

1. CALL TO ORDER:

PRESENT:

David Knies, Chair
Mark Niemiec, Vice-Chair
Lynne Frederick, Commissioner
Chris Mongeau, Commissioner
Geoff Rubino, Commissioner
Carroll Sinquett, Commissioner
Zoe Warner, Commissioner

ABSENT:

Staff & Professionals Present:

Neil Lovekin, Asst. Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Lynne Frederick, seconded by Carroll Sinquett, and carried by a vote of 6-0, Zoe Warner abstained, to approve the minutes of Thursday, April 5, 2018, as amended.

3. UNFINISHED BUSINESS:

No unfinished business was discussed.

4. NEW BUSINESS:

a) 155/157 CHANNING AVENUE – SKETCH – REVIEW #1

Owner/Applicant: Brad & Lorin Wolfe Application #: 18-04
Lot Size: 0.62 acre Zoned: R4 Tax Parcels: 2-4-235

Applicant proposes to subdivide property into three (3) lots and maintain the rental property on a newly created lot.

Brad & Lorin Wolfe, Property Owners/Applicants, and Paul Bloomfield, Architect, were present on behalf of the project.

Planning Commission discussion items included: 1) Possible zoning relief; 2) Area and bulk regulations for the R4 Zoning District; 3) Proposed lot dimensions; 4) Uses of the three proposed lots; 5) Proposed accessory uses; and 6) Existing apartment complex.

Danny Fruchter, 234 Channing Avenue, asked if the proposed lots account for easements and right-of-ways that may affect net lot coverage. Mr. Bloomfield stated those factors were included in his calculations.

b) BOROUGH COUNCIL UPDATE

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Carroll Sinquett stated at the April 17, 2018 meeting of Borough Council, discussion items included: 1) Resolution approving Preliminary/Final Land Development for 156 West King Street; 2) Public Hearing for Conditional Use approval of an outdoor café at 400 East King Street; 3) Borough Council initiatives regarding amendments to the Home Rule Charter; 4) Trash & Recycling Bids; and 5) Backyard Poultry.

c) OPEN ZONING HEARING APPLICATIONS

Neil Lovekin stated no new applications have been submitted to the Borough. Renehan Realty, LLC has submitted an amended application that will be heard at the April 30, 2018 Hearing of the Zoning Hearing Board.

5. PUBLIC COMMENT:

Dave Knies informed all present that copies of the agenda are available at the front entrance. Citizens/taxpayers were advised that Public Comment is the time to offer comments on any item on the agenda to bring any issues/concerns before the Planning Commission.

No member of the audience had any comments for the Planning Commission.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Chris Mongeau, seconded by Mark Niemiec, and carried by a vote of 7-0, to adjourn the meeting at 9:40 p.m.

Respectfully submitted,

Neil G. Lovekin
Assistant Borough Manager/Secretary