

BOROUGH OF BARRINGTON CAUCUS MEETING MINUTES
TUESDAY, JUNE 3, 2025, 6:00PM, MAYOR/COUNCIL CHAMBERS

Mayor Hanson called the meeting to order in council chambers at 6:00pm with the Sunshine Statement and led everyone present in the Pledge of Allegiance.

The Deputy Borough Clerk called the roll of council, and the following were present: Councilman Cerrito, Councilman Drumm, Councilman Beyer, Councilwoman Mercado-Miller and Councilman Robenolt. Councilman Beach was absent with prior notice. Also present were Secretary Eileen Holcombe, Solicitor Tim Higgins, Engineer Greg Evans, and CFO/Deputy Clerk Denise Moules.

Mayor Hanson explained that Clerk Shannon is not here as her husband passed away this morning. Our condolences go out to her and her family. We will share the information regarding the services for her husband as soon as it becomes available.

Engineer's report

Greg Evans reported we will have a resolution for a NJDOT Municipal Aid application for improvements to Haines Avenue. We will also have a voucher for the municipal building improvements.

- Lost World Park improvements—contractor installed the equipment and all that is left is the stone, the ramp and the safety surface. We will let you know the timeline.
- Second Avenue—awarded to Landberg last month and construction will start in July
- Davis Avenue improvements—Earle Asphalt completed the concrete work and will coordinate with Runnemede as to the paving. They will be replacing some sanitary sewer manhole castings and will coordinate with police as to traffic control.
- 4th Avenue Force Main—DiMeglio commenced with construction on Moore, Lawrence and Trenton. Project is moving along well.

Regarding Devon Avenue, I spoke with the Mayor and with Mr. Cofsky and we are not doing the islands. Instead, we will just be pulling-in the curb on both sides. These residents are amenable to increasing the size of the grass strip.

Public Portion

On a motion by Councilman Drumm second by Councilman Beyer, the first public portion was opened.

Present was Warren Wright who inquired about the accessory dwelling units. He wanted to know the status of the ordinance. Mayor Hanson responded it is up for discussion and potential introduction next week. It will be adopted the following month. Mr. Wright asked if there will be applications for variances. Solicitor Higgins advised that is best to wait to see the language of the ordinance and you can review that with your attorney.

Also present was Dawn Tilton who again brought up rent control in light of everything that transpired with the Mews. She also wanted to know about ordinance 1148 which allows the Mews to have a sign on borough property. Mayor Hanson responded that we do have legal recourse to remove the easement but it would open us up to potential litigation. Solicitor said there has to be a reason to do this rather than just retribution. It is not in the cards at this time. Mayor Hanson added that rent control is still under discussion.

Seeing no further public comment, on a motion by Drumm, second by Cerrito, the public portion was closed.

Administration

Deputy Clerk Moules reported on the following:

Introduction of three ordinances prepared by the solicitor: one amending Chapter 360, marijuana regulations; one amending chapter 360 for accessory dwelling units; and one amending Chapter 360 to amend zoning so it matches the new redevelopment plan that was adopted in December. The ordinance pertaining to marijuana facilities has been revised and will be sent to you for review. Mayor Hanson added there have been problems in other towns with people renting out their homes for private parties and pool parties and they are causing problems. He asked Tim to draft an ordinance prohibiting these types of private rentals. Tim explained it will make it a requirement that any private rental has to be a minimum of three days and will be subject to the same types of inspections and regulations as Air B&B's. The draft ordinance will be sent to you for review.

Primary election—is next Tuesday, June 10. For the first time, the entire town will vote here. Districts 1, 3 and 4 will be in the council room and 2 and 5 (Haddonfield side) will be in the pre-k space. Just a reminder that the council meeting next week will be on Wednesday.

Shared service agreement with Haddon Heights for Alcotest machine—Audubon, Haddon Heights and Barrington will be entering into a shared service agreement for a new Alcotest machine with Heights as the lead agency. The proposed agreement was emailed for your review. A resolution to approve will be on the agenda.

Liquor licenses for renewal—all of the licensees have properly renewed their licenses with ABC and paid the municipal fees so the resolution to renew their licenses will be on the agenda.

Discussion Only: Evaluation to have a rent control ordinance.

Council agenda review (this will be the order of agenda items)

Ordinances for public hearing and adoption

- Ord. 1209 Capital Ordinance for \$210,000 for various improvements
- Ord. 1210 Bond Ordinance for \$390,000 for various road projects

Ordinances for introduction on first reading:

- Ord. 1211 Amending Chapter 360, Marijuana Regulations (360-22)
- Ord. 1212 Amending Chapter 360, Accessory Dwelling Units (360-15.1)
- Ord. 1213 Amending Chapter 360, Various Zoning Amendments (Master Plan)
- Ord. 1214 Ordinance Prohibiting Short-term Rentals

Resolutions for approval by consent agenda: *preliminary—more may be added*

- Resolution to renew liquor licenses
- Resolution allowing open containers at the Harvest Festival
- Resolution approving a shared services agreement with Haddon Hts for Alcotest machine
- Resolution allowing open containers for Independence Day Parade
- Resolution Chapter 159 – Requesting Approval of Items of Revenue
- Resolution deleting tax exemption – totally disabled veteran
- Resolution to approve June bill list

Finance

CFO Moules presented the monthly reports showing account balances for the adopted budget. The adopted budget has been entered so these are all true balances and all balances are in the black. The anticipated revenues are on track for the year.

Mayor Hanson reported that solicitor Higgins sent out information regarding rent control ordinances for your review. We will discuss more in-depth in July.

Mayor Hanson asked Tim to explain about the tax question on the Mews. Tim explained that the additional assessment was done as an added. The Assessor closes his books on October 1. Last year, the Mews was still on the PILOT. After the 1st of this year, since the PILOT ended, the additional assessment is done as an added assessment. The Mews received an added assessment and that bill will be due and owing by the end of the year.

COUNCIL REPORTS

Councilman Drumm—condolences to Terry and her family.

Councilwoman Mercado-Miller—echoed that. We want to make sure she is taking care of herself and her family during this time.

Councilman Robenolt—will we be doing flowers? Mayor Hanson said we will make plans when we know the arrangements.

Councilman Beyer—my heart goes out to Terry and I know my wife would say the same.

Councilman Cerrito—very nice guy and a Vietnam veteran.

Mayor Hanson thanked everyone who came to the Memorial Day service. Council is on Wednesday next week because of Election Day. Pride kickoff event is at the Cove in Audubon this Thursday. Block Party is this Saturday, June 7, 3-9pm. Councilman Cerrito will be honoring seniors entering the service at the council meeting. Summer Rec program is posted on the website and Facebook. Independence Day parade will be July 3 at 6:00pm and the fireworks will be at 9:30.

Councilwoman Mercado-Miller added that the Board of Health and Green Team are collaborating on a mosquito bucket challenge this Sunday at the Garden—bring your own bucket. Wellness Week is June 9-14. Gina Ward is getting businesses together to provide their spaces for wellness activities. For the full schedule, visit the website.

Seeing no additional business to be discussed, on a motion by Councilman Drumm, second by Councilman Beyer, the meeting adjourned at 6:26pm.

Approved: Terry Shannon
Terry Shannon, Clerk/RMC