

1. CALL TO ORDER:

PRESENT:

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

ABSENT:

Chris Mongeau, Commissioner

Staff & Professionals Present:

Ari Christakis, Borough Solicitor  
Chris Bashore, Borough Manager  
Neil Lovekin, Asst. Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Carroll Sinquett, seconded by Lynne Frederick, and carried by a vote of 6-0, to approve the minutes of Thursday, April 19, 2018, as amended.

3. UNFINISHED BUSINESS:

No unfinished business was discussed.

4. NEW BUSINESS:

a) ZONING ORDINANCE AMENDMENT – KEEPING OF LIVESTOCK

Discussion by the Planning Commission included: 1) Coop/Run setbacks from property lines; 2) Minimum acreage to allow livestock; 3) Permit type(s) for regulating livestock; 4) Zoning Officer enforcement procedures. Additional discussion included determining whether the livestock shelters should be considered standalone accessory structures, in residential zoning districts, with regulation focused on maximum height, setbacks, size, and allowable number of poultry.

Ari Christakis recommended that the Planning Commission approach the amendment process in three phases: 1) Determine how property owners may meet minimum requirements of the Zoning Ordinance; 2) Determine how property owners will be able to comply with the Zoning Ordinance; and 3) How the Zoning Officer will be able to manage and enforce the Zoning Ordinance.

Valerie Landrum, 219 Green Street, presented information regarding the keeping of poultry in residential neighborhoods. Ms. Landrum stated the raising of hens for their eggs is not a cost savings measure, instead it is the experience of raising the hens and a lifestyle change.

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Nancy Dimattia, 27 Channing Avenue, recommended the Planning Commission consider chicken coop size and runs, proper storage of food, and a total number of allowable poultry per property.

b) BOROUGH COUNCIL UPDATE

Carroll Sinquett stated at the May 1, 2018 meeting of Borough Council, discussion items included: 1) Woodland Avenue Streetscape construction schedule; 2) Selection of an alternate engineering firm for land development projects; 3) Selection of a land planning firm for Zoning Ordinance review of area and bulk regulations in residential districts; and 4) Four-way STOP at Monument & Powelton Avenues.

c) OPEN ZONING HEARING APPLICATIONS

Neil Lovekin stated no new applications have been submitted to the Borough. On May 21<sup>st</sup> the Zoning Hearing Board will render its decision for Renehan Realty, LLC, located at 324/328 East King Street.

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 Carroll Sinquett, seconded by Mark Niemiec, and carried by a vote of 6-0 to adjourn the meeting at 9:38 p.m.

Respectfully submitted,

Neil G. Lovekin  
Assistant Borough Manager/Secretary