

WILSON BOROUGH  
NORTHAMPTON COUNTY  
PENNSYLVANIA  
DECEMBER 12, 2005

A Public Hearing was held on the proposed amendment to the Wilson Zoning Ordinance to establish provisions for planned residential developments on December 13, 2005 at 6:00 p.m. The meeting was called to order by President Bob Reiss.

PRESENT:

Leonard Feinberg	James Klass
Joan A. Lilly	Daneen McGinley
James McGowan	Ronald Nixon
Bob Reiss, President	David Schug
Louis Starniri	

ABSENT:

None

Also present were: Mayor David Perruso, Code Enforcement Officer Paul R. Corriere, Solicitor Louis S. Minotti, Jr., Chief Michael Collins, Assistant Superintendent Ron Behler.

Mr. Minotti informed those present that all the notice requirements as set forth by the Pennsylvania Municipal Planning Commission have been complied with. The Wilson Planning Commission and the Lehigh Valley Planning Commission have reviewed the amendment at least 30 days prior to this hearing. Mr. Minotti acknowledged written comments received by the Lehigh Valley Planning Commission.

Jim Preston opened the meeting on behalf of Ashley Development. Engineer Mark Bahnick requested Borough Council to consider the adoption of the PRD ordinance. The PRD ordinance is intended to supplement our current zoning ordinance. The ordinance is designed to provide flexibility. Mr. Bahnick went on to review the ordinance section by section. The ordinance provides for the maximum levels of mix, density, and impervious surfaces. It also provides for parking requirements, maintenance, and a recreation area. Going forward the project must still go through the entire plan review process.

Lou Pector provided a history of Ashley Development and reviewed past and current projects in process.

Steve Guy reviewed the impact on the Borough and provided an explanation of why the project should have little impact on student generation. Under the current assessment rate, the school district should receive \$1.9 million in revenue and the Borough \$476,000.00.

Mr. Bahnick informed Council that the external appearance of the building will not change substantially. The footprint will stay the same. The present plan calls for 269 one and two bedroom condo units. A fair amount of parking will be located inside the building.

Mr. Starniri questioned why Ashley Development did not request the Borough to rezone the ordinance. Our current zoning ordinance would not allow the project to occur as there are too many limitations of the structure. These include the layout, the density and the height.

Mr. Klass inquired about traffic studies. Mr. Hoffman responded that they need to insure that the roads could accommodate the additional traffic. Ashley Development has had an initial dialogue with PennDot. Ashley Development may use the new traffic signal at Easton High School as an access point on S. 25<sup>th</sup> Street.

Dave Colver inquired about if any existing environmental remediation needs to be completed. There are issues including underground tanks that will need to be addressed. The property will be brought into compliance as the property will have a residential use.

Jim McGowan expressed his concern that Ashley Development would not go through with the project and someone else will take over and the Borough would be left with something it does not want. Mr. McGowan is against some of the building restrictions and has issues with setbacks and parking.

The property will be an adaptive reuse, but may have some mixed use. All the parking for the resident would be contained within the building. Current zoning for residential parking requires 1.25 spaces per unit.

The project could take four to five years to complete.

With no further comments, Mr. Reiss adjourned the Public Hearing at 6:44 p.m.

Transcribed from a tape.

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Karen A. Lohrman, Borough Manager/Secretary