

Barrington Planning Board

Regular Monthly Meeting Minutes

Barrington Borough Hall

March 24, 2025

Members Present: Chairman John Rink, Councilman Beyer, Karen Cilurso, Ed Harrell, Diane Schreyer, David Pawling, Linda Lang, Terri Sullivan, John Brennan, Kyle Wright.

Excused: Larry Liss, Mayor Hanson, Tlyer Orlando.

Also Present: Michael Ierino, Jeff Hanson, Carol Fultano

Meeting called to order at 6:04 pm with the Pledge of Allegiance & Roll Call

Minutes of Feb 24, 2024

Motioned by Diane Schreyer; Seconded by Karen Cilurso. All those present at the February meeting voted in favour of the motion.

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 Councilman Beyer Seconded by Ed Harrell to close the meeting to the public. All members approved the motion.

Business -219 Clements Bridge Road- Minor subdivision/revision 25 11 & 12

Jeff Hanson from ERI and Robert Scott Smith (expert in his field) from KEY Eng. Were sworn in by Michael Ierino Tim Higgons spoke regarding 219 Clements Bridge Road-the borough owns both lots, sent out a letter but it had the wrong time if we could hold the vote until 7. The Borough wants to subdivide the property as the one half which the fire alliance once was in the other half where the clock stands, the borough wants to change the lot line the clock and the trees up to the parking lot. Scott wants the parking lot to stay with the building, Verizon has an easement on the property. The land is 3725 sq. ft then go down to 2534 sq. ft. The building is larger going from 4508 sq. ft to 5699. Jeff did no review as it is a Bourgh property but did review. No comments nor question from the planning board. John opens to the public. Motion by Ed Harrell Second: Alex Beyer No comments from the public. Close to the public Ed Harrell Second Karen Cilurso. All in Favor. Michael needed a motion for the site plan exhibit A for the public and correction of time and Camden County planning board application dated March 3, 2025. Exhibit B the completeness and Exhibit C the parking lot. Motion Ed Harrell Second Alex Beyer. All in favour from the planning board. Michael also stated that it is a courtesy review as it is the Borough. Lot line adjustment according for block 25 11 & 12 219 Clements NJSA 40:55D-31A. Because it is the Borough they are exempt. Does the planning board find that the subdivision is/ consisted or

inconsistent with the master plan. The voting was deferred to 7 pm to make sure if someone came in that they can speak their mind. The Planning board voted at 7:05. Motion to approve the consisting of the master plan Dianne Schreyer second; Ed Harrell. Chairman Rink – Yes Vice Chair Karen Cilurso – Yes Councilman Beyer- Y Dave Pawling – Yes Ed Harrell – Yes Diane Schreyer- Yes Linda Lang -Yes Terri Sullivan -Yes John Brennan – Yes

111 Clements Bridge Road-

Beth Marlin from Brown and Conelly LLC and Chris Weidel also from the LLC, Marty Iving licensed planner and license landscaper architect (board accepted Marty an expert in his field) in the state of NJ. Jeff Hanson along with Marty was sworn in by Michael Ierino. Ms. Marlin spoke that 111 Clements Bridge Road is in the C-1A overlay zone zone and is in the plenary and final major site plan approval with one variance. Mr. Irving spoke regarding 111 Clements Bridge Road, the building that is there now will be demolished, a new structure will be a two-story structure made from storage containers, accented by glass and wood panel front entrance. The project will be in 2 phases exhibited A phase 1 which will be the entire structure both stories however the front the entry wall in its place will be a siding panel and the roof will not be in phase 1 it will be open air. All the site work will be complete in phase 1 so it will be fully functioning. Second story will not be functional until phase 2 no stairwell nor an elevator. Phase 2 will be fully functioning and finished. The front will have a 6-foot fence and need a variance and as well a 6 ft fence along the sites Reading Avenue frontage. The fence will be panels and black rod iron for securely along with a screen for the dumpster and a buffer same as Old Rail. Loading will be in the rear of the building. On site parking cannot be provided do the limitations. Exhibit C public parking 30 spots- along Reading is 24 spots, parking along Atlantic on both sides is 24 and 18 and public parking at the Church and along the surrounding streets. With in a 5-minute walk 140 spots. The signage to show the patrons where to park the applicants are willing to install all the signs. Proposed lighting is at 9ft mounted on the building and pointing down and they will install shields if in intruding into the neighbour's windows, lights are on dawn to dusk for safety reason and any other lights will be turned off when the bar closes. Emergency person will be provided a Knox box so they can gain access. Storm water will be directed to the turf and will not be directed onto Clement's bridge road. Right side of the building there is a basement on the adjacent property, collection piping on the North side of the building so they will have no have water into the building and get the water away from the building. Last item it if they need to go onto the adjacent property that they will get permission prior to going onto the property. Mr. Wiedel, the applicant spoke about the hours and restaurant will same as the Old Rail and Tonewood and 12 employees. Jeff Hanson spoke about the completeness review; he deemed to be complete in accordance with the redevelopment plans and the Borough ordinance and no submission wavers.

