

Barrington Planning Board

Regular Monthly Meeting Minutes

Barrington Borough Hall

September 28, 2026

Members Present: Chairman John Rink, Vice-Chair Cilurso, Ed Harrell, Linda Lang, Terri Sullivan, Tyler Orlando, Dianne Schreyer, John Brennan, Captain Pawling.

Excused: Mayor Hanson, Councilman Beyer, Kyle Wright

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 Vice-Chair Cilurso, Tyler Orlando. All those present at the meeting voted in favour of the motion.

Public Portion

Motion to open. Vice-Chair Cilurso, Seconded by Ed Harrell. All members approved the motion.

Motion to close. Ed Harrell Second Vice-Chair Cilurso. All members approved the motion.

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

Application for Royal Greens Mini Golf

- The primary business was the application for Royal Greens Mini Golf at 60 East Gloucester Pike (Lot 13, Lot 1.08), item number 2612.
- The board's engineer, Jeff, confirmed the application was deemed complete in a letter dated September 21, 2026, and a motion to accept it as complete was passed.

Legal Clarification and D1 Use Variance Justification

- The property is in the M2 zone and a Phase One redevelopment area. The proposed miniature golf use is not identified in the redevelopment plan, necessitating a D1 use variance.
- A legal review confirmed the zoning board can hear such an application on a case-by-case basis.
- **Special Reasons for Suitability:** The applicant argued the site is particularly suited for the proposed use because its access faces residential properties, making a truck-heavy industrial use less compatible. The project aligns with the redevelopment plan's goal to protect neighborhood

character and is adjacent to an existing recreational use (Royal Fitness). The existing building is obsolete and too close to the road for modern industrial use.

- **Advancement of Zoning Purposes:** The project was presented as promoting public health and safety by replacing an obsolete building with a family-friendly recreational use, providing open space, and adding stormwater management where none exists. It also puts an obsolete site back into productive use.
- **Consistency with Redevelopment Plan:** The applicant asserted the project balances economic growth with community needs, enhances quality of life, and redevelops an abandoned commercial area, aligning with the plan's broader goals. The deviation from the plan was argued to not be a substantial impairment.

Applicant's Proposal: Royal Greens Mini Golf

- The applicant, Royal Greens Mini Golf LLC, proposes to demolish a vacant commercial building on the 1.5-acre property to develop and operate an 18-hole, 22,000 sq ft miniature golf course.
- The applicant's witnesses included Mr. Rubino (a principal) and Mr. Mancini (a professional planner).

Proposed Business Operations and Maintenance

- **Seasonality and Hours:** The business will be seasonal (late March to late October). Peak season hours (May-August) will be 10:00 a.m. to 9:00 or 10:00 p.m., with reduced after-school hours in the off-season.
- **Staffing:** The business will employ 8-10 people, with 2-3 staff on-site at a time. Some employees may also work for the adjacent Royal Fitness.
- **Clubhouse:** A small 400 sq ft clubhouse will include two ADA-compliant bathrooms and a concession stand for pre-packaged items. No cooking will occur on-site. The facility will be cashless.
- **Course and Maintenance:** The course will be designed by Harris Miniature. Landscaping will be irrigated. During the off-season, the site will be winterized, with ponds drained and cleaned. Evergreen trees and holiday lighting will be used to maintain appearance.
- **Deliveries and Trash:** Deliveries will be minimal, consisting of small items via sprinter vans during off-peak hours. Trash pickup will be scheduled around 10:00 a.m. to minimize disturbance.
- **Security:** A security plan, including 24/7 cameras, will be coordinated with the police department.

Site Plan and Development Details

- **Existing Site:** The 1.45-acre site has an old building and two driveways on Gloucester Pike.
- **Proposed Layout:** The existing building and pavement will be removed. The course will be situated toward Gloucester Pike, with a 2,200 sq ft decorative patio. The two driveways will be consolidated into a single two-way entrance.
- **Parking and Access:** The plan includes 36 parking spaces, including one EV make-ready and two ADA spaces, which was deemed sufficient. A walking path will be available, though connecting directly to the adjacent lot is difficult due to topography. The applicant agreed to add required bicycle parking and a sidewalk connecting to the one at Royal Fitness to improve walkability.
- **Lighting:** The parking lot will have 20-foot high, downward-facing, full cut-off LED lights. The course will use low-voltage ground lighting. Lights will be on a timer and reduced to security levels after hours.
- **Landscaping and Fencing:** Perimeter green areas will be replanted. A six-foot vinyl fence will screen adjacent commercial properties, and a four-foot decorative aluminum fence will be used around the clubhouse area.
- **Signage:** No signage was proposed. Any future signs will require a separate permit application.
- **Stormwater Management:** The project will reduce impervious coverage from 79% to 61.5% (a reduction of ~11,000 sq ft) and add a stormwater management basin where no controls currently exist. The design was deemed conservative and will be finalized through technical review and soil testing.

Traffic Impact Assessment

- The proposed use is expected to generate minimal traffic (est. 6 weekday peak hour trips, 14 weekend peak hour trips), well below thresholds for significant impact. This is a reduction from the prior industrial use. The project will generate passenger vehicle traffic only, with no trucks. Camden County will review as applicable.

Variances and Waivers

- **Bulk Variance (Loading):** A C2 bulk variance for the lack of a dedicated loading space was requested. The board agreed that given the minimal delivery needs, a dedicated bay was unnecessary and would add impervious surface. The testimony provided was accepted in lieu of a formal written statement.
- **Other Standards:** The engineer noted that certain bulk standards for lot area and coverage could be subsumed within the D1 use variance approval.
- **Fire Marshal Review:** The applicant must obtain a review from the fire marshal for emergency access.

Public and Board Comments

- Brian Whalen, a local mini-golf owner, spoke in support of the project as a great community asset.
- A board member expressed excitement for the project and suggested the applicant contact the "retrospect" press for free marketing.

Project Approval

- The use variance required five affirmative votes and was approved unanimously by the seven voting members.
- The preliminary and final major site plan, including the variance for the loading zone and conditions for adding sidewalks and bike lanes, was subsequently approved unanimously.
- The resolution for the Royal Greens project will be prepared for the next meeting on October 26, 2026.

Review of Other Resolutions

- The board formally approved three other resolutions:
 1. **Green Gas Dispensary (215 West Pike):** Memorialized the previous approval for a cannabis retail facility.
 2. **Ordinance 1244 (Data Centers):** Confirmed the ordinance prohibiting data centers is consistent with the master plan.
 3. **Ordinance 1246 (Cannabis Wholesale):** Approved the resolution allowing cannabis wholesale in the M2 zone.

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.

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