

PLANNING BOARD OF BARRINGTON
REGULAR MONTHLY MEETING MINUTES
FEBRUARY 28, 2013

NEXT MEETING; MARCH 25, 2013

MEETING PLACE; MUNICIPAL BUILDING

MEMBERS PRESENT; Ken Willson, Chairman
Dave Bennett
Joe Eisenhardt
Dennis Iocono
Catharine MacDonald
Steve DePierri, Fire Alliance
Robert Klaus, Mayor
Pat Farinella, Secretary
Michael Albano, Esq., Solicitor
George Jones, Zoning Administrator
Steve Bach, Engineer
John Szczerbinski, Construction Official

ABSENT; Ernie Rink
Ed Harrell, Vice-Chairman
Barbara Govito
Shawn Ludwig, Councilman

PLEDGE OF ALLEGIANCE
ROLL CALL

OATHS OF RETURNING MEMBERS;

Mr. Albano swore in two of the returning members, Dave Bennett and Joe Eisenhardt.

MINUTES OF THE PREVIOUS MONTH'S MEETING;

Motion by Catharine MacDonald, seconded by Dennis

Iocono, with one abstaining, the minutes from the
January meeting be approved as read.

OPEN PUBLIC PORTION OF THE; MEETING (MATTERS NOT ON THE AGENDA)

With no one forthcoming from the public, motion to close
This portion of the meeting by Dennis Iocono, seconded
By Joe Eisenhardt, all in favor.

TEMPORARY USE VARIANCE
GBC FLORIST DELIVERY, LLC
GLOUCESTER PIKE
BARRINGTON, N. J.
BLK. 13, <LOT ;A
MICHAEL BOSKY, PRESIDENT

At this point, Mr. Albano stepped down from the Board
Due to a conflict with legal representation of his firm with
GBC. Our conflict attorney, Mr. Daily, then proceeded to
Handle the matter.

Mr. Bosky received a temporary Use Variance last year.
As part of the Resolution, the term of the extension
Was for one year extending to February 27, 2013. During
This period of time, there were quite a few issues with
Mr. Bosky and conditions over at the property. Mr.
Jones, our Zoning Administrator, had even cited Mr.
Bosky and brought him before the Judge in our Court.
Fire lanes were not respected; parking by the cars and
Trucks, as well as the buffer zone had to be brought
Into the picture several times. It was mentioned by
One of the Board members, that perhaps we should
Consider a 6 month extension.

There were no questions from the public and the Board
Had nothing further to ask.

Motion by Dennis Iocono, seconded by Joe Eisenhardt,
Agreeing to an extension for one year from February
27, 2013 until February 27, 2014 with the conditions
Remaining the same; Resolution to remain the same.

ROLL CALL; Dave Bennett, yes
Catharine MacDonald, yes

Dennis Iocono, yes
Joe Eisenhardt, yes
Ken Willson, yes

PRELIMINARY AND FINAL SITE PLAN
BARRINGTON HILL LUXURY APARTMENTS
313 CLEMENTS BRIDGE ROAD
BARRINGTON, N. J.
BLK. 24, LOTS 21 and 22

This applicant is being represented by Mr. Peter Rhodes, Esq., the applicant's engineer is Irving Design Group.

This application has been the topic of discussion for Several months between the PZ Group, Bach Engineers and Mr. Irving. Proper notification was given to the Courier-Post as well as the 200" Requirements.. Mr. Albano stated that all papers are in order and every-Thing is in order for the application to be heard this evening. All Parties were sworn in by Mr. Albano.

Most of the discussion centered on the traffic situation. The existing Driveway and curb on the Clements Bridge side will be closed. All traffic entering and exiting the proposed apartment buildings will Be done with a righthand turn. This will necessitate the use of side Streets..Much discussion took place regarding traffic at the corner in Regards to the fact that the children cross 3rd Avenue on their way to Woodland School. Chief of Police Joe Eisenhardt , a member of the Planning Board was heavily involved in this discussion and his input Was greatly involved in this decision.

Many questions were raised by the Board. Topics of discussion ranged From parking spots and overflow. It was stated that the residents only Would have two parking spots. All guests would be required to secure Off the premises parking. There are several parking areas within town Close to the proposed apartments. It was felt that there would be no Problem for the fire trucks should they be needed..

