



**VILLAGE OF BARKER  
ZONING BOARD OF APPEALS  
MEETING AGENDA  
March 2, 2016 6:00PM**

Dale Corwin-Chairman  
Robert Wendler  
Joseph Naish

In Attendance: Mayor Aaron Nellist, Deputy Mayor Janice Rider, Trustee Greg Kerth, Trustee Kimberly Ruffini and Clerk-Treasurer Amanda Detschner

The meeting was opened by Dale Corwin at 6:00pm.

A motion to designate a Dale Corwin as chairman was made by Robert Wendler and was seconded by Joseph Naish. A unanimous vote followed to carry the motion.

The need to rezone portions of south Main Street, as well as other areas that are industrially zoned located along East Avenue, Church Street and the industrially zoned portion of Quaker Road. Chairman Corwin began by looking at the two industrially zoned blocks from Quaker to East Avenue and stated that he felt they should be zoned B-1 instead of F-1. Robert Wendler stated as the definition of the F-1 or Industrial zoning could even benefit the properties located on East Avenue, the Brewery and Matthew Wendler's building. With the Brewery looking to expand it would benefit their plans, as well as open doors for more of a retail business in any of those areas. Mr. Wendler also stated that he felt the Bus Garage on Quaker Road should also be zoned B-1 instead of F-1. Chairman Corwin agreed that Mayor Brothers should remain Industrial, but south of the Villages ROW should become zoned B-1 instead of F-1. Discussion ensued between the Zoning Board members about ROW's that are owned by Ridge Road Express and the Village off of Woodward Avenue. The consensus was that the Bus Garage and DPW garage be zoned B-1 and the two residential parcels be zoned R-1 and follow the parcel lines instead of having zoning lines run through a parcels. The question was raised about Atlantic Transformers that is spot zoned Industrial, should it go to B-1? It was discussed at length and decided it could be included in the proposal, but depending on the County's Planning Board if it would be suitable.

Two Maps will be added behind these minutes depicting the original zoning of the Village and the proposed changes to the industrially zoned parcels discussed.

Chairman Corwin stated that the neighbor on his south side used to operate a collision shop under a special use permit, which he didn't mind at all. Since 2009, the Village has not had Special Use Permits on the books and stated he feels it's something that needs to be looked into and see instituted again. It was stated that special use permits can be granted or denied for any reason, but allow people to operate businesses or utilize their property in other ways. It was advised to look at the Town of Somerset's law, as well as others to draft a law that the Village felt comfortable with. Clerk-Treasurer Amanda Detschner said she would email legal counsel and will report back at the next joint meeting of the Zoning and Planning Boards on Wednesday, March 16, 2016 @ 6:00pm.

A motion for adjournment was made at 6:39pm by Chairman Corwin and was seconded by Robert Wendler. All voted aye to carry the motion.

Respectfully Submitted,

Amanda M. Detschner  
Clerk-Treasurer