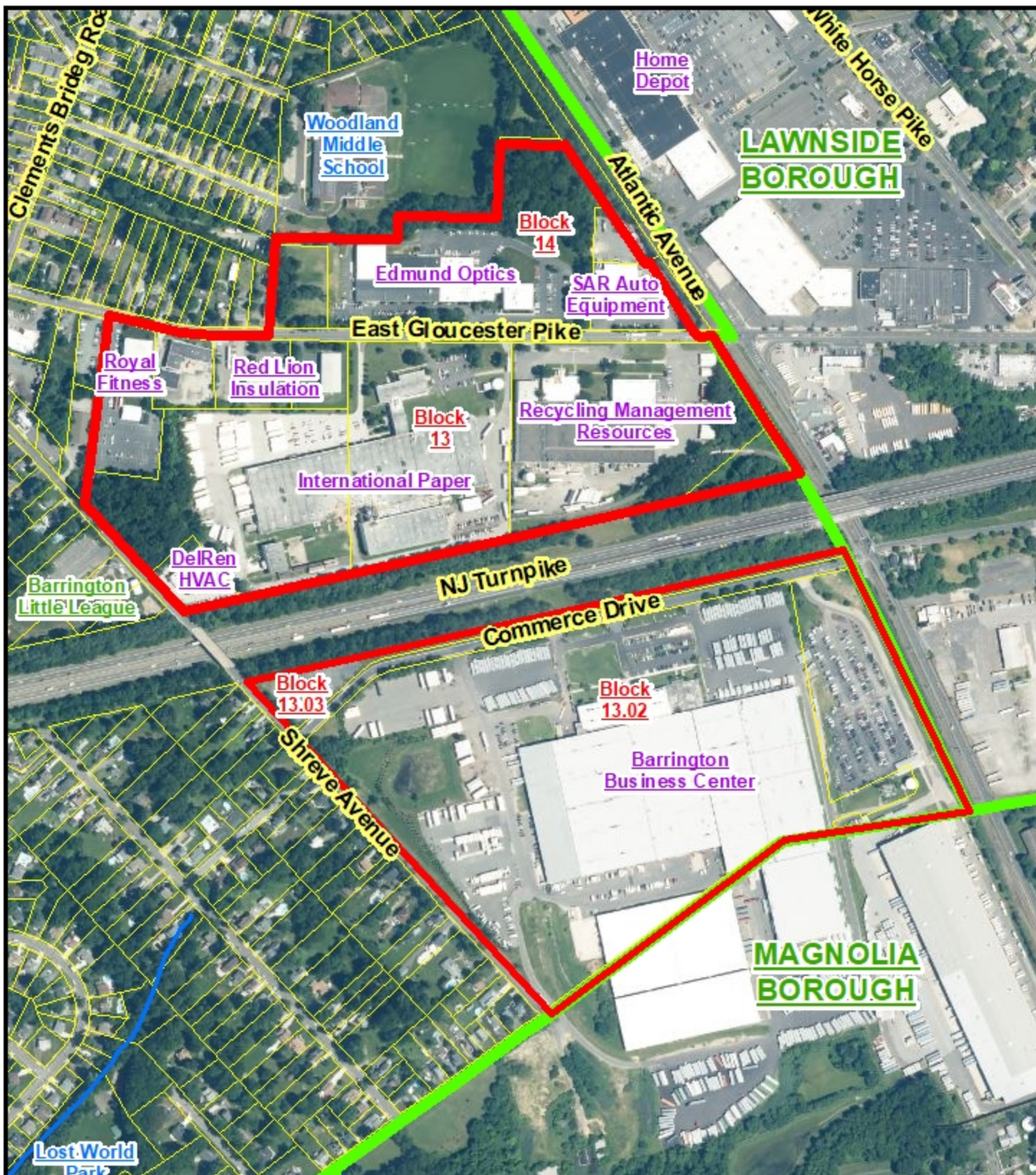
Appendix A



**2023 REDEVELOPMENT PLAN UPDATE
PHASES I, II, & III
BARRINGTON, NJ**

0 200 400 800 1,200 1,600 Feet





