

ORDINANCE NUMBER 1211

ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN, STATE OF NEW JERSEY AMENDING ARTICLE III. IN CHAPTER 360, ZONING, OF THE CODE OF THE BOROUGH OF BARRINGTON

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Barrington, County of Camden, and State of New Jersey that Sub-section F. is hereby added to Sections 360-22, 360-23 and 360-24, respectively, in Article III., Commercial Districts, in Chapter 360, Zoning, in the Code of the Borough of Barrington, as follows:

**ARTICLE I. ARTICLE III. SECTION 360-22 Clements Bridge Road
Commercial Corridor.**

The following Principal Conditional Use shall be applicable to all Districts within the Clements Bridge Road Commercial Corridor, in Section (A)(1)(b)(10) and (11), (B)(1)(b)(8) and (9), and (C)(1)(b)(9) and (10), respectively:

(10) Alternative treatment centers which are authorized to grow and provide registered qualifying patients with usable marijuana and related paraphernalia (including cultivation, manufacturing, and/or dispensing of medical marijuana), in accordance with the provisions of the New Jersey Compassionate Use Medical Cannabis Act, N.J.S.A. 24:6I-1 et seq., provided the following conditions are met:

(a) No alternate treatment center shall be located within 200 feet of the main entrance of any building used for school purposes or which is owned by or leased to any elementary school, secondary school or school board.

(b) No alternate treatment center shall be located within 50 feet of any R-1, R-2, R-3, R-4 and RC-5 Residential Zoning Districts.

(c) No alternate treatment center shall be located within 200 feet of another similar facility (i.e., alternative treatment center or authorized recreational marijuana retail facility).

(d) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12.

(e) A site plan application has been made for the lot, and the Planning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.

(f) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).

(g) In addition to the above:

[1] The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses.

[2] The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.

(h) Hours of operation shall be restricted from 9:00 a.m. to 8:00 p.m.

(i) Use or consumption in any manner of marijuana is not permitted on the premises of any medical marijuana dispensary at any time.

(j) Persons under the age of 21 years of age are not permitted to be on the premises of any medical marijuana dispensary at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

(k) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such buildings or premises.

(l) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.

(m) There shall be no more than a total of two alternative treatment centers and/or authorized recreational marijuana retail facilities in the Borough of Barrington.

(11) Authorized recreational marijuana retail facility, involving the sale of marijuana and related paraphernalia for recreational purposes to members of the general public, if permitted by state law, provided the following conditions are met:

(a) No authorized recreational marijuana facility shall be located within 200 feet of the main entrance of any building used for school purposes or which is owned by or leased to any elementary school, secondary school or school board.

(b) No authorized recreational marijuana facility shall be located within 50 feet of any R-1, R-2, R-3, R-4 and RC-5 Residential Zoning Districts.

(c) No authorized recreational marijuana facility shall be located within 200 feet of another similar facility (i.e., alternative treatment center or authorized recreational marijuana retail facility).

(d) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12.

(e) A site plan application has been made for the lot, and the Planning

Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.

(f) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).

(g) In addition to the above:

[1] The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses.

[2] The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.

(h) Hours of operation shall be restricted from 9:00 a.m. to 8:00 p.m.

(i) Use or consumption of marijuana is not permitted on the premises of an authorized recreational marijuana retail facility.

(j) Persons under the age of 21 years of age are not permitted to be on the premises of any authorized recreational marijuana retail facility at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

(k) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such buildings or premises.

(l) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.

(m) There shall be no more than a total of two alternative treatment centers and/or authorized recreational marijuana retail facilities in the Borough of Barrington.

| | | | |
|--------------------|---------------------|-----------------------|--|
| ARTICLE II. | ARTICLE III. | SECTION 360-23 | C-2 Business Commercial District. |
|--------------------|---------------------|-----------------------|--|

D. Conditional use. The purpose of this subsection is to set forth the requirements and procedures applicable to conditional uses in the C-2 Business Commercial District in accordance with N.J.S.A. 40:55D-67. A conditional use shall not be approved for any site unless the use is specifically approved as a conditional use in the zone for which it is proposed by the Planning Board. Conditional uses shall be permitted in the C-2 Business Commercial District as follows:

(1) Alternative treatment centers which are authorized to grow and provide registered qualifying patients with usable marijuana and related paraphernalia (including cultivation, manufacturing, and/or dispensing of medical marijuana), in accordance with the provisions of the New Jersey Compassionate Use Medical Cannabis Act, N.J.S.A. 24:6I-1 et seq., provided the following conditions are met:

(a) No alternate treatment center shall be located within 200 feet of the main entrance of any building used for school purposes or which is owned by or leased to any elementary school, secondary school or school board.

(b) No alternate treatment center shall be located within 50 feet of any R-1, R-2, R-3, R-4 and RC-5 Residential Zoning Districts.

(c) No alternative treatment center shall be located within 200 feet of another similar facility (i.e., alternative treatment center or authorized recreational marijuana retail facility).

(d) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12.

(e) A site plan application has been made for the lot, and the Planning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.

(f) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).

(g) In addition to the above:

[1] The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses.

[2] The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.

(h) Hours of operation shall be restricted to 9:00 a.m. to 8:00 p.m.

(i) Use or consumption in any manner of marijuana is not permitted on the premises of any medical marijuana dispensary at any time.

(j) Persons under the age of 21 years of age are not permitted to be on the premises of any medical marijuana dispensary at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

(k) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be

arranged or screened to prevent public viewing from outside such buildings or premises.

(l) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.

(m) There shall be no more than a total of two alternative treatment centers and/or authorized recreational marijuana retail facilities in the Borough of Barrington.

(2) Authorized recreational marijuana retail facility, involving the sale of marijuana and related paraphernalia for recreational purposes to members of the general public, if permitted by state law, provided the following conditions are met:

(a) No authorized recreational marijuana facility shall be located within 200 feet of the main entrance of any building used for school purposes or which is owned by or leased to any elementary school, secondary school or school board.

(b) No authorized recreational marijuana facility shall be located within 50 feet of any R-1, R-2, R-3, R-4 and RC-5 Residential Zoning Districts.

(c) No authorized recreational marijuana facility shall be located within 200 feet of another similar facility (i.e., alternative treatment center or authorized recreational marijuana retail facility).

(d) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12.

(e) A site plan application has been made for the lot, and the Planning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.

(f) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).

(g) In addition to the above:

[1] The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses.

[2] The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.

(h) Hours of operation shall be restricted to 9:00 a.m. to 8:00 p.m.

(i) Use or consumption of marijuana is not permitted on the premises of

an authorized recreational marijuana retail facility.

(j) Persons under the age of 21 years of age are not permitted to be on the premises of any authorized recreational marijuana retail facility at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

(k) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such buildings or premises.

(l) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.

(m) There shall be no more than a total of two alternative treatment centers and/or authorized recreational marijuana retail facilities in the Borough of Barrington.

ARTICLE IV.

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

ARTICLE V.

This Ordinance shall take effect upon passage and publication according to law.

BOROUGH OF BARRINGTON

Date of Introduction: June 11, 2025
Date of Adoption:

BY: _____
Kyle Hanson, Mayor

ATTEST: _____
Terry Shannon, Borough Clerk