

Barrington Planning Board

Regular Monthly Meeting Minutes

Barrington Borough Hall

April 27, 2026

Members Present: Chairman John Rink, Vice-Chair Cilurso, Councilman Beyer, Ed Harrell, Diane Schreyer, Tyler Orlando, Linda Lang, Terri Sullivan, John Brennan, Kyle Wright.

Excused: Mayor Hanson, Captain Pawling, Larry Liss

Also Present: Jeff Habson, Michael Ierino, Carol Fultano.

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

Oaths for New and Returning Members: Ed Harrell, Linda Lang

Minutes of March 9, 2026

Motioned by Councilman Beyer, Seconded by Vice-Chair Cilurso. All those present at the meeting voted in favour of the motion.

Public Portion

Motion to open Vice-Chair Cilurso Seconded by Tyler Orlando All members approved the motion.

Motion to close Councilman Beyer Seconded by Vice Chair Cilurso

Business: Redevelopment plan amendment

Mr. Ierino sworn in by Dan Levine director of technical planner for the Borough of Barrington spoke regarding the amendment making it consistent to change the Threshold from 10 units to 5

Units to trigger 20 percent affordable housing.

Motion to find the amendment is consistent to the master plan

Motion by Vice-Chair Cilurso Second Ed Harrell

Poll Vote: Councilman Beyer- Yes, Vice Chair Cilurso -Yes, Ed Harrell-Yes, Linda Lang- Yes, Tyler Orlando- abstain, Chairman Rink- Yes, Dianne Schreyer- Yes, Terri Sullivan-Yes, John Brennan-Yes, Kyle Wright- Yes.

Motion to moralize to adopt the redevelopment plan 5 units

Motion by Vice Chair Cilurso Second Ed Harrell.

Poll Vote: Councilman Beyer-Yes, Vice Chair Cilurso-Yes, Ed Harrell-Yes, Linda Lang-Yes, Tyler Orlando- abstain, Chairman Rink-Yes, Dianne Schreyer- Yes, Terri Sullivan-Yes, John Brennan- Yes, Kyle Wright- Yes.

301 Tavistock request for extension

Motion to open to the public Councilman Beyer Second: Vice Chair Cilurso

Dianne Schreyer (212 S Nassau Drive) spoke regarding her dislike of the new homes being built.

Motion to close Councilman Beyer Second; Vice-Chair Cilurso

Motion to extend July 2026 Ed Harrell Second; Tyler Orlando

Poll Vote: Councilman Beyer Vice-Chair Cilurso, Ed Harrell- Yes, Linda Lang-Yes, Tyler Orlando-Yes, Chairman Rink-Yes, Dianne Schreyer-abstain, Terri Sullivan-Yes, John Brennan-Yes, Kyle Wright-Yes,

1 Commerce Drive Roof mounted Solar Panels

Mr. Niall O'Brien from Archer & Greiner for minor site approval for solar array on existing building in the M-2 zone. Jeff Hanson spoke regarding the application is deemed complete. Motion to deem the application complete Dianne Schreyer Second; Tyler Orlando all in Favor. James Wyler and Ryan Holoshey from Solar Landscape LLC were sworn in by Mr. Michael Ierino Solar Landscape LLC is a commercial solar company, nationally the largest solar company. No glare nor noise from the equipment, the snow would not fall as they are 6feet off the edge. Mr. Alowski spoke regarding exhibit A-1 top view of Commerce building showing the placement of the solar panels all components will be secure. The panels will be 8.1 inches off the roof along with 6 feet off the roofs edge. A team comes out twice a year for maintenance. Exhibit A-2 the height. Jeff Hanson went over the application in the M-2 zone, solar panels are permitted in the zone. Transformers, utility poles, inverters, switchgear will be constricted within Barrington. Equipment will be secure in locked boxes. Should the ground mounted installation affect the surface by more than 250 square fee to alter or affect drainage the applicant shall require a Topography and Grading Plan to the Borough Engineer.

Motion to open to the public Tyler Orlando Second; Ed Harrell. Close to the public Councilman Beyer Second; Vice Chair Cilurso. Michael Ierino also spoke regarding to Commerce Drive, roof mounted are permitted in the M-2 zone. Motion to have the arial view and the height of the structure to the record Ed Harrell Second: Councilman Beyer. All in favour. Motion to approve the site plan for the solar array Councilman Beyer Second; Dianne Schreyer

Poll Vote:

Councilman Beyer-Yes, Vice Chair Cilurso-Yes, Ed Harrell-Yes, Linda Lang-Yes, Tyler Orlando-Yes, Chairman Rink-Yes, Dianne Schreyer-Yes, Terri Sullivan-Yes, John Brennan-Yes, Kyle Wright-Yes

Motion to adjourn at 6:50 pm: Ed Harrell Second Vice Chair Cilurso

All members approved the motion.