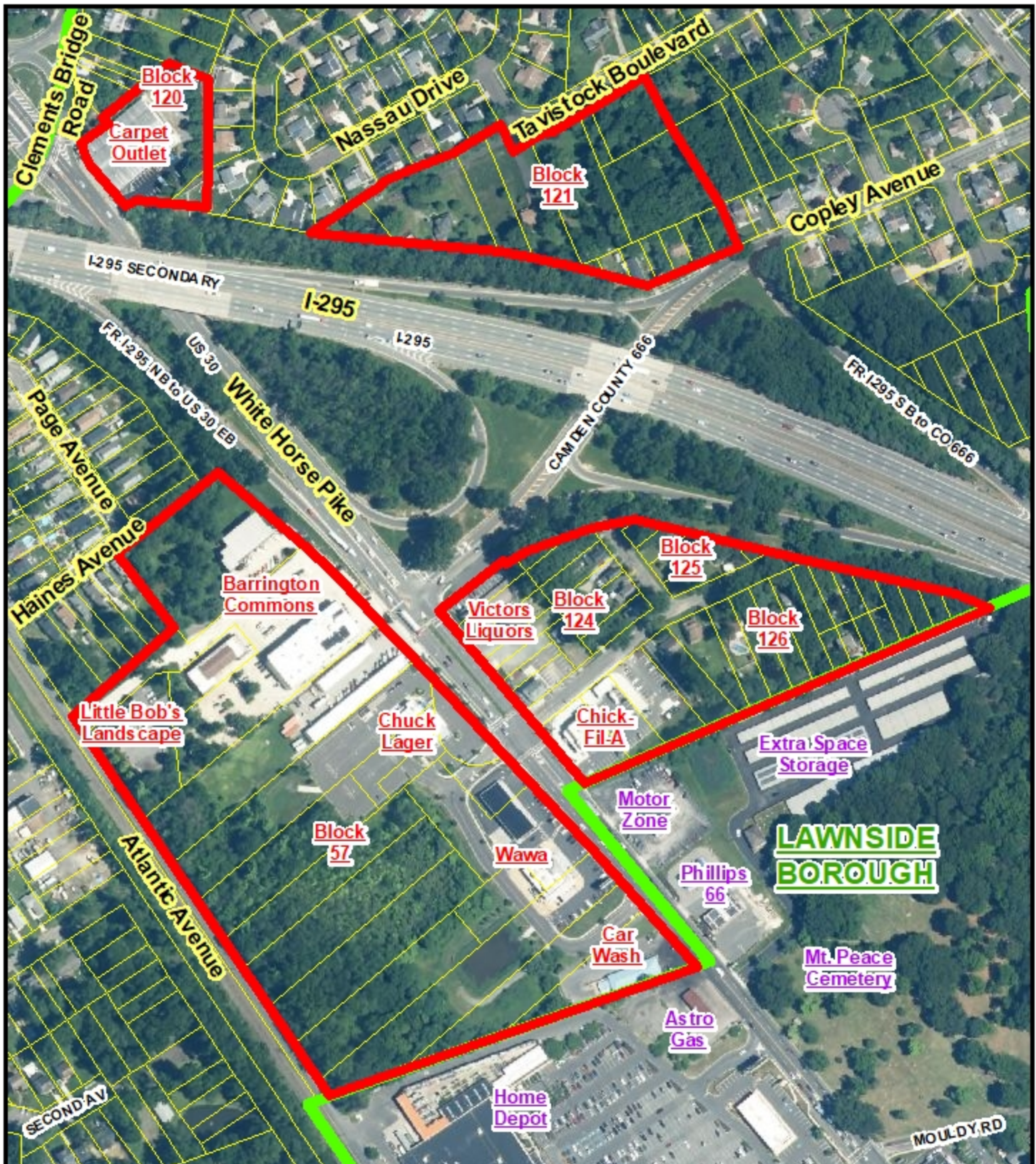
**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors
 850 EAST 10TH AVE., SUITE 100
 MOUNT LAUREL, NEW JERSEY 08054
 TEL: 856-260-1178 FAX: 856-275-5255

