

**BOROUGH OF BARRINGTON CAUCUS MEETING MINUTES**  
**TUESDAY, FEBRUARY 3, 2026, 6:00 PM, 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 Clerk Moules called the roll of council, and the following were present: Council President Beach, Councilman Cerrito, Councilman Drumm, Councilman Beyer, Councilwoman Mercado-Miller and Councilwoman VanBernum. Also present were CFO/Deputy Clerk Denise Moules, Secretary Eileen Holcombe and Solicitor Tim Higgins.

**Engineer's report**

Greg Evans from KEI Engineers reported there are no action items this month. He then reported that they will be submitting the plans for the Devon Road project to DOT and requesting authorization to bid this month. Regarding Austin Ave, Phase 4, we held the pre-construction meeting and once we get a commencement date, we will let you know. The municipal building flooring renovations are scheduled to begin on Monday, February 23. The phasing plan has been sent to all departments. He thanked Eileen for help with that. Work will take about a week.

**Public Portion**

On a motion by Councilman Beyer, second by Councilman Drumm, the public portion was opened. Seeing no public comment, on a motion by Councilman Drumm, second by Councilwoman Mercado-Miller, the public portion was closed.

**Administration**

Deputy Clerk Moules reported on the following:

Resolution of support for cannabis business—we received a request for a resolution of support for a cannabis business to be located at 215 White Horse Pike (strange building next to Victor's Liquors). The resolution of support is for Brotherly Bud Barrington LLC. They have provided evidence that the property has been purchased.

Public hearing on ordinances—the public hearing on Ord. 1223, Residential Sewer Rates, and Ord. 1224, Towing, will be held at the February 10 council meeting.

Steps to be taken for the Fair Share Housing compliance—attached is an email from Acuity outlining the steps to be taken as we move forward with FSHC. The Planning Board did their portion at last night's meeting so we need to approve the attached resolution. We will also need a resolution to appoint a municipal housing liaison (Denise) and an administrative agent (possibly Acuity). We should also be introducing an Affordable Housing Ordinance at the February meeting (Acuity is preparing).

**Council agenda review**

Ordinances for public hearing and adoption:

Ord. 1223      Amending Residential Sewer Rates  
Ord. 1224      Adding Chapter 321, Towing, in the Borough Code

Ordinance for introduction on first reading:

Ord. 1225      Affordable Housing Ordinance (Acuity to prepare)  
Ord. 1226      COLA Ordinance—related to the budget process  
Ord. 1227      2026 Salary Ordinance

## Ord. 1228     Opting into the Garden State C-Pace Program

Mayor Hanson and Solicitor Higgins explained the C-Pace Program is a loan/grant program for small businesses. The state loans the funds to small businesses, but they are tax-based funds so we have to agree to set-up special assessments where needed so the loans can be paid back. The loan is paid back through taxes and if a small business defaults, then we would need to initiate foreclosure action against them for purposes of collection. It creates a first lien on the property. We can also collect a fee of \$5000 on anything less than \$15,000,000. The fee has to be our costs.

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

- Resolution to appoint municipal housing liaison
- Resolution to appoint Fair Share Housing administrative agent
- Resolution endorsing fourth round Housing Element and Fair Share Plan
- Resolution in support of cannabis business at 215 White Horse Pike (Brotherly Bud Barrington)
- Property maintenance lien for various properties (snow removal)
- Resolution authorizing release of street opening escrow posted for 300 Austin Avenue
- Resolution to renew shared service agreement with Magnolia for use of aerial truck
- Resolution to approve the February bill list
- Change order for the banner pole installation
- Shared service agreement with Tavistock for office support services

### **Finance**

CFO/Deputy Clerk Moules presented the monthly reports showing for the month of January. The final page of the report shows the budget schedule. Meetings will be March 23-31.

### **Council reports**

Councilman Drumm thanked DPW and Public Safety for all their hard work during the snowstorm.

Council President Beach also thanked the first responders and especially Public Works. They worked 16 hour shifts. They also cleared sidewalks for the kids who walk to school along with storm drains.

Councilwoman Mercado-Miller echoed those sentiments for all those who worked so hard after the storm. She then reported we have closed the health and wellness survey and had about 83 respondents. We will consolidate all that data and will share it. If anyone is interested in any types of events, please let us know.

Councilman VanBernum also thanked everyone for their work on the storm. She was on a call with Mr. Arcodia's broadcast and the seniors will be getting involved with the schools. Kindergarten registration is coming up so anyone with a child that will be five by October 1, can get that child registered.

Councilman Cerrito also thanked everyone for the great job on the storm. It was a difficult situation and everything went well.

Mayor Hanson echoed the sentiments of his colleagues. Public Works did a tremendous job which was even echoed on social media. The Night in Paris has been rescheduled to March 21. We will need another resolution for the open containers.

Eileen reported the seniors are up and running. We did have to cancel because of the icy conditions in the parking lot but everything is back operating. I will be having surgery this month and will be out for about a month. Terry is taking care of insurance and registrar stuff and Meg is handling the seniors.

Mayor Hanson asked that anything you email Terry about, please make sure you cc Denise as we are planning for transition.

Mike Ciocco gave a shout out to the DPW employees. Everybody worked during the storm and worked all week with clean-up. This was a difficult storm because of the freezing and the fact that the snow did not melt. It makes clean-up and plowing very difficult. When a storm hits on a Sunday, everybody is home and cars are parked in the street, which also makes plowing difficult. We are working on getting more salt. He thanked everyone for their kind words. This was a tough storm.

Seeing nothing else for discussion, on a motion by Councilman Drumm, second by Councilman Beyer, the meeting adjourned at 6:29pm.

Approved: *Terry Shannon*  
Terry Shannon, Clerk/RMC