

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

Also Present: Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Carroll Sinquett, seconded by Mark Niemiec and carried by a vote of 7-0, to approve the minutes of Thursday, May 5, 2016, with Dave Knies' and Amy Finkbiner's amendments.

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) John Buckley, 165 Church Street, inquired about a sewer odor emanating from the property at the intersection of Bridge & King Streets. Mr. Buckley also questioned the position of the metal fence on the property that may be encroaching on the sidewalk along King Street.

Neil Lovekin stated that Borough Administration is aware of the matter and has taken appropriate action as defined in the Borough's Code. In regards to the fence, it is not on the sidewalk and must remain in place as to secure the vacant property from possible intruders. All matters questioned have been resolved.

Danny Fruchter, 234 Channing Avenue, inquired what the Borough's Zoning Ordinance is regarding the number of pets allowed per residence.

Amy Finkbiner stated Section 2312.A of the Zoning Ordinance mentions domestic pets, however, it does not differentiate between single family homes and condos (i.e. East Side Flats) rather acreage. The Borough Code states 3 pets per lot, per Danny Fruchter that's 573 pets in Eastside Flats that the borough residents theoretically have to accommodate. 191 units x 3pets =573.

Dave Knies requested the Borough Solicitor obtain a legal opinion and what recommendations the Solicitor may have for future planning/zoning amendments.

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Danny Fruchter, 234 Channing Avenue, reminded the Planning Commission that the TAG Builders' development at the intersection of Second and First Avenues has an approved pervious drive access that the Borough will have to monitor.

4. OLD BUSINESS:

a) ORDINANCE AMENDMENTS

Dave Knies directed Neil Lovekin to have Ari Christakis, Borough Solicitor review the following ordinance sections for discussion at the Thursday, June 2nd Planning Commission Meeting:

- Active and Passive Recreation definitions
- Street Trees
- Yard Setbacks

Ari Christakis to review the Randolph Woods agreement that the Borough has with the Willistown Trust to allowed use(s).

Planning Commissioners will review Amy Finkbiner's data that she compiled for further discussion at the June 2nd Planning Commission Meeting.

b) DERITA WOODWORKING – LAND DEVELOPMENT APPLICATION

Dave Knies stated that he recently ran into Ari Christakis, Borough Solicitor in a local establishment and stated he discussed the Borough's need for an easement on the DeRita Woodworking property for stormwater management access. Ari advised that the Borough should not negotiate an easement for land development waivers. If the Borough requires an easement, than it will obtain one regarding of what waivers are necessary.

c) WAYFINDING SIGNAGE

Neil Lovekin to identify available budget figures and report back to Planning Commission so they may better determine logistically what style, numbers and locations of signage. Once the Planning Commission is able to agree to the aesthetics then they will make a formal recommendation to Borough Council for its consideration.

Mark Niemiec encouraged Planning Commissioners to consider identifying signage for the entrance way along East King Street by the Borough's boundary.

d) ZONING HEARING BOARD APPLICATION(S)

No new applications to review.

Next scheduled Zoning Hearing is Tuesday, May 24, 2016 for 346 E. King Street and 225 Roberts Lane; Dave Knies plans to attend.

5. NEW BUSINESS:

a) BOROUGH COUNCIL MEETING RECAP

Carroll Sinquett provided Commissioners a summary of the Tuesday, May 17, 2016

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Borough Council Meeting, highlighting:

- i. Trash and Recycling Contract Awards
- ii. Proposed Ordinance – Peddling & Soliciting Ordinance
- iii. Sale of Private Road off of Old Lincoln Highway
- iv. Resident on 200 Block of Church Street requesting sidewalks

6. ADJOURNMENT:

All business having been discussed, a motion was made by Mark Niemiec, seconded by Chris Mongeau and unanimously carried by a vote of 7-0 to adjourn the meeting at 8:46 p.m.

Respectfully submitted,

Neil G. Lovekin
Assistant Borough Manager/Secretary