ORDINANCE NO. 1253

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

WHEREAS, the Borough Council of the Borough of Barrington ("Borough Council") adopted a non-condemnation redevelopment plan for three (3) phases relating to properties identified in the 2001 Phase 1 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 Borough's Affordable Housing Planner, Acuity Consulting Services, drafted an amendment to the Barrington Redevelopment Plan titled "2026 Non-Condemnation Redevelopment Plan Update for Phases I, II, and III for Barrington Borough, Camden County, New Jersey, dated March 1, 2026" ("Barrington Redevelopment Plan Amendment"); and

WHEREAS, the Borough Council adopted the Barrington Redevelopment Plan Amendment to effectuate the Mediation Agreement on May 12, 2026, memorialized by Ordinance No. 1235; and

WHEREAS, FSHC has additional comments on the Barrington Redevelopment Plan Amendment that resulted in the need to make additional amendments; and

WHEREAS, the Borough's Affordable Housing Planner, Acuity Consulting Services, drafted a third amendment to the Barrington Redevelopment Plan titled "2026 Non-Condemnation Redevelopment Plan Update for Phases I, II, and III for Barrington Borough, Camden County, New Jersey" dated October 8, 2026 ("Third Amendment"); and

WHEREAS, the Borough Council has referred the proposed Third Amendment to the Borough of Barrington Planning Board ("Planning Board") for review and recommendation; and

WHEREAS, the Planning Board reviewed the Third Amendment at its regularly scheduled meeting on November 23, 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 Third Amendment titled "2026 Non-Condemnation Redevelopment Plan Update for Phases 1, II, and III for Barrington Borough, Camden County, New Jersey" dated October 8, 2026, attached hereto is hereby adopted.

SECTION 2. The Third 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 Third 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 Third Amendment hereby supersedes applicable provisions of the Land Use Ordinance of the Borough of Barrington. In so doing the Third Amendment shall constitute an explicit amendment to the Borough Zoning Map to identify the Redevelopment Area regulated by the Third Amendment. The official Borough Zoning Map shall be amended to henceforth coincide with the Third 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.

THE BOROUGH OF BARRINGTON

DATE OF FIRST READING: November 10, 2026
DATE OF ADOPTION:

APPROVED:

_____
KYLE HANSON, MAYOR

ATTEST:

_____
DENISE MOULES, BOROUGH CLERK

The foregoing Ordinance 1253 was introduced by Mayor and Council at the regular meeting held on November 10, 2026. This Ordinance will be considered for adoption on final reading and public hearing to be held on December 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 amend the Barrington Redevelopment Plan and 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. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:00 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.

Ordinance is also available on the Borough website:
https://barringtonboro.com/government/council-business-dates/