

# Wilson Borough Planning Commission Minutes

## Tuesday, March 7, 2023

The Meeting was called to order by Chairperson Leonard Feinberg at 7:00 pm in Wilson Borough Council Chambers.

**MEMBERS PRESENT:** Lou Starniri, Len Feinberg, Justin Woodring, and Jeffrey Bracken-Via phone.

**MEMBERS ABSENT:** NONE

**ALSO PRESENT:** Monica Wall –Planning Officer, Stephanie Jones – Clerk, Stan Margle – Solicitor

**APPROVAL OF MINUTES:** Motion made by Lou Starniri to approve the minutes, seconded by Justin Woodring.

### **COMMUNICATIONS:**

NONE

### **PRESENTATIONS:**

The applicant, Anga Abouelsadd is requesting a "Special Exception" for a proposed mobile vendor food cart in the C-1 District (Local Commercial). Applicant is proposing to establish and utilize space by locating a mobile vendor food cart on 1503/1507 Northampton St. Easton, PA 18042. The applicant is also requesting the following:

1. A variance under ZO Section 170-52.C(1) to permit a front yard setback less than 20'
2. A variance under ZO Section 170-95.A and 170 Attachment 3 thereto, to permit fewer than 31 off street parking spaces.
3. A variance under Section 170-83.H{5)(a) to permit a time period exceeding 2 years for the proposed mobile vendor food cart structure/use.
4. A variance under Section 170-83.H{5){el. to permit retail sales from the mobile vendor food cart.

A motion made by Mr. Starniri to recommend the Special Exception and Variances to the Zoning Hearing Board with the following recommendations; If the Special Exception is issued and the dimensional variances that the relief is specific as to this applicant upon vacating of business use or transfer of the business use the subsequent owner or user of that business does not receive the benefit of the Special Exception Use and the Variances, they must come before the Planning Commission with the exception of parking. Also recommending the Zoning Hearing Board examine whether there is any issue to be address as to the two uses on one lot. Second by Mr. Woodring.

Solicitor Margle advised since the applicant will not be selling alcohol at the food cart, the existing LCB license is not impacted and LCB does not need to be consulted.

Solicitor Margle advised he will draft notice to the applicant advising what the motion was.

**DEFERRED BUSINESS:**

NONE

**NEW BUSINESS:**

NONE

**ADJOURNMENT:** On a motion by Mr. Starniri, second by Mr. Woodring this meeting of the Wilson Borough Planning Commission was adjourned at 7:56 p. m.

**Stephanie Jones**  
**Secretary**  
**Wilson Borough Planning Commission**