

BARRINGTON PLANNING BOARD
REGULAR MONTHLY MEETING MINUTES

AUGUST 27, 2018

Next meeting; September 24, 2018

MEETING PLACE; BOROUGH HALL

MEMBERS PRESENT; ED Harrell, Chairman

Ken Willson, Vice-Chairman

Diane Schreyer

Rick Rettinger

Mike Beach, Councilman

Steve DePierri, Fire Alliance

Catharine MacDonald

Karen Cilurso

John Rink, Designee for Mayor

Michael Albano, Esq., Solicitor

Pat Farinella, Secretary

Steve Bach, Engineer

ABSENT; Dennis Iacono,

Ernie Rink

George Jones, Zoning Administrator

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES OF THE PREVIOUS MEETING;

Motion to approve the minutes of July 23, 2018 by Diane Schreyer,

Seconded Ken Willson with John Rink abstaining; all in favor.

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

A gentleman by the name of Gerald Moseley from 244 Baptiste Ave.
Spoke about a neighbor fromn 243 Baptiste Ave. lawn grass needing
Cutting. He was advised that this is a property maintenance matter
And the matter would be given to the proper person.

Motion to close the portion of the program by Ken Willson, seconded
By John Rink; all in favor.

RESOLUTION

OVERLAY REDEVELOPMENT PLAN FOR THE WHITE HORSE PIKE

Motion as to form by Ken Willson, seconded Diane Schreyer; all in
Favor.

ROLL CALL;

Ed Harrell, yes Steve DePierri, yes Ken Willson, yes
Catharine MacDonald, yes Karen Cilurso, yes
Dennis locono, yes Diane Schreyer, yes
Rick Rettinger, yes

PRELIMINARY AND FINAL SITE PLAN

CHIX-FILET (CFA BARRINGTON, LLC)

WHITE HORSE PIKE

BARRINGTON, N. J. 08007

BLK, 126 LOTS 17, 17.02 AND 17.03

No variances, no waivers requested or required.

Mr. Albano swore in all those people who are going to speak for the applicant.

The following gentlemen were sworn in:

Mr. Nathan Mosley, P.E., Shropshire Associates,

Mr. Keith Ottles, Senior Project Manager, Langan

Mr. Jim Juliano, CAF (Delco)

Mr. John Martinez, Development Manager, Chic-fil-A

Mr. Pilzer, Real Estate Dept., Chic-fil-A, Atlanta

Mr. Duncan Prime, Esq., Prime Law Firm, Mt. Laurel, N.J.

All pictures and plans have been duly noted. Listing of 200 ' residents checked and and verified

Mr. Albano stated since all papers have been presented and are in order; the application can

Now be heard by the Board.

Mr. Prime, the attorney represented Chic-fil-A . He stated that the applicant is seeking a Preliminary

And Final Site Plan with no variances or waivers. All structures existing on the property are

To be demolished –structures consist of 3 lots, containing 3 buildings, two dwellings and a bank

And a existing residential garage. The application is for a 4,998 sq. ft. construction of a restaurant

With a drive-thru.

He then called Mr. Martinez who has been with the Chic-fil-A corporation for 18 years and has been

In involved with the development of 1700 stores in various states. He further stated that the

Management will be opened 6:30 A.M. to 10:00 Monday through Saturday closing on Sunday.

The amount of coverage is 1.3 acres./1.4 acres. There will be approximately 70/80 employees.

Mr. Ottles was the next representative to be called. He stated that the Site Plan conforms with the

Redevelopment Plan,. All setbacks, coverages conform to the Redevelopment Plan as well as the

Overlay. No bulk variances are required. There will be 3 ADA spaces provided in the parking

Area along with the 64 spaces, more than what is basically required for this type of construction

At this hearing, Mr. Ottles stated that 20 lights have been proposed for the site but this could

Change pending input from the Planning Board Engineer. Grading and drainage discussion

Was handled with Mr. Bach, the Planning Board engineer. The underground detention basin

As well as the culvert were pretty much handled between Mr. Bach and Mr. Ottles .

Trash dumpsters have been provided at a couple corners for the outside car occupants.