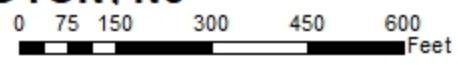
2023 REDEVELOPMENT PLAN UPDATE PHASE I: M-2 ZONE BARRINGTON, NJ

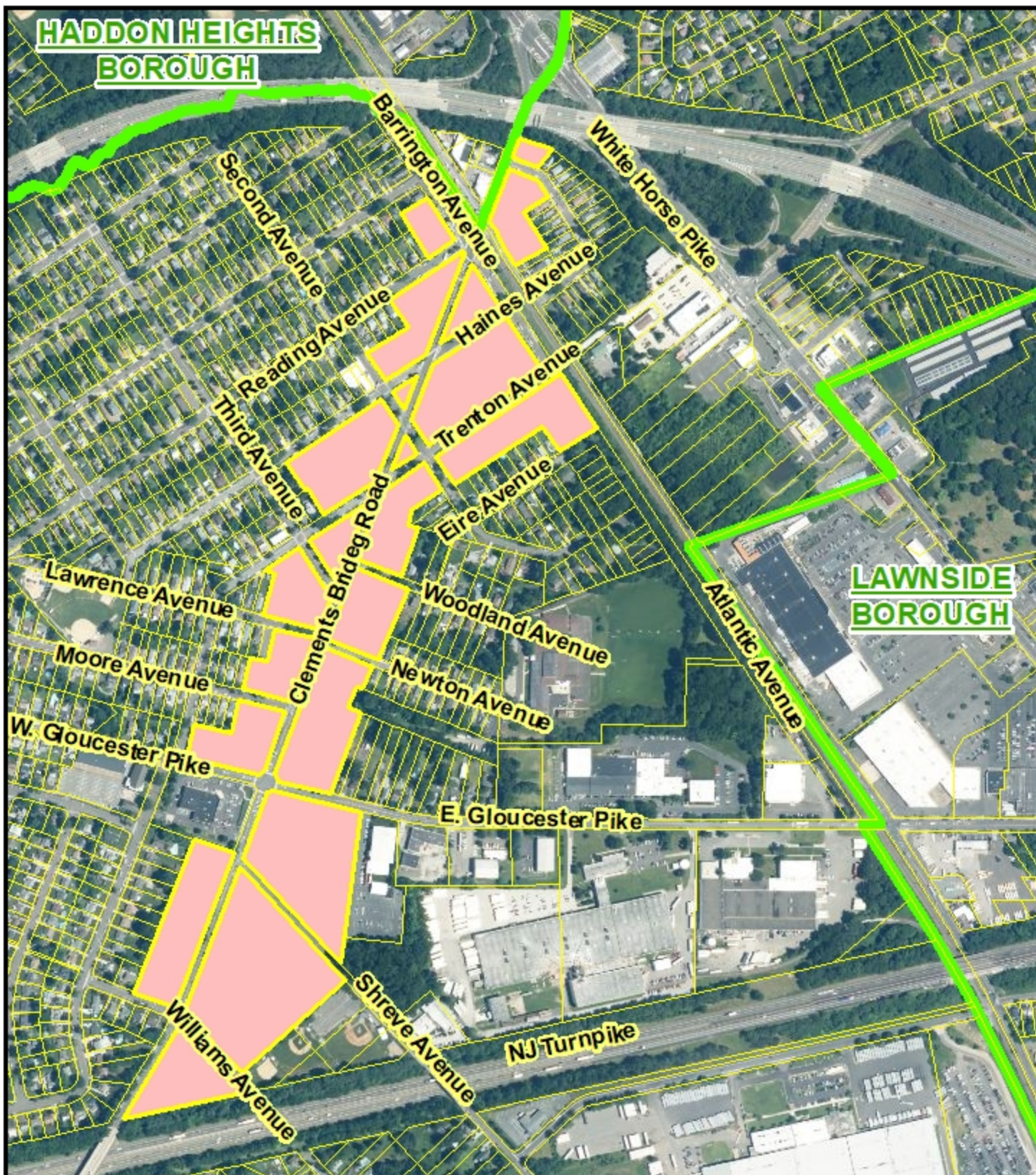
0 125 250 500 750 1,000 Feet





**2023 REDEVELOPMENT PLAN UPDATE
PHASE II: C-2 ZONE (WHITE HORSE PIKE)
