

ORDINANCE NO. 1235

AN ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN, APPROVING A REDEVELOPMENT PLAN AMENDMENT FOR PHASES I, II, AND III

WHEREAS, the Borough Council of the Borough of Barrington, County of Camden, New Jersey (“Borough Council”) adopted a non-condemnation redevelopment plan for three (3) phases relating to properties identified in the 2001 Phase I and II Redevelopment Plan and the 2003 Phase III Redevelopment Plan and the current (2019) Zoning Map (collectively the “Barrington Redevelopment Plan”), as amended; and

WHEREAS, the Barrington Redevelopment Plan was adopted and subsequently amended via ordinances 753, 759, 793, 800, 997, 777, 983, 991, 982, 1091, 1118, 1150, and 1193; and

WHEREAS, the Borough filed a timely Fourth Round Declaratory Judgment Action with the Affordable Housing Dispute Resolution Program (“Program”), along with its binding resolution, on January 16, 2025; and

WHEREAS, on March 28, 2025, the Program prepared an order fixing the Borough’s obligation and authorizing the Borough to proceed with preparing and adopting its Housing Element and Fair Share Plan for the Fourth Round (“HEFSP”); and

WHEREAS, the HEFSP was filed with the Program on June 27, 2025; and

WHEREAS, on August 27, 2025, Fair Share Housing Center (“FSHC”) objected to the Borough’s HEFSP; and

WHEREAS, the Borough and FSHC agreed to a mediation agreement that resolves the challenge (“Mediation Agreement”); and

WHEREAS, as a result of the Mediation Agreement, the Borough was required to adopt a redevelopment plan for the Borough’s redevelopment area requiring a mandatory 20% set aside for affordable housing with a 5-unit threshold; and

WHEREAS, the objective is to generate at least eighteen (18) affordable units; and

WHEREAS, the Borough Planner, Edward E. Fox, III, AICP, PP, with Environmental Resolutions, Inc., drafted an amendment to the Barrington Redevelopment Plan titled “2026 Non-Condensation Redevelopment Plan Update for Phases I, II, and III for Barrington Borough, Camden County, New Jersey, dated March 11, 2026 (“Barrington Redevelopment Plan Amendment”); and

WHEREAS, the Borough Council intends to adopt the Barrington Redevelopment Plan Amendment to effectuate the Mediation Agreement; and

WHEREAS, the Borough Council has referred the proposed Barrington Redevelopment Plan Amendment to the Borough of Barrington Planning Board (“Planning Board”) for review and recommendation; and

WHEREAS, the Planning Board reviewed the Barrington Redevelopment Plan Amendment at its regularly scheduled meeting on April 27, 2026; and

WHEREAS, the Borough Council has received the recommendation of the Planning Board and has conducted a public hearing on the Barrington Redevelopment Plan Amendment; and

NOW THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Barrington, County of Camden, State of New Jersey, that:

SECTION 1. Pursuant to the authority granted to the Borough Council by N.J.S.A. 40A:12A-7, the Barrington Redevelopment Plan Amendment titled “2026 Non-Condensation Redevelopment Plan Update for Phases I, II, and III for Barrington Borough, Camden County, New Jersey” dated March 11, 2026, attached hereto is hereby adopted.

SECTION 2. The Barrington Redevelopment Plan Amendment is intended to supersede all existing use and building requirements for all properties that have yet to be redeveloped under the standards for the prior redevelopment plans and plan amendments. The provisions of the Barrington Redevelopment Plan Amendment supersedes all formerly adopted redevelopment plans and ordinances for Phases I, II, and III.

SECTION 3. Pursuant to the provisions of N.J.S.A. 40A:12-7.c, the Barrington Redevelopment Plan Amendment hereby supersedes applicable provisions of the Land Use Ordinance of the Borough of Barrington. In so doing the Barrington Redevelopment Plan Amendment shall constitute an explicit amendment to the Borough Zoning Map to identify the Redevelopment Area regulated by the Barrington Redevelopment Plan Amendment. The official Borough Zoning Map shall be amended to henceforth coincide with the Barrington Redevelopment Plan Amendment.

SECTION 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 5. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

SECTION 6. This ordinance shall take effect after final approval and publication according to law.

BOROUGH OF BARRINGTON

Introduced: April 14, 2026

Adopted:

Approved: _____
 Kyle Hanson, Mayor

Attest: _____
 Denise Moules, Borough Clerk

Certification

I, Denise Moules, Borough Clerk, of the Borough of Barrington, in the County of Camden, and State of New Jersey, do hereby certify that the foregoing Ordinance No. 1235 is a true and correct copy that was adopted by the Borough Council at a meeting held on Tuesday, May 12, 2026.