

Barrington Planning Board

Regular Monthly Meeting Minutes Barrington Borough Hall March 25, 2024

Members Present: John Rink, Karen Cilurso, Tyler Orlando, Diane Schreyer, Councilman Cerrito, Ed Harrell, Linda Lang, Terri Sullivan, John Brennan, Alex Beyer

Excused: Mayor Hanson, Larry Liss, Zach Ferguson

Also Present: Steve Boraske, Jeff Hanson, Carol Fultano

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

Oaths for New and Returning Members: John Brennan (Alt. 3), Alex Beyer (Alt. 4)

Minutes of March 25, 2024

Motioned by Ed Harrell; Seconded by Karen Cilurso to approve. All those present at the March meeting voted in favour of the motion. (Karen corrected the dates of last month minutes)

Public Portion

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

Business

303 Austin continued from January 20th. Mr. Appel 303 Austin Avenue, Barrington, NJ 08007 and Jeff Hanson-Environmental Resolutions 815 East Gate Drive Mount Laurel, NJ. Sworn in by Steve Boraske. Jeff sent a letter to Mr. Appel dated March 18, 2024, regarding a 12 X 20 Shed 12 ft high facing Third avenue single-family dwelling 4-1/2 feet from the property line. Retaining wall was built on the Third Avenue side concerns about the grade drop and a stop work order was placed on the property by Chris Mecca Construction Official. Properties on all side except the back yard which is 295. Mr. Appel stated that he took out permits (which have not been processed until he received the ok from the planning board). Based on the NJDEP mapping it doesn't appear that the improvements will fall within the wetlands or stream encroachment- the stream is 100 feet from the shed. Jeff Hanson asked that a Topography and Grading plan be done. The area on Third avenue side shall be no drop between the public sidewalk and the retaining wall. Jeff Hanson also asked that Mr. Appel put in a railing for safety reasons.

Mr. Appel stated that the shed will match the colour of the house (brown/dark brown) with a roll garage door. The shed will be used for garden equipment not being used for his business equipment no utilities in the shed. Jeff stated to make sure to get building permits. Chairman Rink had questions about the wall placement and the existing garage.

Motion to opened to the public Dianne Schreyer; Second; Karen Cilurso- All in favour: motion approved.

Motion to close to the public Tyler Orlando Second: Vince Cerrito – All in favour: motion approved.

Steve Borake spoke about the two front yards at 303 Austin. Bulk variance as our ordinance states that the structure be 10 feet from property line and the shed is only 4-1/2 feet. Jeff Hanson said that the setback should be 30 feet. C-1 hardship or C-2 benefit variance. Karen Cilurso asked if it is a C-1 or C-2. Steve Borake said it would be a C-2 is more appropriate.

Motion for approve: Motion as to approve Ed Harrell; Second Karen Cilurso; roll call was duly recorded as follows: Council Cerrito- Yes, Karen Cilurso – Yes, Ed Harrell- Yes, Tlyer Orlando- Yes, Chairman Rink – Yes, Diane Schreyer- Yes, Linda Lang- Yes, Terri Sullivan- Yes, John Brennan- Yes.

*Chairman Rink had spoken to Mayor Hanson regarding the Master Plan and the Mayor sat down with Mr. Fox as he is reviewing with the governing body.

Resolutions

Resolution No. 2024-02 extension of time for 1 year for 1301 Clements Bridge Road (cannabis use). Motion as to adopt Karen Cilurso; second Chairman Rink; roll call was duly recorded as follows: Tyler Orlando – abstain, Council Vince Cerrito- Yes, Karen Cilurso -Yes, Chairman Rink -Yes, Diane Schreyer- Yes, Ed Harrell – Yes

Resolution No. 2024-03 ordinance 1178 amend zoning code establish standards for accessory structures. Motion as to adopt: Karen Cilurso; Second Councilperson Vince Cerrito; roll call recorded as follows: Councilman Cerrito-Yes, Karen Cilurso- Yes Ed Harrell -Yes, Tyler Orland-Yes, Diane Schreyer- Yes Chairman Rink- Yes.

Chairman Rink asked if there was any other question and Ed Harrell asked what is going up at 636 Clements Bridge Road (empty lot). Chairman Rink explained that he came before the PCZ board and asked questions before the board as they are selling the property. Diane Schreyer asked why the planning board was not in the PZC meeting as John stated that it was informal meeting, and no minutes are taken. If it were approved by the PZC they would need to come to the planning board for approval.

Adjournment: Meeting adjourned: 7:45pm