

Barrington Planning Board

Regular Monthly Meeting Minutes

Barrington Borough Hall

August 24, 2026

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

Excused: Captain Pawling, Larry Liss.

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

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

Minutes of August 24, 2026

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

Public Portion

Motion to open. Mayor Hanson Seconded by Vice- Chair Cilurso. All members approved the motion.

Motion to close. Councilman Beyer Second Vice Chair Cilurso. All members approved the motion.

Business 215 White Horse Pike block 124 Lot 3 Green Gas Dispensary 26-011

Jeff Hanson sworn in Michael Ierino. Motion to accept the complete application Ed Harrell Second Vice-Chair- Cilurso. Matt Madden from Madden & Madden Haddonfield, NJ. Matt spoke regarding 215 White Horse Pike, in the R-2 zoning district you can not be 50 feet and they are 47 feet. The Ordinance 360-23(A)(3)(G) authorized. Brad Peters-Hello High in Hammonton, NJ, Bill Gilmore, Tracy Crag-Paci all sworn in by Mr. Ierino. Mr. Peters spoke regarding the operations. They must show security their license 2 times then pay before they get the product. Hours of operation 10-6 seven days a week, 10am-6pm until traffic picks up then the hours will be 10am-8pm. 15-20 employees. Vendors will be in a van they go directly to the vault which all the products will remain in. 5-10 customers per hour. Security will be cameras; a security guard will be there before they open and there to the last employee leaves. Trash will be cardboard boxes or trash from the employees from lunch. You must be 21 years old to purchase, anyone younger must be accompanied by an adult. There will be no smells coming from the building. Entrance is in the front door. Bill Gilmore engineer considered an expert witness. The old building will be torn down. The new building will be 2,000 square feet, 14 parking spaces. With a roll off dumpster. They will landscape the property with down cased lighting. Trash trucks or emergency vehicles will be able to access the building with out a problem. Exhibit A1 which is the plan of the building. Tracy spoke regarding the colours of the building white with green & black accents. Front will be brick and siding on the sides and back. Exhibit A2. Jeff Hanson reviewed the application. He also

added that they will be rebuilding the back wall and right in and right out no left hand turns. C-2 zoning district. Redevelopment Plan requires a minimum lot of 150 whereas a lot width of 50 exists and is proposed, the lot coverage to a maximum of 65% whereas a lot improvement coverage of 90.4 is proposed. Dianne question regarding the security -they told her that there are cameras and a security guard. Vice-Chair Cilurso -question how far they deliver, they will figure that out when opened. Keeping the same egress, they said yes. Emergency vehicles can access from the pike, Jeff noted that it is 25 ft. for turn around. When delivery go out the driver keeps a small amount of money and they keep the product in the trunk in a locked safe. First floor is the operation, and second floor is lunchroom and lockers. The vehicle has no markings, so they don't know that they are from the dispensary. 40 percent of the business is delivery. Vice-Chair Cilurso asked if the building closed was there anything that needs to be done, one of the owners Mr. Resung(was sworn in by Mr. Ierino).

Motion to open to the public Ed Harrell Second Chairman Rink all in favour. Alexandria & Michael McCormick 100 Bell Avenue sworn in, concerns are the traffic and foot traffic. Mrs. McCormick said that they hang out when get food from Chick-Fila. Chairman Rink suggest that they call the police. Victors Liquor wrote a letter, Mr. Madden objected for the planning board to review as they can not cross examine. Motion to close Ed Harrell Second: Vice-Chair Cilurso all in favour. Michael Ierino walked through the application. Exhibit A1 Site plan Exhibit A2 Architect rendering, notice was submitted accordingly, application review, summary, Camden County Planning Board application, letter of support from the Borough Council, technical letter from Jeff Hanson dated August 18, 2026. Motion to formally accept it into the record Vice-Chair Cilurso Second; Ed Harrell all in favour.

Use Variance motion to approve Vice-Chair Cilurso Second: Ed Harrell.

Poll Vote: Chairman Rink- Yes, Vice Chair Cilurso-Yes, Ed Harrell-Yes, Tyler Orlando-Yes, Dianne Schreyer- Yes, Linda Lang-Yes, John Brennan-Yes.

Bulk Variance Motion to approve Vice-Chair Cilurso Second Ed Harrell

Poll Vote: Chairman Rink- Yes, Vice-Chair Cilurso-Yes, Ed Harrell- Yes, Tyler Orlando-Yes, Dianne Schreyer- Yes, Linda Lang-Yes., John Brennan-Yes

Business 60 E. Gloucester Pike block 13 Lot 1.08 Royal Green Miniature Golf 26-012

Move to September meeting.

Ordinance No. 1244 Data Centers prohibited consisted with the master plan

Motion to approve Chairman Rink Second; Vice-Chair Cilurso

Poll Vote: Chairman Rink- Yes, Councilman Beyer-Yes, Mayor Hanson-Yes, Vice Chair Cilurso-Yes, Ed Harrell-Yes, Linda Lang-Yes, Terri Sullivan-Yes, Tlyer Orlando- Yes, Dianne Schryer- Yes, Kyle Wright-Yes.

Ordinance NO. 1246 Cannabis wholesale M-2 business district condition use

Motion to approve Ed Harrell Second; Tyler Orlando

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

Preliminary Investigation of Block & Lots within M-2

Appointment of planner Resolution 8-2026-119

Motion to hold off until September Planning Board Meeting. Ed Harrell Second Vice-Chair Cilurso. All in Favor

Motion to adjourn at 7:45 pm: Ed Harrell Second; Mayor Hanson. All in favour