

BARRINGTON PLANNING BOARD

REGULAR MONTHLY MEETING

AGENDA

NEXT MEETING - july 24, 2017- 7:00 P.M.

1. SUNSHINE LAW

In accordance with the Open Public Meeting Act of 1975, Chapter 231. Notice
Of this meeting was given by way of the Retrospect and the Courier-Post;
And was posted on the Bulletin Board here in the Boro where notices are
Primarily posted.

2. PLEDGE OF ALLEGIANCE AND ROLL CALL.

3, MINUTES OF THE PREVIOUS MEETING

4. OPEN PUBLIC PORTION OF THE MEETING (MATTERS NOT ON THE AGE)

5. RESOLUTION
200 OAK AVE,
HADDONFIELD, N. J.
BLK, 100 LOT 7.04 and 7.05
LOT LINE RELOCATION

6. RELEASE OF ESCROW - \$547.50 T-12-56-850-000-522
230 HIGHLAND AVE.
HADDON HEIGHTS, N. J.
BLK. 120 LOT 3.01

7, GOOD AND WELFARE

8. ADJOURNMENT

BARRINGTON PLANNING BOARD
REGULAR MONTHLY MEETING MINUTES

JUNE 26, 2017

NEXT MEETING; JULY 24, 2017

MEETING PLACE; BOROUGH HALL

MEMBERS PRESENT; Ed Harrell, Chairman
 Dave Bennett, Vice-Chairman
 Steve DePierri, Fire Alliance
 Ken Willson
 Diane Schreyer
 Rick Rettinger
 Pat Farinella, Secretary
 Michael Albano, Esq., Solicitor
 Michael Beach, Councilman
 George Jones, Zoning Administrator
 Steve Bach, Engineer

ABSENT; John Rink, Designee for Mayor
 Dennis locono
 Ernie Rink
 Catharine MacDonald
 John Coraluzzi

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES OF PREVIOUS MEETING;

Motion by Ed Harrell, seconded by Steve DePierri, that
The minutes of June 26th be approved as read; all in
Favor.

OPEN PORTION OF THE MEETING;

With no matters to be presented to the Board, motion
To open and close this portion of the program by Dave
Bennett, seconded Steve DePierri; all in favor.

MINOR SUBDIVISION (lot line relocation)

JOHN REISNER, ESQ., (owner and applicant)

200 OAK AVENUE

HADDONFIELD, N. J.

BLK. 100 lot 7.04 AND 7.05

Mr. Reisner handled his own application. We had
A problem with the gentleman who did the survey
For this application; we had to turn to KEI inas much
As they are our Conflict Engineers. This made the time
Element a problem. The matter has been finally taken
Care of.

Mr. Reisner stated that by requesting this lot line change.
The property will now be two conforming lots and
Will have no encroachments. The deed dated back
To 1945 definitely states that the property can have no
More than 2 lots; he will be selling the two lots after

Approval by us. One lot contains the house and the
Other is just the lot. Whatever and whichever they
Want to go is all right with him. There were a couple
Of points mentioned in Mr. Smith's letter of June 23rd
That are to be handled but pose no problem for Mr.,
Reisener.

Motion to approve by Dave Bennett, seconded Steve
DePierri.

ROLL CALL;

Ed Harrell, yes Dave Bennett, yes

Steve DePierri, yes Ken Willson, yes

Michael Beach, yes Rick Rettinger, yes

Diane Schreyer, yes

GOOD AND WELFARE;

George mentioned that he had spoken to Mr. Smith,
The representative from Chix Filet-paperwork coming
In sometime in late July or early August.

ADJOURNMENT;

Motion by Dave Bennett, seconded Steve DePierri; all
In favor.



PROFESSIONAL ENGINEERS, LAND SURVEYORS, PLANNERS,
ENVIRONMENTAL STUDIES AND GRANT CONSULTING

~Celebrating Over 25 Years of Excellence~

June 23, 2017

Borough of Barrington Planning Board
229 Trenton Avenue
Barrington, New Jersey 08007

ATTN: Edward Harrell, Chairman

RE: MINOR SUBDIVISION/REDIVISION # 200 OAK AVE
Block 100, Lots 7.04 and 7.05
Richard A. Edwards Estate Zoning: R-1
Borough of Barrington, Camden County, New Jersey
(KEI# 11-416)

Dear Mr. Harrell:

We have received the following information in support of the above referenced application for minor subdivision approval:

- A. Plan of Survey and Minor Subdivision prepared by Tristate Engineering and Surveying PC dated April 26, 2017 and signed by Anthony F. Dirosa, P.E., P.L.S.
- B. Completed application signed by John Reisner, Esq.
- C. Letter from Camden County Planning Board dated May 23, 2017 waiving review of the application.
- D. Deed of Record recorded in Deed Book 1618, page 306 containing a covenant that the property is not to be subdivided so as to provide lots for more than (2) dwelling units. The minimum frontage of any lot shall be 100', according to the covenant.
- E. Current Deed Book 9249 page 1836 describing two tracts of land representing the current lot configuration.

We offer the following observations and consideration by the Board.

1. The Deed cited in D. above was executed in 1945. The covenant in that deed stated that if the parcel were to be subdivided, it was limited to two lots having a minimum frontage of 100'. It is apparent that the covenant was observed as the current configuration is in the form of two lots. Currently, Lot 7.04 has 125.00' of frontage and Lot 7.05 has 100.00'

of frontage. Lot 7.05 contains a two story frame dwelling, a portion of which is encroached into Lot 7.04


The plan presented for this application indicates that the line dividing the two lots will be relocated 25' easterly making the frontage of Lot 7.04 100' and the frontage of Lot 7.05 125.00'. The relocation of the line will eliminate and encroachment of a portion of the existing home into Lot 7.04 and it will provide a conforming side yard of 10.8'.

I ask that the applicant's surveyor check the bearing on the proposed lot line. I believe it is the intended to match the bearings of the outer boundary side lines but the proposed bearing differs by 27 seconds from the side line bearings.

2. The tie distance to the point of beginning from Warwick Road stated in the deed should be indicated on the plans.
3. The applicant's surveyor has indicated on the plans that the subdivisions is to be filed by deed. References to the Map Filing Law, bonding of future monuments and plan recording notes should be removed from the plans since the plan is not intended to be recorded. The applicant shall provide the respective deeds, including legal descriptions, for review by this office and the Planning Board Solicitor prior to execution by the Board Secretary and Chairman.
4. No variances are requested and the plan indicates conformance with all requirements of the R-1 Zone.
5. If and when any development is proposed on the Borough's grading plan submission requirements.

If you have any questions or comments in this regard, please contact me at this office.

Very Truly Yours,



Robert Scott Smith, P.L.S., P.P.

Vice President - Planning and Environmental

RS:db

cc: Ms. Patricia Farinella, Planning Board Secretary
Michael Albano, Planning Board Solicitor
Ms. Terry Shannon, R.M.C., Borough Clerk
Steven Bach, P.E., Planning Board Engineer
Anthony DiRosa, P.E., P.L.S., TriState Engineering and Surveying, PO Box 304, Blackwood, NJ
Camden County Planning Board, ATTN: Anthony Levecchia, P.P., A.I.C.P.
John Reisner Esq. For the Applicant