

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

Also Present: Dan Daley, Borough Engineer  
Ari Christakis, Borough Solicitor  
Louis Colagreco, Esq. Conflict Counsel  
Christopher Bashore, Borough Manager  
Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Carroll Siquett, seconded by Lynne Hockenbury and carried by a vote of 7-0, to approve the minutes of Thursday, February 16, 2017 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. NEW BUSINESS:

- a) 217 SOUTH WARREN AVENUE – REVISED LANDSCAPE PLAN

Owner/Applicant:	Greenstone Development II Corp	Application #:	12-7
Lot Size:	1.3 acres	Zoned:	R-4
		Tax Parcel:	2-7-36

Louis Colagreco provided a summary of why the revised landscape plan is before the Planning Commission. Mr. Colagreco stated the developer of the property has removed trees that were required to remain on the property, per the previously approved subdivision plan. As a result, the Borough has required the developer to submit a revised landscape plan depicting replacement trees and obtain approval from the Borough Council for the plan modification.

Bobbi Tower, 8 Monument Avenue, a member of the Shade Tree Commission is concerned about the number of trees proposed to be installed along the right-of-way. She believes the proposed seven (7) trees should be reduced to four (4) trees.

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Carroll Sinquett expressed concern for the Gum Trees and Honey Locusts canopies hanging over the roadway, possibly impeding emergency service vehicles.

Amy Finkbiner recommended Lauren Duffy, TAG Builders Inc. utilize the originally-recorded landscape plan as a starting point and revise it as directed. Lauren Duffy stated she will have her engineer follow the recommendation.

Chris Mongeau asked if the future homeowners for the 217 South Warren Avenue project may remove trees on their respective properties. Dan Daley stated the Homeowners' Association will have authority to manage the landscaping matters.

Amy Finkbiner asked if the Homeowners' Association may remove trees during the eighteen (18) month financial security/improvement period. Lou Colagrecio stated if a tree is removed, it must be replaced.

Mark Niemiec asked if a sidewalk will be installed on Second Avenue. Christopher Bashore stated the approved project allowed for a fee-in-lieu.

Dave Knies asked Lauren Duffy if she is in receipt of the Stuu't's letter regarding the project, and if so, how their concerns may be addressed. Lauren Duffy stated she is aware of the letter, but by reverting back to the originally-recorded plan and making changes as directed should address the Stuu't's concerns outlined in their letter.

Danny Fruchter, 234 Channing Avenue, addressed three (3) concerns he had with the proposed landscape plan: 1) Total numbers of viable trees is one (1) per lot; 2) Homeowners' rights to cut down trees; and 3) Homeowners' Association responsibilities.

Dave Knies stated he lives in a neighborhood that has a Homeowners' Association, and there are monthly dues that the homeowners pay into an account to cover costs related to maintaining common areas.

Joyce Pettitt, 147 Church Street, lives across the street from a development built by TAG Builders, Inc. and thinks the homes are beautiful, fit the charm of the street, and landscaped the properties beautifully.

John Buckley, 165 Church Street, felt the Borough should not have agreed to a fee-in-lieu of for the sidewalks along Second Avenue. John Buckley asked who will be responsible for snow removal for the sidewalks along Warren Avenue. Dave Knies stated the Homeowners' Association will be responsible for snow removal.

Cynthia Currie, 135 Woodland Avenue, asked if the proposed tree species in the revised landscape plan will match the facade of other street trees in the neighborhood. Lauren Duffy stated the selected tree species will match as they are from the species listing in the Borough's Subdivision and Land Development Ordinance.

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Chris Mongeau stated he did not feel comfortable making any recommendation(s) to Borough Council until the originally-recorded plan is revised to address all the comments from the Borough Engineer and where feasible the neighborhood's concerns.

Planning Commission recommended Lauren Duffy to revise the originally-recorded plan per the Borough Engineers comments and resubmit.

b) 346 EAST KING STREET – PRELIMINARY/FINAL PLAN

Owner/Applicant: Robert & Patricia Chambers Application #: 16-02  
Lot Size: 0.25 acres Zoned: C3 Tax Parcel: 2-4-297

The applicant has submitted a revised land development plans for proposed improvements at 346 E. King Street located at the corner of East King Street and Ruthland Avenue. The previous submitted plan has been revised to include the demolition of the existing structure located in the rear of the property, the construction of a 66-ft. x 36.25-ft building addition, and a 15-space parking lot. The proposed building use is noted as follows: 1) First Floor – 2,800 sf of commercial retail space; and 2) Second Floor – seven (7) one bedroom apartments (one (1) existing / six (6) proposed).

