

Wilson Borough Planning Commission Minutes

Tuesday, June 6, 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, Robert Milositz, Frederick Boettinger and Jeffrey Bracken.

MEMBERS ABSENT: Winnie Howey

ALSO PRESENT: Monica Wall –Planning Officer, Stan Margle – Solicitor, and Jill Garcia – Borough Manager.

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

COMMUNICATIONS:

NONE

PRESENTATIONS:

The applicant, 2205 LH LLC presented a Land Development Plan Review for a property located at 2205 Lehigh Street, Wilson Borough PA 18042. Mr. Leon Nitka, 1 Linden Place, Suite 210, Great Neck NY 11023 – Property Owner and Mr. John Lee, Phillips Donovan Architects, 210 W. Broad Street Bethlehem PA spoke with the Commission.

The property is a 7,280 square foot site located within the H-1 Hospital-Medical District, which currently contains an existing 1 story medical building, 4 parking spaces and a shed.

The proposed project is for a 744 square foot addition to the rear of the existing building (1,089 square feet), a total of 7 parking spaces, a swale along the east side of the building and removal of existing shed.

A medical office is a permitted by right use in the H-1 Medical District.

At a Zoning Hearing Board proceeding held on March 23, 2023 the following variances were granted:

1. ZO Section 170-42.A(1) regarding lot size.
2. ZO Section 170-42.A(2) regarding lot width.
3. ZO Section 170-95.A to permit less than 19 required parking spaces.
4. ZO Section 170-95.B to allow no loading space.
5. ZO Section 170-95.C(5) to allow a driveway width less than 20 feet.

A review by The LVPC was issued on May 8, 2023.

Applicant requested The Planning Commission grant two waivers:

1. A waiver from SALDO Section 153-13.D(2), to allow preliminary/final approval.
2. A waiver from SALDO Section 153-32.B, for driveway radii at the intersection with Linden Street.

A motion by Mr. Starniri to recommend Borough Council grant the requested Saldo waivers. Second by Mr. Wooding. Motion passed unanimously.

A motion by Mr. Starniri to recommend Borough Council approve the Land Development/Subdivision plan. Second by Mr. Milositz. Motion passed unanimously.

Solicitor Margle advised this will now move to Borough Council. Applicant will advise Borough Manager when he will attend a Council Meeting.

DEFERRED BUSINESS:

NONE

NEW BUSINESS:

NONE

ADJOURNMENT: On a motion by Mr. Milositz, second by Mr. Starniri this meeting of the Wilson Borough Planning Commission was adjourned at 7:33 pm.

Jill A. Garcia
Manager/Secretary
Wilson Borough