

Barrington Planning Board

Regular Monthly Meeting Minutes

Barrington Borough Hall

February 26, 2024

Members Present: John Rink, Mayor Hanson, Zach Ferguson, Karen Cilurso, Tyler Orlando, Diane Schreyer, Councilman Cerrito, Ed Harrell, Larry Liss.

Excused: Linda Lang, Terri Sullivan, John Brennan.

Also Present: Steve Boraske, Jeff Hanson, Carol Fultano

Meeting called to order at 7:05pm with the Pledge of Allegiance & Roll Call

Minutes of Jan 20, 2024

Motioned by Karen Cilurso; Seconded by Tyler Orlando. All those present at the February meeting voted in favour of the motion. Ed Harrell abstained.

Public Portion

Motion by Tyler Orlando: Seconded by Karen Cilurso to open the meeting to the public. All members approved the motion. NO COMMENTS FROM THE PUBLIC. Motioned by Dianne Schreyer; Seconded by Ed Harrell to close the meeting to the public. All members approved the motion.

Business

Chairman Rink discussed that Mr. Appel from 303 Austin Avenue did not meet the deadline of February 12, 2024, to hand in all his documents for the meeting and will be put on March 25 agenda. He does not have to re-notice will need to re-notice if he submits new application.

1301 Clements Bridge Road-extension

Alvar Cortada (architect) -152 Valley Road, Ardmore, PA sworn in by Mr. Steve Boraske
Mr. Cortada explained that they would like to open a cannabis dispensary with a lounge since the warehouse is large, they would like to open a small portion and proceed in phases because of the expense. Add a second floor as an office space and part of the warehouse for storage of the product. Build a wall to sperate the store from the warehouse along with 2 bathrooms and office area. Mr. Cortada said they would have 2 parking spots- use existing entrance which is already asphalt.
Chairman Rink spoke with members and said it was different from what was previously presented to the board 2 years ago they thought it was just asking for an extension with no changes. They would need to apply for a new application if it was different from the previous application. Mr. Boraske spoke and explained that they would need amend the original application. Jeff Hanson asked if was recreational or medical – use ordinance it allowed to have lounge for recreational. Mr. Boraske sworn in Joesph Rutala

1500 JFK Blvd. Suite 1203 Philadelphia, PA. 19102. Mr. Rutala stated that there is no change following the site plan just doing it in phases. Jeff Hanson wanted to be clear that the parking lot needs to be completed as well as the exterior. Mr. Rutala stated that what needs to be done to open will be completed. The reasoning it took so long was because of the CRC to issue the licences. They have the security is all set for the building. Larry Liss concerned about the 2 parking lots and the signage. Mr. Rutala said that the exterior will remain the same just the interior. Chairman Rink asks Steve Boraske how long do they have to complete the project, Steve said they can have 3- one year extension, they would just need to come in and request the extension. Mayor Hanson suggest that he reached out to Carol to get the town ordinance about lounges. Jeff Hanson said that they do allow it but will investigate. Jeff believed that ordinance 128-28 section (f) 2. Retail.

Poll vote: Mayor Hanson- Yes, Chairman Rink-Yes, Councilman Cerrito- Yes, Karen Cilurso- Yes, Ed Harrell- Yes, Tyler Orlando- Abstain, Larry Liss- Yes, Zackary Ferguson – Yes, Diane Schreyer- Yes

Master plan follow up- Terry Shannon (Borough Clerk) asked to move forward but when we reached out to Mr. Fox he stated that it need to go before the council. Did not discuss master plan. Mr. Fox will be discussing with the mayor and planning and zoning committee.

Governing body forward an ordinance for planning board consideration hope to adopt at the March meeting. Amened ordinance 1178 R-1, R-2, R-3, R-4, R-5 sections dealing with detached garages height 16 ft. Steve Boraske will draft up a resolution and send to the governing body for the March meeting.

Motioned by Ed Harrell seconded by: Chairman Rink

Poll vote: Chairman Rink- yes, Karen Cilurso -yes, Ed Harrell-yes, Tyler Orlando- yes, Larry Liss-yes, Zachary Ferguson-yes, Dianne Schreyer-yes.

Motion to close by: Mayor Hanson; Seconded by Karen Cilurso. All in favour.

*Councilman Cerrito will need to be sworn in at next meeting and Mayor Hanson still needs to appoint John Brennan.

Motion to adjourn at 7:45pm. Motioned by: Mayor Hanson, Second Karen Cilurso: All members approved the motion.