& R-2 ZONE (TAVISTOCK BOULEVARD)
BARRINGTON, NJ**





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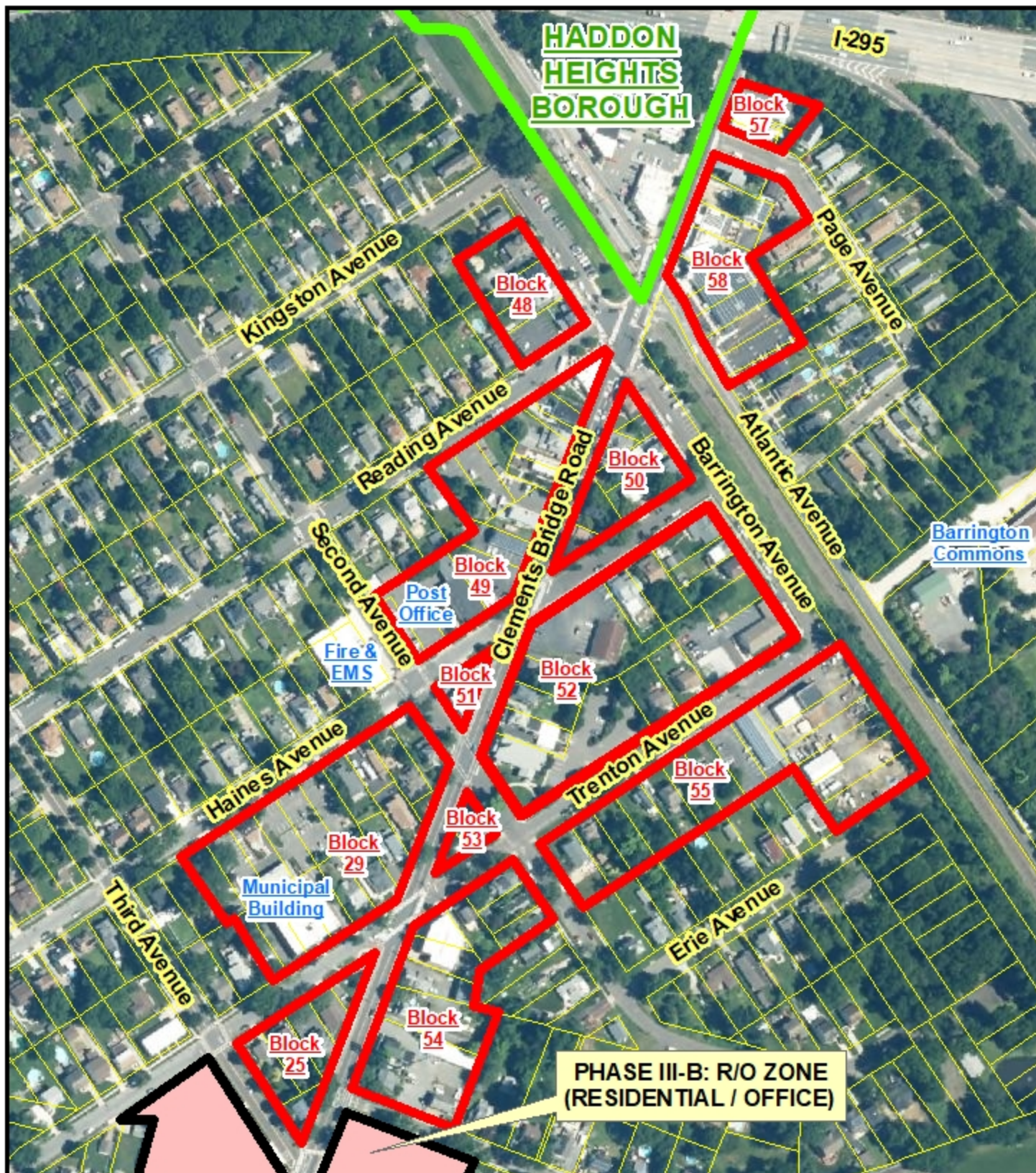
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MOUNT LAUREL, NEW JERSEY 08054
TEL: 856-260-1178 FAX: 856-275-5255

