ORDINANCE NO. 1255

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.

2. Conditional principal uses. 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:

(f) Authorized cannabis wholesale facility (Class 3 license), Class 5 cannabis Retail facility 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, Ordinance No. #1245, dated September 8, 2026 and Ordinance No. #1246, dated September 8, 2026, 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 cannabis facility holding a license of the same class, measured in a straight line between the nearest points of the lots on which the facilities are located; provided that the cannabis facility located on the same lot or within the same building shall not be subject to this condition.

(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) Hours of operation shall be restricted to 9:00 a.m. to 10:00 p.m.

(10) Persons under the age of 21 years of age are not permitted to be on the premises of any authorized recreational marijuana retail facility at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

(11) 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 building or premises.

(12) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.

(13) There shall be no more than a total of two (2) Class 5 authorized cannabis facilities in the C-2 Business Commercial District and the M-1 Light Manufacturing and Research District of the Borough of Barrington.

(14) All cannabis business shall provide a security plan consistent with the requirements of N.J.A.C. 17:30-9.10 et seq., which shall be submitted to and approved by the Barrington Police Chief.

(15) Odor control. Odor-control devices and techniques shall be incorporated in all cannabis businesses to ensure that odors from cannabis are not detectable off-site. Cannabis businesses shall provide a sufficient odor-absorbing ventilation and exhaust system so that odor generated inside the cannabis business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas

available for use by common tenants or the visiting public, or within any other unit located inside the same building as the cannabis business. As such, cannabis businesses must install and maintain the following equipment, or any other equipment which the Borough Clerk or his/her designee(s) determine is a more-effective method or technology:

[a] An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;

[b] An air system that creates negative air pressure between the cannabis business' interior and exterior, so that the odors generated inside the cannabis business are not detectable on the outside of the cannabis business.

ARTICLE II. ARTICLE IV. SECTION 360-26 M-1 Light Manufacturing and Research District.

F. Conditional use. The purpose of this subsection is to set forth the requirements and procedures applicable to conditional uses in the M-1 Light Manufacturing and Research 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-1 Light Manufacturing and Research District as follows:

(1) Authorized cannabis retail facility (Class 5 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:

(a) 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.

(b) 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.

(c) No authorized cannabis facility shall be located within 200 feet of another cannabis facility holding a license of the same class, measured in a straight line between the nearest points of the lots on which the facilities are located; provided that the cannabis facility located on the same lot or within the same building shall not be subject to this condition.

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

(e) 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.

(f) 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).

(g) In addition to the above:

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

[2] 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.

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

(i) Hours of operation shall be restricted to 9:00 a.m. to 10:00 p.m.

(j) Persons under the age of 21 years of age are not permitted to be on the premises of any authorized recreational marijuana retail facility at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

(k) 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 building or premises.

(l) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.

(m) There shall be no more than a total of two (2) authorized Class 5 cannabis facilities in the C-2 Business Commercial District and the M-1 Light Manufacturing and Research District of the Borough of Barrington.

(n) All cannabis business shall provide a security plan consistent with the requirements of N.J.A.C. 17:30-9.10 et seq., which shall be submitted to and approved by the Barrington Police Chief.

(o) Odor control. Odor-control devices and techniques shall be incorporated in all cannabis businesses to ensure that odors from cannabis are not detectable off-site. Cannabis businesses shall provide a sufficient odor-absorbing ventilation and exhaust system so that odor generated inside the cannabis business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or

interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the cannabis business. As such, cannabis businesses must install and maintain the following equipment, or any other equipment which the Borough Clerk or his/her designee(s) determine is a more-effective method or technology:

[1] An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;

[2] An air system that creates negative air pressure between the cannabis business' interior and exterior, so that the odors generated inside the cannabis business are not detectable on the outside of the cannabis business.

ARTICLE III. ARTICLE IV. SECTION 360-27 M-2 Manufacturing District.

2. Conditional principal uses. The purpose of this subsection is to set forth the requirements and procedures applicable to conditional principal 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 wholesale facility (Class 3 license), authorized cannabis distributor facility (Class 4 license), authorized cannabis retail facility (Class 5 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 cannabis facility holding a license of the same class, measured in a straight line between the nearest points of the lots on which the facilities are located; provided that the cannabis facility located on the same lot or within the same building shall not be subject to this condition.

(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) Hours of operation for Class 5 cannabis businesses shall be restricted to 9:00 a.m. to 10:00 p.m. All other classes of cannabis businesses may operate at any time provided that truck loading and unloading within two hundred (200) feet of any Residential District shall be restricted to the hours between 7:00 am and 9:00 pm.

(10) Persons under the age of 21 years of age are not permitted to be on the premises of any authorized recreational marijuana retail facility at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

(11) 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 building or premises.

(12) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.

(13) Maximum building height shall be no greater than forty-five (45) feet.

(14) There shall be no more than a total of ten (10) authorized recreational marijuana facilities in the M-2 Manufacturing District of the Borough of Barrington, only.

(15) All cannabis business shall provide a security plan consistent with the requirements of N.J.A.C. 17:30-9.10 et seq., which shall be submitted to and approved by the Barrington Police Chief.

(16) Odor control. Odor-control devices and techniques shall be incorporated in all cannabis businesses to ensure that odors from cannabis are not detectable off-site. Cannabis businesses shall provide a sufficient odor-absorbing ventilation and exhaust system so that odor generated inside the cannabis business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the cannabis business. As such, cannabis businesses must install and maintain the following equipment, or any other equipment which the Borough Clerk or his/her designee(s) determine is a more-effective method or technology:

[a] An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;

[b] An air system that creates negative air pressure between the cannabis business' interior and exterior, so that the odors generated inside the cannabis business are not detectable on the outside of the cannabis business.

ARTICLE IV.

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

ARTICLE V.

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

THE BOROUGH OF BARRINGTON

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

APPROVED:

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KYLE HANSON, MAYOR

ATTEST:

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DENISE MOULES, BOROUGH CLERK

The foregoing ordinance 1255 was introduced by Borough 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 clarify and amend the regulations related to conditional uses within the C-2 Business Commercial District, the M-1 Light Manufacturing and Research 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.

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