

Barrington Planning Board

Regular Monthly Meeting Minutes

Barrington Borough Hall

July 28, 2025

Members Present: Chairman John Rink, Mayor Hanson, Councilman Beyer, Ed Harrell, Diane Schreyer, John Brennan, Linda Lang, Kyle Wright.

Excused: Karen Cilurso, Terri Sullivan, Tlyer Orlando, Larry Liss, Dave Pawling,

Also Present: Carol Fultano, Michael Ierino, Jeff Hanson

Meeting called to order at 6:00 pm with the Pledge of Allegiance & Roll Call

Minutes of June 23, 2025: Motioned by Ed Harrell Second: Alex Beyer all in favour

Minutes of June 26, 2025: Motioned by Diane Schreyer Second: Chairman Rink all in favour

Public Portion

Motion to open and close by Mayor Hanson Seconded by Ed Harrell open the meeting to the public. All in Favour.

Business 1303 Clements Bridge Road- Block 1 lot 1.03

Motion to deem application complete: Ed Harrell Second: Chairman Rink all in Favour

Gina Nassar -313 White Horse Pike Haddon Heights, NJ. Mr. Rami Nassar (profession planner & engineer) 1425 Cantillon Blvd. Mays Landing, NJ, Jeff Hanson-(ERI) were all sworn in by Michael Ierino. Gina Nassar represents Mr. Jazzar. Mr. Jazzar has been operating an auto repair shop and wishes to sell used vehicles. Ms Rami Nassar is requesting the following: a variance to allow an existing non-conforming maximum improvement coverage of 93.1 % where is 40 % is allowed, a variance to allow exiting non-conforming parking spaces to be in the front yard where no parking shall be allowed, and an use variance to allow use car sales. Planning board approved that Mr. Rami Nassar is an expert witness. Exhibit A-1 (site map). Currently the shop has 15 parking spaces and would like more with a total of 17 parking spaces. Exhibit A-2 (site plan). Remove paving, add more parking spots, relocate the dumpster, and remove oil tanks. Next to the building, they want to put up 2 sheds to store all the tools etc. Next to the shed they would put the dumpster. They would put up a 6 ft fence to hide storage. They would like to have 5 parking spots just to sell cars. No more then 8 cars for repair. Emergency vehicle could come into the property with no problems. The Drainage will stay the same with no issues. Mr. Nassar is requesting a D-1 variance as no car sales is allowed, also a C-2 variance no cars in the front, and a design

waiver they are requesting M-1 zone needs to have a loading area (they don't need a loading dock) only UPS, Fed-Ex to deliver packages. Jeff Hanson went over his letter dated July 16, 2025, 2 – sheds are 10 X 12 (120 SF each) an 18 X 12 trash enclosure adjacent to the sheds. Landscaping beds are proposed along the frontage of the property and the westerly property line. A new sign panel advertising the auto sales and a new sign on the building. The applicant is proposing to provide 17 off-street, on-site parking spaces including (1) handicapped spot. This site is located within the Borough's M-1 zoning district and comprises 20,094 SF. No plants higher than 36 inches and not in the site triangle. Will stripe parking spots along with in and out arrows. Limit 5 spots for sales maximum. No outdoor material left outside. Cameras will be installed and submitted to the police. Trash pick up is every 2 weeks and during hours of 7am -7pm. We defer to Camden County for traffic impact. Light poles are going to be painted along with the building. No additional light as there is plenty of light per Mr. Nassar. Will comply with the landscaping. No irrigation the owner will water all the plants. Diane had questions about the lighting per Mr. Jeff Hanson said that there is plenty of lighting. Ed Harrell asked where are the sales of the cars going to happen? Mr. Nassar said that there is a small office in the building existing. Mr. Harrell also asked about a bathroom, the owner said that there is a small bathroom. Michael Ierino sworn in Mr. Jazzar 1303 Clements Bridge Road. The building is ADA complaint. Door to the bathroom is outside. Chairman Rink asked about the sign is it going to be new (yes)? If the block walls for the dumpster will be painted to match the building (yes). Are there going to be concrete stops, so the cars won't go into Clements. They are going to bump out the curb. Michael asked what the impervious coverage is dropping to 91.4%, what was the final verdict for the site triangle going to add the site triangle to the ingress and egress to make sure no visual impact from the landscaping bed.

