

PLANNING COMMISSION

August 7, 2023 7:00PM

Meeting Minutes

This Meeting was Recorded

ROLL CALL

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

The record shows that five members of the Planning Commission were present along with Borough Manager Jaime E. Snyder, and Assistant to the Manager Kathryn Vlahos.

1. APPROVAL OF THE AGENDA:

Motion to Approve the August 7, 2023 Planning Commission Meeting Agenda

Motion: A motion was made by Larry Burns to Approve the Agenda of August 7, 2023 Planning Commission Meeting Agenda. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the May 1, 2023 Planning Commission Meeting.

Motion: A motion was made by Larry Burns to Approve the May 1, 2023 Meeting Minutes. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

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

Michael J. Meginniss, from Begley, Carlin & Mandio, LLP, who is representing the developer Arbor Grove introduced himself to the Planning Commission and stated that they were present tonight to review a sketch plan for 23 North Main Street. They are looking for feedback and suggestions from the Planning Commission on what they are proposing tonight. The land is two separate parcels which is in the Core Commercial and R-1 District. Due to the concerns that were raised at the Planning Commission Meeting that was held in December 2022, his client made some changes to his plan and wanted to present it tonight and get comments from the Planning Commission as well as the residents. The new plan proposes 10 townhomes with a garage for each of the units and a community area which is shown on the plan. Doug Renner from 25 North Main, expressed his concerns in regards to the height of the buildings, fire hydrants, HOA and

the traffic impact on North Main Street. Janet McCarthy from 13 East Broad Street, stated that she feels that this is too many units, and will contribute too much noise to the area for such a small amount of land. Bonnie Hausmann 5 East Broad Street, expressed to the Planning Commission that she is concerned about the traffic this will cause on North Main Street, the height of the buildings, the light from the buildings and the need for a driveway for incoming traffic and another for outgoing traffic. After some discussion from the Planning Commission as well as comments from the residents the main concerns that the Planning Commission would like the developer to focus on are a connection trail to the park, adding more parking, an underground basin, the easement parking lot not on the title, to drop 10 units to 8 units and an exit plan. The developer thanked everyone for their comments and stated that they would work on adjusting the plan to some of their comments.

4. Old Business:

A: Edinburgh Square Update

Manager Snyder reported that it was brought to her attention that some of the trees that were planted in the stormwater basin are dead which will be addressed and there is an 18-month maintenance bond with the developer.

B. Bennetts Court Update

Manager Snyder stated that they are currently working on a developer's agreement and final plans were submitted which Chad Camburn the Borough Engineer is reviewing them.

C. 43 Roosevelt Update

Manager Snyder stated that since the last Planning Commission Meeting there have not been any new updates.

D. Didden Greenhouses Update

Manager Snyder reported that they are working on a plan update and they will submit a plan to the Zoning Hearing Board.

4. New Business:

A. Upcoming Zoning Hearing Board Meetings

103 North Main Street has been continued until August 10th at 7:00 PM to convert a single-family home into two units.

200 North Main Street has been scheduled for August 10th to request an extension of time.

B. Recently Adopted Ordinances

A. Ordinance No. 550 Keeping of Chickens

B. Ordinance No. 551 Consumer and Display Fireworks

5. Action Items -None

6. Next Meeting Monday, August 28, 2023, 7:00PM

7. Motion to Adjourn

Motion:

A motion was made by Larry Burns to adjourn the August 7, 2023 Planning Commission Meeting. The Motion seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

Respectfully Submitted,
Kathryn Vlahos
Assistant to the Manager