2023 REDEVELOPMENT PLAN UPDATE PHASE III: C-1 (CLEMENTS BRIDGE ROAD) BARRINGTON, NJ

1 inch = 600 feet

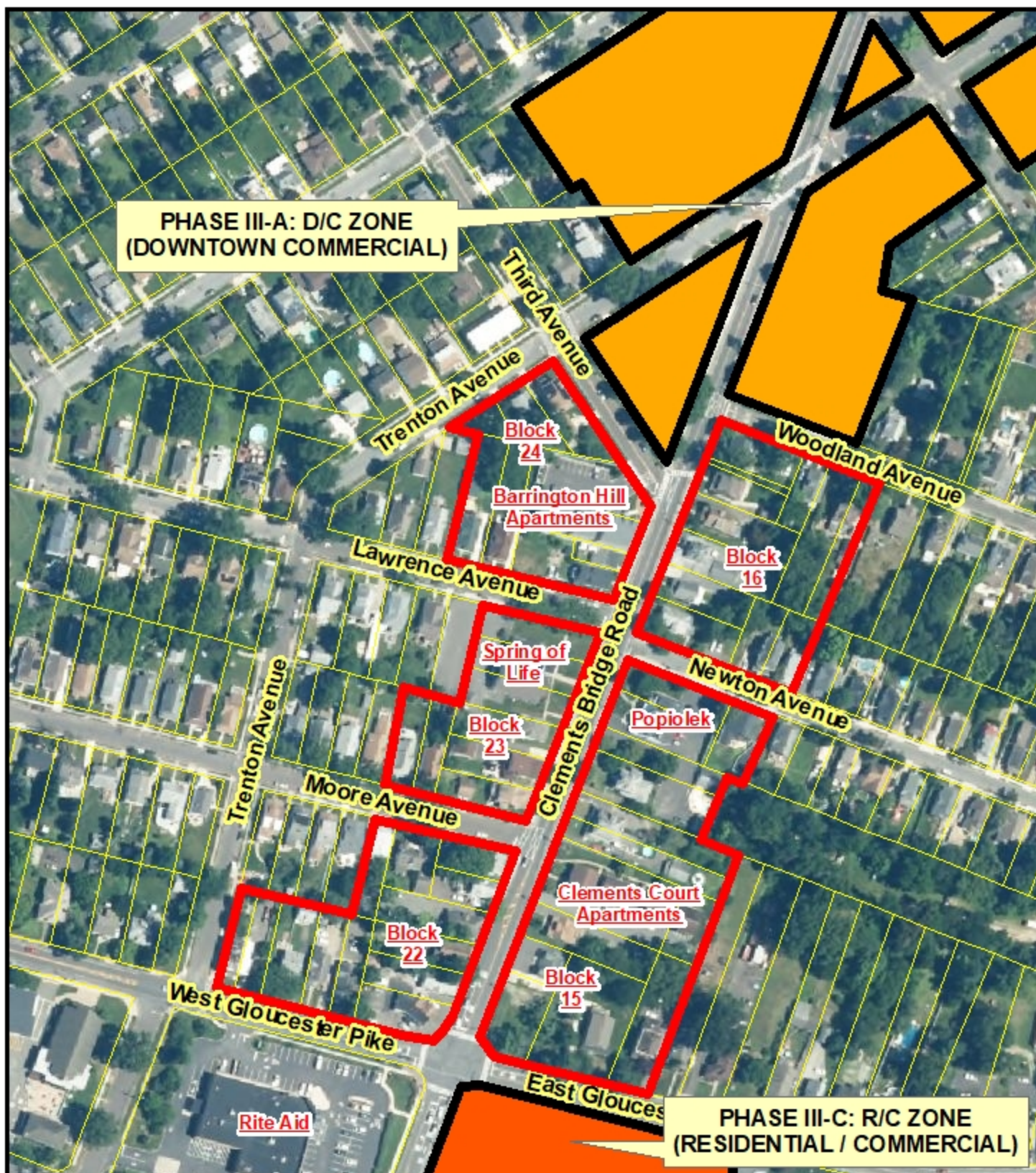
0 150 300 600 900 1,200
Feet





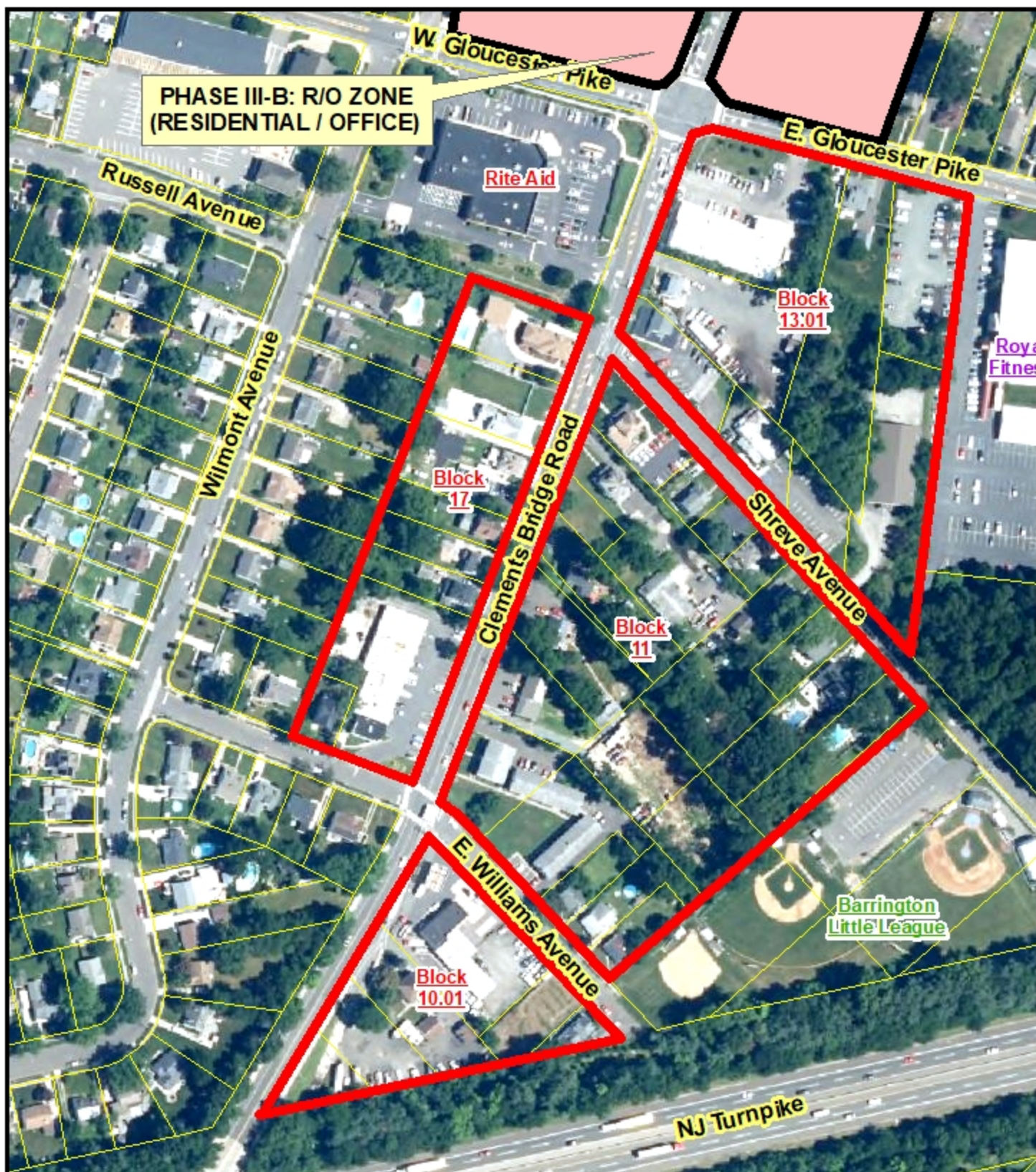
2023 REDEVELOPMENT PLAN UPDATE
PHASE III-A: D/C ZONE (DOWNTOWN / COMMERCIAL)
BARRINGTON, NJ





**2023 REDEVELOPMENT PLAN UPDATE
PHASE III-B: R/O ZONE (RESIDENTIAL / OFFICE)
BARRINGTON, NJ**





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2023 REDEVELOPMENT PLAN UPDATE PHASE III-C: R/C ZONE (RESIDENTIAL / COMMERCIAL) BARRINGTON, NJ

0 50 100 200 300 400 Feet