Motion to open and close to the public: Diane Schreyer Second: Ed Harrell all in favour

Michael reviewed the application. Exhibit A-1 and Exhibit A-2 site map and site plan, submitted the notice application dated July 16, 2025, verification of taxes submitted notices, site plan. Motion to make part of the record. Motioned by Chairman Rink Second: Ed Harrell.

Michael Ierino went over the application from Jazzar Properties, site plan approval, bulk variances and a use variance regarding the existing auto repair shop and would like to sell cars located at 1303 Clements Bridge Road -block 1 lot 1.03 located in the M-1 district. Design waiver off street loading zone that is not needed no large deliveries.

Motion to approve the Design waiver Ed Harrell Second: Chairman Rink. Poll Vote Chairman Rink- Yes, Ed Harrell- Yes, Diane Schreyer – Yes, Linda Lang- Yes, John Brennan- Yes Kyle Wright- Yes.

Requesting a Use variance that is it is suitable for the use already and use for the use of sales of automobile.

Motion to approve Use Variance for the sale of Automobiles no more then 5 cars Motion to approve: Chairman Rink Second: Ed Harrell Poll Vote Chairman Rink- Yes, Ed Harrell- Yes, Diane Schreyer- Yes, Linda Lang- Yes, John Brennan- Yes, Kyle Wright- Yes.

Bulk Variance (3) 360-26-B 1C maximum lot coverage. In the M-1 district the maximum lot coverage is 40% the lot coverage of the auto repair it is 89.7 % with the minor site improvement will increase to 91.4 % improvement coverage Second Bulk Variance is 360-26-B 1C off street parking spaces in front yard, 3rd Bulk variance requesting 360-31-C site triangle max 36 inches in height. Must meet the positive and negative requirements. The site is going to be beautified, putting in sheds to take off equipment off the site.

Motion to approve the Bulk variance, improvement, off street parking in the front yard, coverage. Diane Schreyer Second: Ed Harrell - Poll Vote Chairman Rink, Ed Harrell- Yes, Diane Schreyer- Yes, Linda Lang - Yes, John Brennan- Yes, Kyle Wright- Yes.

Motion to approval for Site plan Chairman Rink Second: Ed Harrell Poll Vote Chairman Rink, Ed Harrell- Yes, Diane Schryer- Yes, Linda Lang- Yes, John Brennan- Yes, Kyle Wright- Yes.

Bell Avenue- Resolution 2025-08 Block 125.02 Lot 39

Michael went over the application R-2 zoning district minor site plan with a bulk variance looking for approval for lot width only have 52 sq. ft but needed 60 sq., ft. Mother and Daughter wanted to live next to each other.

Motion to memorialize denial Ed Harrell Second: Chairman Rink- Poll Vote: Chairman Rink-Yes, Councilman Beyer-Yes, Mayor Hanson- abstain Ed Harrell- Yes, Diane Schreyer- Yes,

301 Tavistock-Resolution 2025-09 block 127.06 Lots 8,9, & 20

Seeking approval for a minor sub-division, to divide the 1-lot into 3 to build 3 Single family homes. In the R-2 zoning district. Approved by a vote 8-1

Motion to adopt Ed Harrell Second: Alex Beyer Poll Vote: Chairman Rink – abstain, Mayor Hanson-Yes Councilman Beyer-Yes, Ed Harrell-Yes, John Brennan- Yes, Kyle Wright- Yes.

Motion to adjourn at 7:04 pm. Motioned by: Mayor Hanson, Seconded Ed Harrell. All members approved the motion.