The trash collection is being handled by a private collector. Deliveries to the restaurant will be handled overnight (11:00-4:00 A.M.) three times a week. The trash will be picked up every other day. Clean up at the facility begins approximately one hour after closure. There will be three signs on the building- All signs will be placed at the top of the building approximately 2/3 feet below the roof of the building. The signs will be placed front/right, front/left and rear/right. From the drawings on the sign presentation, all the signs appear to be red in color.

Mr. Bach recommended that the fencing to be provided should be changed. Rather than a 5' chain link, he feels that a 6' solid PVC be installed adjacent to the residential properties. Landscaping was discussed between Mr. Bach and Mr. Ottes with regard to the entire site. Mr. Bach changed some of the type of trees suggested on the plan as submitted by Langan. Mr. Ottes had no problem with this part of the application.

Mr. Prime then introduced Mr. Mosley, the Shropshire Traffic Analyst. With regard to this part of the program, we brought in our Police Chief, Dave Uron. Both he and Mr. Mosley had quite a discussion re the entire situation. Bell Avenue, the sidestreet adjacent to the proposed restaurant, is a dead-end street. There is no outlet. It has been proposed that a right-in/right out be considered. Bell Avenue is not much more than a dirt road after passing Baptiste Ave, another side street. After much discussion, Dave gave both Mr. Ottes and Mr. Mosley many things to consider re traffic. With Bell Avenue being a dead-end no outlet road, every little means to help the traffic situation has to be considered.

The hours of traffic on the White Horse Pike with people coming home from work can be out of the norm. It is very congested at that time of the evening. With other businesses also coming along the Pike, it would be very hard to make left turns onto Bell Avenue. It will be hard to even consider a right end turn. There is really no way a tractor-trailer could even make a turn let alone proceed along Bell Avenue. Truthfully they wouldn't even get up the street let alone back out. Mr. Mosley took Dave's suggestions and wrote everything down.

There is also a bus stop at the corner of the proposed site. It was thought that maybe

The bus stop would be moved either further up or down depending on the DOT permission To do so.

This sort of finished up the testimony of the people representing the Chick-fil-A .

The meeting then proceeded with input from any of the residents in the area.

Mr. Jerry Mosley of 244 Baptiste Avenue . His comments pretty much related to the Traffic situation. He did mention that there are about 17 houses on the road.

Mr. Thomas Kurpicki of 239 Baptiste Avenue spoke next. Was not in favor of the Prospect at all. He felt that with the construction of the restaurant , it would Lower his property values. There definitely be more traffic issues with people Trying to get in and out of the site. They put up with the noise and traffic coming From the Time Out bunch.

Mr. Thomas Brestle of 231 Baptiste spoke of all the music and motorcycle noise from Time Out. Cars try to park where they can find a space even on Bell Avenue with signs Stating no parking plastered all over the place.

Mr Michael McCormick of 100 Bell Avenue was the final speaker. He and his wife have Lived at this site for 4 years-he has ½ acre; the children in this area play sort of all over The road. With this new addition to the neighborhood, and the traffic situation the way It is now, they will have to post quite a few more signs warning drivers to stay out if it Would be possible to do so; how about no right turn at all.

The public portion was now closed. Motion by Ken Willson seconded John Rink; all in favor.

Motion was then made by Ken Willson, seconded John Rink that a Preliminary and Final Site Plan approval with no variances and no waivers be granted to CFA Barrington, LLC 301 White Horse Pike (White Horse Pike & Bell Ave.,) Blk, 126 Lots 17, 17.02 and 17.03, Barrington, N. J. contingent upon those recommendations discussed at the hearing On August 27th, 2018 and the engineer, Steve Bach's letter of August 24 2018 ; all in Favor.

1. 20' pole lights
2. Lighting on the building
3. Irrigation levels
4. Bus stop, east of Bell, with DOT
5. Address no right turn
6. Marking of left turn lanes on the Pike with arrows
7. Consolidation of the lots
8. Bollards placed at walkways around the building to enable people from parking cars
9. Fencing at property line adjacent to residential properties
10. Free standing sign

ROLL CALL; Ed Harrell, yes

Ken Willson, yes

Diane Schreyer, yes

Rick Rettinger, yes

Steve DePierri, yes

Catharine MacDonald, yes

Karen Cilurso, No

John Rink, yes

Michael Beach, yes

ADJOURNMENT; Motion by Ken Willson, seconded Ed Harrell; all in favor.