

ORDINANCE NO. 1246

ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN, STATE OF NEW JERSEY AMENDING 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 Chapter 360, Zoning, in the Code of the Borough of Barrington, is amended as follows:

ARTICLE I. ARTICLE III. SECTION 360-23

C-2 Business Commercial District.

5. 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:

(a) Authorized cannabis wholesale facility (Class 3 license) and/or authorized cannabis delivery facility (Class 6 license), as defined in Ordinance No. #1145 of the Borough of Barrington, adopted on July 13, 2021, as permitted by state law, provided the following conditions are met:

(1) No authorized cannabis 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.

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

(3) No authorized cannabis facility shall be located within 200 feet of another similar cannabis facility.

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

(5) 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.

(6) 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).

(7) In addition to the above:

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

[b] 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.

(8) Use or consumption of cannabis is not permitted on the premises of any authorized cannabis facility.

(9) 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.

ARTICLE II. ARTICLE IV. SECTION 360-27

M-2 Manufacturing District.

4. Conditional use. The purpose of this subsection is to set forth the requirements and procedures applicable to conditional uses in the M-2 Manufacturing 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 M-2 Manufacturing District as follows:

(a) Authorized cannabis cultivation facility (Class 1 license), authorized cannabis manufacturer facility (Class 2 license), authorized cannabis distributor facility (Class 4 license) and/or authorized cannabis delivery facility (Class 6 license), as defined in Ordinance No. #1145 of the Borough of Barrington, adopted on July 13, 2021, as permitted by state law, provided the following conditions are met:

(1) No authorized cannabis 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.

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

(3) No authorized cannabis facility shall be located within 200 feet of another similar cannabis facility.

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

(5) 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.

(6) 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).

(7) In addition to the above:

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

[b] 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.

(8) Use or consumption of cannabis is not permitted on the premises of any authorized cannabis facility.

(9) 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.

ARTICLE III.

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

ARTICLE IV.

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

THE BOROUGH OF BARRINGTON

Introduction: August 11, 2026

Adopted:

BY: _____

KYLE HANSON, MAYOR

ATTEST:

DENISE MOULES, BOROUGH CLERK

The foregoing ordinance was introduced by Borough Council at the regular meeting held on August 11, 2026. This Ordinance will be considered for adoption on final reading and public hearing to be held on September 8, 2026 at 6:00 p.m. in the Council Meeting Room, Barrington Municipal Building, 229 Trenton Avenue, Barrington, New Jersey.

The purpose of this Ordinance is to create regulations related to conditional uses within the C-2 Business Commercial District and the M-2 Manufacturing District in the Zoning Code of the Borough of Barrington. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Thursday (Legal Holidays excluded), and public between the hours of 8:30 AM to 12:00 PM on Fridays (Legal Holidays excluded), at the Office of the Borough Clerk, Barrington Borough Hall, 229 Trenton Avenue, Barrington, New Jersey.