

Wilson Borough Planning Commission Minutes

Tuesday, August 1, 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, Stephanie Jones-Secretary and Jill Garcia – Borough Manager.

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

COMMUNICATIONS:

NONE

PRESENTATIONS:

1.

The applicant, Wilson Investors, presented a Land Development Plan Review located at 2420 Northampton Street. Christian Jacobson, The Pettit Group, 497 Center St, Sewell, NJ 08080 spoke with the Commission.

The property is 1.032-acre site located at the intersection of Northampton Street and Wood Ave within the C-1 Local Commercial District. The site currently contains a 1-story 2,790 square foot commercial building (Taco Bell), a single land drive-through, 46 existing parking spaces, and a driveway accessing both Wood Avenue and Northampton Street.

The proposed project is Demolition of existing pavement, curbing, concrete, landscaping, and signage at the entrance of the drive-through. Installation of a second drive-through land, pavement, pavement stripping, curbing, sidewalk, landscaped area with river rock, and signs/digital menu boards. Reduction of the existing parking from 46 to 38 spots.

At a Zoning Hearing Board proceeding held on August 22, 2022 , a variance was granted:

1. ZO Section 170-95 Table 2 to allow 38 parking spaces with the following condition:
 - a. The entrance from Wood Avenue be marked on the macadam and/or with Ordinance-compliant signage placed to indicate a pass-thru lane around the existing structure to the subject drive-thru, in order to avoid backup of vehicles attempting to merge into the drive-thru lane(s) by those entering from Wood Avenue and Northampton Street.

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

The applicant is requesting three waivers:

A waiver from SALDO Section 153-49.b(12), preliminary plan shall show all existing building, sewer systems, water systems, bridges, petroleum products lines, gas lines, electric power lines and other significant man-made features within 500 feet of the tract.

1. A waiver from SALDO Section 153-49.B(13), preliminary plan shall show all existing streets on, adjacent to or within 500 feet of any part of the tract, including name, right-of-way width and cartway width.
2. A waiver from SALDO Section 153-50.C(15), the final plan shall be accompanied by a drainage and stormwater drainage plan with standard construction details shall accompany the final plan and be part of it.

Applicant advised they will comply with all recommendations made by both the Lehigh Valley Planning Commission and the Borough Engineer, Monica Wall.

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

2.

The applicant, Ravi Properties presented a Land Development Plan Review located at 2201 Northampton Street. Joe Rentko, Black Forest Engineering, LLC, 2455 Black Forest Drive, Coplay, PA 18037 spoke to the Commission.

The property is 44,690 square foot site located at 2201 Northampton Street within the following zoning district:

- A. The front and westerly portion of the site is located within the TC Town Center District.
- B. The rear portion of the site is located in the R-1 Low Density Residential District.

The proposed project is removal of the existing building and all existing pavement, a proposed 1-story commercial building with office use, a total of 38 parking spaces (35 standard spaces and 3 ADA spaces)

The applicant clarified that the proposed use will be a mix of retail and office.

Per Zoning Ordinance (ZO) Section 170-29, office use (D-1) is not a permitted use in the R-1 Low Density Residential District.

A motion made by Lou Starniri recommending favorable action to the Zoning Hearing Board, as to the Use Variance with specific compliance of all the recommendations made by the Borough Engineer, Monica Wall. Seconded by Mr. Woodring. Motion passed unanimously.

3.

The applicant, Ravi Properties presented a Land Development Plan Review located at 818 S. 25th Street. Joe Rentko, Black Forest Engineering, LLC, 2455 Black Forest Drive, Coplay, PA 18037 spoke to the Commission.

The property is 818 S. 25th Street and consists of 2 properties, both located in C-1 Local Commercial Zoning District.

1. Tax Parcel ID M9NW1B 24 0837 is a 14,000 square feet property area, referred to as building lot.
2. Tax Parcel ID M9NW1B 25 0837 is 8,000 square feet, contains existing pavement , referred to as asphalt lot.

The proposed project is to remove a portion of the existing building. This will result in a 6,355 square foot building. Renovate a portion of the existing building to remain into a Commercial Tire and Automotive Service Center. Install 5 parking spaces on the building lot (3 standard spaces and 2 ADA spaces). Install 12 standard parking spaces on the asphalt lot.

The applicant confirmed that the plan will be revised to include a lot consolidation plan.

Applicant is requesting one waiver:

SLDO Section 153-13.D(2)(a) to allow preliminary/final approval simultaneously.

A motion made by Lou Starniri recommending favorable action to the Zoning Hearing Board, as to the Use Variances with specific compliance of all the recommendations made by the Borough Engineer, Monica Wall. Seconded by Mr. Bracken. Motion passed unanimously.

DEFERRED BUSINESS:

NONE

NEW BUSINESS:

NONE

ADJOURNMENT: On a motion by Mr. Milositz, second by Mr. Woodring this meeting of the Wilson Borough Planning Commission was adjourned at 8:01 pm.

**Stephanie Jones
Clerk/Treasurer
Wilson Borough**