

Barrington Planning Board

Regular Monthly Meeting Minutes

Barrington Borough Hall

December 15, 2025

Members Present: Chairman John Rink, Mayor Hanson, Karen Cilurso, Councilman Beyer, Dave Pawling, Tyler Orlando, Ed Harrell, Diane Schreyer, Linda Lang, Terri Sullivan, Larry Liss, John Brennan.

Excused: Kyle Wright.

Also Present: Carol Fultano, Jeff Hanson, Michael Ierino, Patrick VanBernum, PP, AICP.

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

Minutes of November 24, 2025: Motioned by Mayor Hanson Second: Karen Cilurso all in favour

Public Portion

Motion to open meeting to the public.: Tyler Orlando Second: Ed Harrell All in Favour. Motion to close Mayor Hanson Second Karen Cilurso

Business Block 1016 Warwick 113 lots 4 & 5(25-007) ADU

Motion to approve: Tyler Orlando Second: Karen Cilurso. Poll Vote: Chairman Rink-Yes, Cilurso-Yes, Schreyer- Yes, Orlando- Yes, Lang- Yes, Sullivan- Yes, Brennan- Yes.

705 Pomona block 104 lot 46 (25-006) New Home

Motion to approve: Schreyer Second: Chairman Rink Poll Vote: Chairman Rink- Yes, Cilurso-Yes, Schreyer-Yes, Orlando-Yes, Lang-Yes, Sullivan-Yes, Brennan-Yes. Total lot coverage denied

Confirming the master plan consistency of ordinance No. 1220

Motion to approve: Cilurso Second: Orlando Poll Vote: Chairman Rink-Yes, Cilurso-Yes, Schreyer-Yes, Orlando-Yes, Lang- Yes, Sullivan-Yes, Brennan-Yes.

Confirming master plan consistency of Ordinance No. 1216- Solar & photovoltaic+

Motion to approve: Cilurso Second: Chairman Rink. Poll Vote: Chairman Rink- Yes, Cilurso-Yes, Schreyer- Yes, Orlando-Yes, Lang-Yes, Sullivan-Yes, Brennan-Yes.

Confirming master plan consistency of Ordinance NO. 122 signs

Motion to approve: Orlando Second: Cilurso Poll Vote: Chairman Rink-Yes Cilurso-Yes, Mayor-abstain, Councilman Beyer-abstain, Harrel-Yes, Orlando-Yes, Pawling-Yes, Liss-Yes.

501 Clements Bridge Road-Dollar Tree

Motion to deem the application complete. Harrell Second: Cilurso all in favour.

Michael Malinsky(attorney) fox Rothschild. Kevin Dickson-planner Dickson Associates (expert witness). Mr. Malinsky asked Mr. Dickson questions in the ordinance is Drug store listed for a use- No. is Pharmacy listed as a permitted zone-No. In Mr. Dickson's opinion what zone would Rite Aid fall under-convenience store. They are permitted ;/in the C-1 use. Mr. Malinsky handed out exhibit A-1 2006 resolution approving zoning change for Block 12 Lot 1 from R-2 to C-1. Adopted March 27, 2006. In Mr. Dickson option what use would a Dollar Tree fall under -Convenience good store C-1. In Mr. Dickson's professional opinion the Dollar tree and Rite Aid fall under the same category. Mr. Pat Van Bernum (ERI) reviewed his letter dated 12-11-25. "Drugstore"- A store where primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and non-prescription medicines but where nonmedical products may be sold as well. "Retail Store"-A retail establishment of up to five thousand square feet selling primarily food products, beverages, newspapers and magazines, candy, cigarettes, household items, and a limited amount of freshly prepared foods such as sandwiches and salads for off-premises consumption. Motion to open to the public Schreyer Second: Cilurso. All in favour. Kristen Long 133 Moore Avenue what is the difference between Rite Aid selling food and a Dollar Store selling art supplies food. Mr. Van Bernum respond with Rite is a pharmacy and medications. Also asked if anyone else if anyone else applied to be in the Rite Aid. Chairman Rink responded and he said no. Cynthia Russomanno- 200 Willmont Avenue spoke regarding the zones and codes. Michael Wilson 210 Willmont – he has five children and would have not purchased the house if Dollar Tree. He also stated that there are many Dollar Tree/Dollar General within 1 mile and don't need another one. Miranda Powell 101 W. Gloucester Pike, Rite Aid sold prescriptions, Dollar Tree does not have a community need. Motion to close to the public Cilurso Second: Orlando. Mr. Malinsky spoke regarding the resolution the permitted use in the C-1 store for Rite Aid, Dollar Tree sells everything the same as Rite Aid just not Drugs. Mr. Ierino spoke regarding is the Rite Aid and Dollar Tree synonyms. Motion to find that Rite Aid and Dollar Tree are Not the same. Motion by Chairman Rink Second: Cilurso. Poll Vote: Chairman Rink- Yes, Cilurso-Yes, Harrell- Yes, Orlando- No, Pawling-Yes, Schreyer-Yes, Liss-Yes. (6-1) Mr. Ierino spoke stating that they need a Waiver of site plan approval, Use Variance approval, bulk variance approval. Mr. Malinsky spoke regarding his application, use variance, bulk variance, waiver of site plan under section 290-11. They are not planning on doing anything but remove the drive thru (requested by ERI) use variance for the parking spots as the resolution stats that they have 72 parking spaces, but they only have 70 parking spaces. 360-22C2 variance for 2 monument signs only resurfacing and going to be 1 sq. feet smaller than Rite Aid signs. 360-30 variance for 2 wall mounted signs. Mr. Malinsky presented Exhibit A-2 resolution 2006-11. Mr. Dickson spoke regarding Dollar Tree; they are using everything that existing. Exhibit A-3 (zoning map) retrofit the inside for their needs. Loading area will remain the same with business hours. Positive criteria – using a building that is no longer opened. Limited hours 8am-10pm 7 days a week. Traffic will be less than the Rite Aid during peak hours. Site will be secure well lite and upkeep. The impact will we less intensity to the public without detriment to the community.