Motion to deem the application complete- Ed Harrell Second; Karen Cilurso pole vote Chairman Rink-Yes Vice Chair Karen Cilurso- Yes, Councilman Beyer-Yes, Dave Pawling- Yes, Ed Harrell- Yes, Diane Schreyer- Yes, Linda Lang- Yes, Terri Sullivan-Yes, John Brennan-Yes

Jeff Hanson stated that this application was handed in at the end of 2024 with the master plan consistory and re-development plan overlay Ordinance #1200 1st reading in November 2024 then master

plan consistency review in December 2024 which they were approved then final adoption. Improvements are bike rack, 6 ft access fence, new gas service storm water improvement, landscaping screen, paver sidewalk, turf and use the existing water. Ordinance #1200 does permit a drinking and eating establishment is a permit use. The ordinance allowed it to be more than 2500 sq. feet and does not require off street parking. Working with signage to direct people to parking lots, loading zone to be stripped. Since there is no off street parking no EV chargers. Landscaping buffer lighting, storm water and waste management to schedule on off hours. Dianne Scheyer question about the Knox box, Mr. Irving explained that it will be used for emergency management to access the building. Karen also questioned phase 1 and phase 2 what will happen to the concrete floor, it will have drains on the flooring with a pitch. Karen also asked how long it will take from phase 1 until phase 2, the applicant was not sure of the timeline. Chairman Rink spoke and said that Mayor Hanson asked him to mention that he supports the project. Chairman Rink asked that the trash pickup not on off hours.

Motion to open to the public Ed Harrell Second Alex Beyer all present all in favour

Sworn in by Mr. Ierino -MaryAnn Perrino 24 Trenton Avenue – she had questions about fire escape how people will get out of the building. Mr. Irving said that the doors will be open and once phase 2 is complete they will comply with all the codes. She also asked how many seating- phase 1 is 107 and phase 2 is 227. Mr. Irving stated that based on the parking ordinance he stated that 38 spots would be required max for the project. The immediate area has 140 spots available. Chairman Rink asked if they had a Liquor license, and the applicant said yes. Karen asked what the actual hours are 10 am – 2am. Carol Secinardo from 106 Clements Bridge Road was also sworn in By Michael her concerns was with the parking and the lighting, Mr Irving said the lighting going to be facing downward and will not be a problem and people can park in the Church parking light. Karen asked if they are having a web page to direct the parking, and they said yes. The Bond sign will not spread the light only lights the sign.

Motion to close Ed Harrell Second; Diane Schreyer all in favour.

Mr. Ierino- went over the application exhibit A- the site plan exhibit B -Architect rendering Exhibit C neighbourhood public parking. The application was dated March 3, 2025, with all the documents letters sent to the 200 ft. and found complete. Mayor Hanson submitted a technical review letter dated March 17,2025. Motion to accept the documents Alex Beyer Second: Karen Cilurso All in favour. 111 Clements Bridge Road LLC looking for preliminary and final major site plan approval. Demo the existing home and put up a new 2 story building eating and drinking establishment. It will be in 2 phases block 49 lot 12 C-1 overlay zone. Applicant seeking one bulk variance, we have Mayor Hansons completeness review letter the application is deemed complete. Maximum fence height is 3 ft. but they are requesting 6 ft. the fence will be a buffer for the front area. Motion to approve the preliminary and final and bulk variance for the height of the fence and comply with the Mayor Hansons letter -Motioned by Diane Schreyer Second Ed Harrell. Poll Vote Chairman Rink Yes, Vice Chair- Karen Cilurso -Yes, Councilman Beyer- Yes, Dave Pawling- Yes, Ed Harrell- Yes, Diane Schreyer-Yes, Linda Lang- Yes, Terri Sullivan- Yes, John Brennan- Yes.

In-Law Suite-

Chairman Rink spoke that the Governing body wanted the planning board to go over the In-Law suite, now you can only have a microwave not a stove. Current language of the in-law suites consists of maximum of 3 rooms bedroom, seating area bathroom and dining area. Counter with a small sink, microwave and refrigerator are permitted a stove/range and a laundry area are not permitted and a separate entrance are permitted the Borough is ask to consider amending the language to allow the range/stove and laundry facility in all zones right now they are permitted in R-1, R-2, R-3 and R-4 and would apply to all 4 zones. If the planning board says yes, then it goes back to the governing body.

Motion to be consistent with the master plan; Chairman Rink Second; Karen Cilurso Poll Vote Chairman Rink- Yes, Vice Chair Karen Cilurso- Yes, Dave Pawling- Yes, Ed Harrell- Yes, Diane Schreyer- Yes, Linda Lang- Yes, Terri Sullivan- Yes, John Brennan- Yes, Kyle Wright – Yes.

Motion to adjourn at 7:08pm. Motioned by: Ed Harrell Second Alex Beyer: All members approved the motion.