

1. CALL TO ORDER:

PRESENT:

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

ABSENT:

David Knies, Chair

Staff & Professionals Present:

Neil Lovekin, Asst. Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Carroll Siquett, seconded by Geoff Rubino, and carried by a vote of 6-0, to approve the minutes of Thursday, May 3, 2018, as submitted.

3. UNFINISHED BUSINESS:

No unfinished business was discussed.

4. NEW BUSINESS:

a) 13 LOVERS LANE – SKETCH PLAN – REVIEW #1

Owner:	Antoinette Rubino	Application #:	18-05
Location:	13 Lovers Lane	Tax Parcel:	2-4-44/43.1
Lot Size:	0.49 & 0.33 acres	Zoned:	R3b

Dave Hopkins, Applicant/Equitable Owner, intends to perform a lot line change, create three (3) lots, retain the home on tax parcel #2-4-44, and build two (2) single-family homes. Public sewer and water are existing in the private drive and will be tapped into for the new homes.

Geoff Rubino stated he lives at 5 Lovers Lane and will recuse himself from any decisions related to this land development project. Mr. Hopkins and Geoff are drafting a maintenance agreement for the property owners that live on Lovers Lane.

Discussion focused on distance from closest fire hydrant and the possibility of installing a hydrant closer to the proposed new homes. It was determined that this issue will be resolved during the final phase of the land development project in coordination with the Borough Engineer and Fire Marshal.

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Mark Niemiec asked Dave Hopkins about the twenty (20) foot emergency access easement located between 14 & 16 Raffaella Drive that comes through 13 Lovers Lane. Mr. Hopkins said the easement will be netted out of the lot's minimum lot area for area and bulk regulations.

Planning Commission agreed that a sixteen (16) foot wide extension of Lovers Lane would be acceptable, subject to the Fire Marshal's approval.

b) BOROUGH COUNCIL UPDATE

Carroll Sinquett stated at the May 15, 2018 meeting of Borough Council, discussion items included: 1) Hiring of two part-time police officers; 2) Presentation by borough auditor of the 2017 Financial Report and Audit; 3) Bid award for residential trash and recycling; and 4) Amendments to the Home Rule Charter.

c) OPEN ZONING HEARING APPLICATIONS

Neil Lovekin stated LaGrie, LLC., owner of 353 Old Lincoln Highway, an undeveloped tract of land, submitted an application to the Zoning Hearing Board appealing the Zoning Officer's determination. A citation was issued to the applicant for a violation of the Zoning Ordinance for clearing more than 60% of woodland from the property. In the alternative, the Applicant seeks a variance from the Zoning Ordinance which provides that no more than 60% of woodlands shall be regraded, cleared, built upon or otherwise altered unless conducted as part of an approved tree harvest activity. The hearing is scheduled for Monday, June 18, 2018.

Neil Lovekin stated on May 21st the Zoning Hearing Board will render its decision for Renehan Realty, LLC, located at 324/328 East King Street.

5. PUBLIC COMMENT:

Mark Niemiec 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 Lynne Frederick, seconded by Chris Mongeau, and carried by a vote of 6-0 to adjourn the meeting at 8:23 p.m.

Respectfully submitted,

Neil G. Lovekin
Assistant Borough Manager/Secretary