

1. CALL TO ORDER: David Knies, Chair
Amy Finkbiner, Vice-Chair
Mark Niemiec, Treasurer
Geoff Rubino, Secretary
Lynne Hockenbury, Commissioner
Chris Mongeau, Commissioner
Carroll Siquett, Commissioner

Also Present: Dave Burton, Mayor
Ari Christakis, Borough Solicitor
Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Geoff Rubino, seconded by Chris Mongeau and carried by a vote of 7-0, to approve the minutes of Thursday, March 17, 2016, as submitted.

3. 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.

- a) No public comment was made.

4. OLD BUSINESS:

- a) **ORDINANCE UPDATES – STATUS PROVIDED BY BOROUGH SOLICITOR**
Ari Christakis provided an overview of the changes made to the Subdivision and Land Development Ordinance (SALDO), as well as, the Zoning Ordinance regarding the following:
- SALDO Procedures Table – Reviews by Fire Marshal, Landscape Architect, and the addition of a ‘Conforming Plan’;
 - Definitions – Impervious Cover, Impervious Surface, Street Line, and Lot Line;
 - Adverb Clarification – Use of the term, ‘Generally’; and
 - Lot Shapes and Dimensions

Planning Commission was in agreement for Dave Knies to draft a recommendation letter to Council for adoption of the changes to SALDO and the Zoning Ordinance.

- b) **WAYFINDING SIGNAGE**
No new discussion/action taken.

5. NEW BUSINESS:

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a) 361 OLD LINCOLN HIGHWAY – LOT #1 TURNAROUND

Borough Solicitor Christakis stated that the Final Subdivision and Land Development Plan will not have to be changed and re-recorded by the County. Jim Renehan, Builder will accept any and all risks associated with the change and coordinate with Dan Daley, Borough Engineer to insure Borough specifications are met.

No action by Planning Commission required.

Carroll Sinquett recommended that Jim Renehan coordinate with the Borough Engineer regarding curb-cuts, sidewalk, and ‘Bulb-outs’ of 361 Old Lincoln Highway and Raffaella Drive.

Jim Renehan confirmed that an 18-foot wide driveway entrance will be installed along Old Lincoln Highway to insure access for emergency service vehicles.

b) ZONING HEARING APPLICATION(S) – TWO (2) APPLICATIONS

346 East King Street – Variance Request for Yard Setback(s) and 35’ Maximum Building Height

The Planning Commission had the following four (4) comments regarding the application: 1) The parking configuration appears to be insufficient in both Option #1 and #2. There may not be adequate turnarounds for residents or access for trash trucks, posing safety hazards. Evaluation of these issues may only be possible if the applicants provide an engineered plan that can be reviewed by the Borough Engineer; 2) There may not be a ‘Hardship’ to support the building height variance for the roof deck. To the extent that such hardship may exist, the Commission suggested that the Borough ask the Zoning Hearing Board to impose reasonable conditions on the use of the roof deck (e.g. Lighting, noise, and screening); 3) It is not clear whether access to the rental units meet the definition of “Independent Access” as mandated by the Zoning Ordinance; and 4) The Commission suggested that the applicant consider respecting the integrity of the front most building as a historic structure.

Amy Finkbiner to draft a letter to Borough Council regarding the Commission’s Recommendations.

225 Roberts Lane – Variance Request for Yard Setback(s)

The Planning Commission did not identify concerns that may warrant the Borough Solicitor’s attendance at the Zoning Hearing pertaining to the Subdivision and Land Development Ordinance and/or the Zoning Ordinance.

c) MEETING FORMAT

Dave Knies advised Commissioners that Borough Council has decided to make all further Council Meeting as ‘Regular Meetings’ so action(s) may be taken. Dave Knies recommended the Planning Commission follow similar format.

Planning Commission agreed to change all further meetings to Regular Meetings for purposes of being able to make recommendations to Council.

6. ADJOURNMENT:

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All business having been discussed, a motion was made by Chris Mongeau, seconded by Geoff Rubino and unanimously carried by a vote of 7-0 to adjourn the meeting at 9:38 p.m.

Respectfully submitted,

Neil G. Lovekin
Assistant Borough Manager/Secretary