

Wilson Borough Planning Commission Minutes

Tuesday, August 6, 2024

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

MEMBERS PRESENT: Leonard Feinberg, Frederick Boettinger, Winnie Howey and Jeffrey Bracken

MEMBERS ABSENT: Louis Starniri and Robert Milositz

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

APPROVAL OF MINUTES: Motion by Mr. Boettinger to approve the minutes from the May 7, 2024 meeting. Second by Ms. Howey. Motion passed unanimously.

COMMUNICATIONS:

NONE

PRESENTATIONS:

Representatives of Easton Commerce Park, located at 1525 Wood Avenue, presented plans for development of a warehouse on the site.

Mr. Donald Haas, Bogia Engineering reported that the project team has been in contact with Palmer Township and the City of Easton along with Wilson Borough. He advised that the Commission's packets included a waiver letter along with a traffic review letter. The developers have begun the necessary process with PennDOT. Truck travel during peak hours will be low. The end user(s) has not been determined.

Mr. David Salinas of Scannell Properties noted that while the building is being constructed for four quadrants, he anticipates it will most likely be occupied by one user. This as a brownfield site which will be entirely cleaned up. In addition, a underground stream will be daylighted, dams will be removed and bike paths connections will be completed.

Five waiver requests were submitted as follows:

1. Section 153.13D(2)(a) - A waiver requesting preliminary and final plan approval simultaneously. Motion by Ms. Howey to approve. Second by Mr. Bracken to approve. Motion passed unanimously.
2. Section 153-32A – A waiver requested to allow for a driveway wider than 30 feet for safe truck maneuvers. Motion by Mr. Bracken to approve. Second by Ms. Howey. Motion passed unanimously.
3. Section 153-42 & 153-43 – A waiver requested to not require sidewalk along the street frontage of Wood Avenue and Hackett Avenue since a connection to the walking trail will be provided. Motion by Mr. Bracken to approve. Second by Ms. Howey. Motion passed unanimously.

4. Section 10.b(12)(a) – Waiver requested from the 15-foot height limit for dams, as the berm on both Basin A and Basin B exceeds 15 feet. Motion by Mr. Bracken to approve. Second by Ms. Howey. Motion passed unanimously.
5. Section 153-26E – Waiver requested for right-of-way and road widths, deferring to PennDOT. Motion by Mr. Bracken to approve. Second by Mr. Boettinger. Motion passed unanimously with the condition that the required Borough ultimate right-of-way will be shown on the plan for Wood Avenue and Hackett Avenue with a note offering it for dedication to the Borough.

A motion by Mr. Bracken to recommend that Borough Council takes favorable action subject to applicant's compliance with Borough Engineer's review letter. Second by Mr. Boettinger. Motion passed unanimously.

DEFERRED BUSINESS:

NONE

NEW BUSINESS:

NONE

ADJOURNMENT: On a motion by Mr. Bracken, second by Ms. Howey, this meeting of the Wilson Borough Planning Commission was adjourned at 7:37 pm.

Stephanie Jones
Clerk/Treasurer
Wilson Borough