Chairman Rink spoke regarding about the resolution, putting brick on the building, putting in a ADA walkway (that is why they lost 2 parking spots), ask them to put in a monument sign. Jeff Hanson asked Mr. Malinsky will everything be the same, loading dock, hours will be less. Jeff Hanson asked since there is no site plan, they would like to walk the property to see if it needs to be restriped, if the signs need to be replaced or anything regarding the outside that they would fix. Mr. Ierino wanted to make sure that you are going to take out the drive-thru and Mr. Malinsky assured that it all be done. Patrick VanBernum went over the letter that was sent out. He asked is the property just going to be maintained or are you making it better? Mr. Malinsky call Ann Moragla and she stated that they are just going to refresh the located, asked she was asked about the lighting, and she said that the lights will be on a timer and they go off 1 hour after closing. Lights will be repaired that are not working. Stripping will be removed for the drive thru. Chairman Rink spoke about the master plan, and the Rite Aid is in the R/C commercial zone for convenience stores, eating and drink establishments etc. Jeff Hanson said that when we did the master plan that Rite Aid was a vibrant store and not closed at the time of the master plan did not meet the criteria of re-development at that point. Daine asked about delivery times – Box truck after 9pm tractor trailers delivery after 7am. Dianne asked how many employees, Ann from Dollar Tree said about 3-4 employees per shift. Motion to open to the public Orlando Second Harrell. All in favour. Kristen Long 133 Moore Ave. spoke regarding the closed store, and it is better having a Dollar Tree then a closed store. Jeff Cerreto 231 Kingston said that we have 5 Dollar tree within 2 miles of this store. Ms. Linda Levine 1029 Oakwood encourage that we allow a Dollar Tree into our community. Michael Wilson 210 Willmont he wants safety to community as he has children walk back and forth to school. Evan Levine 1029 Oakwood asked if there are any other bidders to occupy Rite Aid, Chairman Rink told Mr. Levine that no one has come before the board. Cynthia Russamo 200 Willmont went over the positive and negative, she also added that Rite Aid was not opened 24 hours. She also mentions that it will decrease the value of her home, has not been vacant for 6 months yet. Miranda Powell 101 W. Gloucester Pike spoke about the ice cream store that is across from her was vacant for years. Dollar Tree don't pay the employees and what they do to the community bring the value of homes decrease. She asked if the Dollar Tree passed is another meeting to dispute, Mr. Ierino told her that if it passed tonight that would be the end of the process. Sean Buck 141 Gloucester Pike said that years down the line that they don't upkeep the outside-trash and don't want that in his neighbourhood. Scott Trifeletti 135 W. Gloucester Pike his concern is that Rite Aid has only moved out for a short time, would like a Starbucks nothing that kids will be going too. Donna Trifeletti does not want a Dollar Tree up the street from them and they are dirty. Motion to close Cilurso Second: Orlando all in favour. Mr. Malinsky wanted to address the comments from the public that they are following the master plan, and it has been vacant for 5 months. Mr. Ierino reviewed the application. Exhibit A-1 Resolution zoning change Exhibit A-2 Resolution granting a use variance Exhibit A-3 zoning map, notice to the property owners, application public owners, ratification of taxes, plans, technical review letter. Motion to formally admit into the record. Motion Orlando Second: Harrell

Motion to approve Use variance. Chairman Rink Second: Orlando Poll Vote: Chairman Rink-Yes, Cilurso-No , Harrell-Yes, Orlando-Yes, Pawling-Yes, Schreyer-Yes, Liss-Yes.

Motion to approval wavier for site plan: Harrell Second: Schreyer Poll Vote: Chairman Rink-Yes, Cilurso-Yes, Harrell-Yes, Orlando-Yes, Pawling-Yes, Schreyer-Yes, Liss-Yes.

Motion to approve bulk variance-signage: Chairman Rink Second: Harrell Poll Vote: Chairman Rink-Yes, Cilurso-Yes, Harrell-Yes, Orlando-Yes, Pawling-Yes, Schreyer-Yes, Liss-Yes.

Motion to approve bulk parking variance: Harrell Second: Orlando Poll Vote: Chairman Rink-Yes, Cilurso-Yes, Harrell-Yes, Orlando-Yes, Pawling-Yes, Schreyer-Yes, Liss-Yes.

Motion to approve: Harrell Second: Cilurso Poll Vote: Chairman Rink-Yes, Cilurso-Yes, Mayor Hanson-Abstain, Councilman Beyer- Abstain, Harrell-Yes, Orlando-No, Pawling-Yes, Schreyer-Yes, Liss-Yes.

Motion to adjourn Tyler Orlando Second: Ed Harrell -all in favour 8:35pm