Bob Chambers, Owner/Applicant and Richard Covatta, Architect were in attendance to review a Preliminary/Final Plan application, dated February 18, 2017.

Richard Covatta mentioned a waiver will be added for the residential buffer along the rear of the property. Ari Christakis stated the residential buffer is a provision of the Borough's Zoning Ordinance, therefore if relief is sought it may only be granted by the Zoning Hearing Board as a variance (i.e. Hardship).

Dan Daley reviewed his letter dated, February 24, 2017 with the Planning Commission regarding the above referenced project.

Specific sections reviewed in detail were: 1) Separate storage facilities for trash and for recyclable materials; 2) A buffer/screening to be incorporated into the project for commercial uses abutting a residential use (property at rear of tract along Ruthland); 3) The seven (7) one bedroom apartments are considered Upper Floor Dwelling Units and must have Trash receptacles screened so as not to be visible from the street or abutting properties, except on scheduled days for trash pick-up and the applicant must review the trash enclosure plans with the Zoning Officer to determine if a variance is required; 4) The provided fifteen (15) parking spaces are the correct number per the proposed uses.

Ari Christakis stated the number of parking spaces mentioned on the plan is 15.4, in which case the applicant should add one (1) additional space to accommodate the excess 0.4, for a total number of 16 parking spaces.

Amy Finkbiner, upon review of the Zoning Ordinance, noted that visitor parking may not required for Upper Floor Dwelling Units.

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Richard Covatta asked if the loading and unloading area for the commercial use must be on premise or if it may be on-street. Ari Christakis clarified that the loading and unloading area must be onsite per the Borough's Zoning Ordinance, otherwise the applicant would have to apply for a variance from the Zoning Hearing Board for relief.

Dan Daley made recommendations to the applicant for additional details to be present on the plan, specifically: 1) State "Major Land Development"; 2) State "Preliminary/Final"; 3) List all requested waivers, including 'Waiver of Four-Step Process; 4) Surveyor Evidence should be mentioned; and 5) Delineate common area walks path(s).

Dan Daley asked the applicant if the right-of-ways were drafted based on deed records and/or based on borough code requirements. This is why the survey evidence is a vital part of the plan details. Richard Covatta stated the applicant will have a survey conducted prior to submitting a revised Preliminary/Final Major Land Development Plan.

Carroll Sinquett asked the applicant if the balconies on the new structure (i.e. Apartment Complex) were included in calculating front-yard setbacks. Richard Covatta said the upper-level balconies do not hang over the sidewalk, rather they are setback to the edge of the sidewalk.

Carroll Sinquett expressed his concerns of the turning radius on the property and possibly hindering emergency vehicle response, trash trucks, and delivery vehicles. Dan Daley stated the applicant's engineer should be using a program that automatically calculates necessary radii.

Planning Commission recommended the applicant add detail to its Preliminary/Final Plan, have its engineer review Dan Daley's letter to insure consistency with the Borough's Ordinances; and submit an extension letter to Borough Administration as the current plan application is scheduled to expire on April 28, 2017.

### 5. OLD BUSINESS:

#### a) ZONING HEARING BOARD – OPEN APPLICATION

No pending zoning hearings scheduled.

#### b) 2017 INITIATIVES

Commissioners were in agreement to table discussion until the Thursday, March 16, 2017 meeting.

#### c) BOROUGH COUNCIL UPDATE

Commissioners were in agreement to table this agenda item.

#### d) ZONING HEARING BOARD - DETERMINATIONS

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156 WEST KING STREET – APPLICATION NO: ZHB-17-01

Owner/Applicant: 203 Management, LLC      Zoned: C2 – Commercial

Tax Parcels: 2-3-29 & 2-3-29.1

On February 22, 2017, the Zoning Hearing Board rendered a decision to grant certain variances for the expansion of the residential use upon the adjacent parcel. The parcels will be combined into one. Additionally, relief was granted in order to allow for first floor apartments where retail is required (the current building has a first floor apartment). Conditions were imposed on the relief, which included the installation of a buffer with the neighboring residential property to the west. The Borough is anticipating a final decision to be submitted in the coming weeks.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Chris Mongeau, seconded by Mark Niemiec and unanimously carried by a vote of 7-0, to adjourn the meeting at 10:10 p.m.

Respectfully submitted,  
Neil G. Lovekin  
Assistant Borough Manager/Secretary