

Barrington Planning Board

Regular Monthly Meeting Minutes

Barrington Borough Hall

April 28, 2025

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

Excused: Mayor Hanson, Larry Liss, Dave Pawling, John Brennan, Kyle Wright.

Also Present: Michael Ierino, Jeff Hanson, Carol Fultano

Meeting called to order at 6:02 pm with the Pledge of Allegiance & Roll Call

Minutes of March 24, 2024

Motioned by Councilman Beyer; Seconded by Karen Cilurso. All those present at the April meeting voted in favour of the motion.

Public Portion

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

Business -219 Clements Bridge Road- Minor subdivision/redivision Block 25 lots 11 & 12 Resolution No. 2025-03.

Michael Ierino went over the subdivision summary, regarding subdividing the property explaining that the subdivision was to make the lot smaller for resale. Mr. Ierino stated that it was just a courtesy review to the borough.

Motion to approve; Ed Harrell Second; Karen Cilurso. Poll Vote: Chairman Rink- Yes, Vice Chair Karen Cilurso – Yes, Ed Harrell – Yes, Diane Schreyer- Yes, Linda Lang -Yes, Terri Sullivan -Yes.

111 Clements Bridge Road- block 49 lot 12 Resolution No. 2025-04

Michael Ierino went over the resolution for -preliminary and final major site plan approval with a bulk variance. The applicant 111 CBR LLC seeks to demolish the existing building and put up a new 2 story Bar/restaurant in replacement. It will be a two-phase project most work to be done in Phase 1. Single bulk variance for the fence they asked for a 6-foot fence to the front of the building (only 3ft allowed) act as a buffer. The board approved along with the variance. Jeff Hanson also spoke about the changes and agreed with the changes.

Motion to approve-Councilman Beyerl Second; Chairman Rink. pole vote Chairman Rink-Yes Vice Chair Karen Cilurso- Yes, Councilman Beyer-Yes, Ed Harrell- Yes, Diane Schreyer-Yes, Linda Lang- Yes, Terri Sullivan-Yes.

Master Plan Consistency Review-In-Law Suite language Resolution No. 2025-05.

Michael Ierino spoke about the resolution- review proposed language amendments for consistency with the master plan. Mr. Ierino stated that the resolution was to amend the zoning ordinance to permit laundry and stoves as part of in-law suites in the R-1, R-2, and R-3 residential zones. The board determined that it was consistent with the master plan.

Motion to approve; Ed Harrell Second; Karen Cilurso Poll Vote: Chairman Rink-Yes, Vice Chair Karen Cilurso-Yes, Ed Harrell-Yes, Diane Schreyer-Yes, Linda Lang-Yes, Terri Sullivan-Yes.

212/214 Highland subdivision

Mr. Leo Mazzochette & Mr. Warren Mazzochette (3 Georgia Trail Medford, NJ 08055) were sworn in by Mr. Ierino along with Jeff Hanson (ERI) 815 Gate Drive suite 103, Mt. Laurel NJ 08054. Jeff Hanson spoke about a minor subdivision at 212/214 Highland Avenue in the R-2 district which does permit a single-family dwelling. Taking a portion of the Lots of 212/214(lots 3 & 4) Highland that have home and take a piece out of the backs of both lots will conform. The new structure on Chesterfield will have a nonconforming frontage. Motion to find the application complete Chairman Rink Second; Ed Harrell. Poll Vote: Chairman Rink-Yes, Vice Chair Cilurso- Yes, Councilman Beyer- Yes, Ed Harrell- Yes, Tyler Orlando-Yes, Diane Schreyer- Yes, Linda Lang- yes, Terri Sullivan- Yes.

Leo Mazzochette spoke about taking a portion of the backyards of 212/214 Highland. This will be his primary home, Mr. Warren Mazzochette (his father) will be the contractor on the job. Jeff Hanson went over his application about a sidewalk in the front of the home. Sidewalk is required, and designed waiver is required if not installed. Mr. Hanson asked if the shed that was in the back yard would be removed and the applicant said no unless needed. No wetlands or buffers on the DOP and GO Webb mapping, Mr. Mazzochette professionals will review. Utilities will be connected on Chesterfield will add driveway detail, may have to pave the street. Will be a black top driveway; house will front Chesterfield. Mr. Hanson advised Leo that he will need a grading plan prior to getting a permit issued. Chesterfield drains highland down; the property is higher in the back than the front. Chairman Rink noted that KEY needs to sign off on the grading plan prior to starting. Mr. Hanson noted that he needs to have all street opening permits, the assessor will give block and lot and house number from the clerk. Mr. Ierino asked if they will put in a sidewalk and they replied Yes. Only in front of his home. The apartments do not have sidewalks. Councilman Beyer asked if trees were being removed and they said no. Karen Cilurso asked what the house will look like, they are still looking into it, but they would like a 2 story no garage no basement. Karen asked where the driveway is located- no less than 20 feet.

Motion to open to the public; Councilman Beyer Second Tyler Orlando all present in favour. Mr. Ierino sworn Steve & Marita Holt 906 Chesterfield Road, Haddonfield, NJ 08033. Mr. Holt had question build 1 home and zone single family any variance, per Chairman Rink no variance needed. If they go over 40

percent they will need them. Mr. Holt asked about sidewalks, but Mr. Hanson said they are putting in sidewalks. Mr. Holt concerned about the drainage ditch, Mr. Hanson did say that they need to go to the borough engineer with the grading plan. If the swale is on Village of Haddonfield Apartments the Borough will need to speak with them. Anthony & Dina Murphy, 208 Highland Avenue, Haddon Heights, NJ were sworn in by Mr. Ierino. He wanted to make sure that the property will have drainage so there are no water issues. Mrs. Marita Holt asked about a carport, all the surrounding houses have garages and don't want to decrease the value of her home. Mr. Mazzochette showed her a picture of what the home would look like. Motion to close Diane Schreyer Second: Karen Cilurso all members present in favour. Michael re-reviewed about subdividing the lot to build a new home. The applicant submitted all the paperwork, dated March 24, 2025- public notice 200 ft listing- newspaper notification verification of taxes and legal description of the lot subdivision plans Mr. Hansons technical letter dated April 1, 2025. Motion to make a part of the record Ed Harrell Second Tyler Orlando all in favour. Mr. Ierino went over Mr. Jeff Hanson letter and two pre-existing non-conforming issues. Section 360-17-B (4) requires a minimum front yard setback of 30' where 1' is provided from the southerly property line. Section 360-17-B (2) requires minimum lot frontage of 60' where 50' is provided on lot 3 and Lot 4. No need for a variance as a pre-existing non-conforming condition are not being significantly altered. No bulk variance needed if they don't exceed forty percent of lot improvement coverage. Owners will install sidewalks no need for a design waiver. Everything is conforming as of right now.

Motion to approve subdivision Karen Cilurso Second Tyler Orlando Poll Vote: Chairman Rink- Yes, Vice Chair Karen Cilurso-Yes, Councilman Beyer- Yes, Ed Harrell- Yes, Tyler Orlando- Yes, Diane Schreyer- Yes, Linda Lang- Yes, Terri Sullivan- Yes

Motion to adjourn at 7:10 pm. Motioned by: Councilman Beyer Second: Tyler Orlando- All in favour.