

PLANNING COMMISSION

December 12, 2022 7:00PM

Meeting Minutes

This Meeting was Recorded

ROLL CALL

- Kenneth V. Farrall, Chair
- Lawrence G. Stevens, Vice Chair
- John Kroesser
- Michelle Kroesser
- Larry Burns

The record shows that three members of the Planning Commission were present along with Borough Manager Jaime E. Snyder and Borough Engineer Chad Camburn.

1. APPROVAL OF THE AGENDA:

Motion to Approve the December 12, 2022 Planning Commission Meeting Agenda

Motion: A motion was made by John Kroesser to Approve the Agenda of December 12, 2022 Planning Commission Meeting Agenda. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 3-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the October 24, 2022 Planning Commission Meeting.

Motion: A motion was made by John Kroesser to Approve the October 24, 2022 Meeting Minutes. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 3-0.

3. 23 North Main Street Arbor Grove Development Sketch Plan Presentation

Kenneth Farrall explained that there will be a presentation tonight from the developer for 23 North Main Street and there will be a chance for anyone in the audience to comment after he presents. Mike Amoroso introduced himself and presented his plans to the Planning Commission. Mr. Amoroso reviewed with planning commission the comments from the borough engineer and asked for some clarification in regards to the property being land locked. Chad Camburn the Borough Engineer explained that right now the plans show two separate parcels and the property in the back is land locked. His understanding that they are going to be consolidated but they are not currently consolidated so they property is land locked. The design

is 1st floor of the building will be commercial and for the residents and residential apartments on the remaining floors. The building is proposed at 4 stories high. Mr. Farrall stated his concerns with the plan which included the number of units and the height of the building and the amount of traffic that is going to generate. The Planning Commission and the developer discussed all the of the concerns with the project. The resident from 19 East Broad Street asked how many parking spots will be at the location, Mr. Amoroso replied that there will be 63 parking spots. She also how much traffic this will add to the area and as well if they are going to have pets allowed at this complex. Elenore Ruch from Butler Ave and stated that her concern is the traffic that is going to come from the complex. Jane Picardi stated that her concern is the height of the building is one of her main concerns with the development. Mr. Amoroso thanked everyone for their input and time on the project and will take this all-in consideration.

4. Old Business:

A. Edinburgh Square Update

Manager Snyder stated that she is working on the escrow release and the engineer is working on site plans and punch list items.

B. 43 Roosevelt Update

Manager Snyder did not have an update and has not heard from the developer but will reach out them.

C. 200 North Main Street, Alliance Housing Development Update

Manager Snyder stated that she does not have an updated and they are working on receiving their tax credits.

D. Bennetts Court Update

Manager Snyder stated they are working on tying up some lose ends on the developer's agreement.

4. New Business:

A. 2023 Meeting Dates

Kenneth Farrall presented the meeting dates that are proposed for 2023 and asked if anyone had any conflicts with them.

5. Action Items:

A. Motion to Approve the 2023 Planning Commission Meeting Dates

Motion: A motion was made by John Kroesser to approve the 2023 Planning Commission Meeting Dates. The Motion seconded by Michelle Kroesser and unanimously approved with a vote of 3-0.

6. Next Meeting Tuesday December 27, 2022 7:00 PM (January Meeting)

7. Motion to Adjourn

Motion:

A motion was made by John Kroesser to adjourn the December 12, 2022 Planning Commission Meeting. The Motion seconded by Michelle Kroesser and unanimously approved with a vote of 3-0.

Respectfully Submitted,
Kathryn Vlahos
Assistant to the Manager