One resident, Steve McFadden of 1 Moore Ave., asked about Laundry units; each apartment would have its own facility. Each apartment would have its own dishwasher and garbage Disposal. There would be no recreational space; the rental of the Units would be in the range of \$1,000-\$1,400.00 possibly could be As high as \$1,600.00.

Another resident, Debra Coyle of 1 Moore Ave., wanted to know about The parking spots; 22 spots have been provided; 2 bedroom Apartments have 2 stalls while the one bedroom will have about 1.8 stalls each. The buildings will be fully sprinkled..

Another resident, Kirk Popiolek, 400 Clements Bridge Road, spoke About how long this project has been worked on. He felt that it Would be an asset to the community. Mr. Popiolek has been a Resident in this town for 10 years, owning his own funeral parlor At this location. He has watched the development or lack of same For some time.

Many other points were discussed from placement of signs to Landscaping , buffer, lighting, etc. Each apartment will have Hardwood floors, no fire places, ceiling fans, stainless steel Appliances, no pets at this time.

With no further questions from the public or the Board, it was Now time to make the necessary motion; motion by Dennis Iocono, seconded by Catharine MacDonald and Joe Eisenhardt, That a Preliminary and Final Site Plan with bulk variances, Subject to the final conditions:

- a. Affidavit of Ownership forwarded to Mr. Albano;
- b. 10' fence and retaining wall
- c. DPW to receive each January a total of the recyclable Material
- d. Architectual design showing material, color, design Of the PCV fence as well as the design and placement Of the Identity sign
- e. Steve Bach's letter of February 21, 2013
- f. buildings being fully sprinkled.

Be granted to Richard Hill, CBR Development, LLC.

ROLL CALL; Dennis Iocono, yes
Joe Eisenhardt, yes
Dave Bennett, yes
Catharine MacDonald, yes
Ken Willson , yes

RESOLUTIONS REORGANIZATION:

1. Resolution for Chairman, Vice-Chairman, Secretary
Motion as to form by Catharine MacDonald, seconded by

Dennis Iocono; all in favor with one abstaining.

ROLL CALL; Dennis Iocono,, yes
Dave Bennett, yes
Catharine MacDonald, yes
Ken Willson, yes
Joe Eisenhardt, abstain

2. Motion as to form (Solicitor) by Dennis Iocono, second
By Dave Bennett; all in favor with one abstaining.

ROLL CALL; Dennis Iocono, yes
Dave Bennett, yes
Catharine MacDonald, yes
Ken Willson, yes
Joe Eisenhardt, abstain

3. Motion as to form (Conflict Solicitor) by Catharine
MacDonald, seconded by Dave Bennett; all in favor with
One abstaining.

ROLL CALL; Dennis Iocono, yes
Dave Bennett, yes
Catharine MacDonald, yes
Ken Willson , yes
Joe Eisenhardt, abstain

4. Motion as to form (Planning Board Engineer) by
Dennis Iocono, seconded by Catharine MacDonald;
All in favor with one abstaining.

ROLL CALL Dennis Iocono, yes
Dave Bennett, yes
Catharine MacDonald, yes
Ken Willson, yes
Joe Eisenhardt, abstain

5. Motion as to form (Conflict Engineer)by Dave Bennett,
Seconded by Dennis Iocono; all in favor with one
Abstaining.

ROLL CALL; Dennis Iocono, yes
Dave Bennett, yes
Catharine MacDonald, yes
Joe Eisenhardt, abstain
Ken Willson, yes

6. Motion as to form (official newspapers, dates of
meetings, meeting times) by Catharine MacDonald,
seconded by Dave Bennett; all in favor with one
abstaining.

7. Motion as to form (White Horse Pike Development Plan) by Dennis Iocono, seconded Dave Bennett; All in favor with one abstaining.

GOOD AND WELFARE;

Roadhouse rehab. To be discussed at the March Meeting.

George mentioned that he received a phone call from A gentleman who was interested in the old Rochford Property on Clements Bridge Road. Seems he would Like to store his cement trucks and cement blocks; No office - George was advised by both Mr. Bach And Mr. Albano to bring him in for a Site Plan Waiver. Motion by Dennis Iocono, seconded Dave Bennett; All in favor.

ADJOURNMENT;