

WILSON BOROUGH ZONING HEARING BOARD
TUESDAY, September 23, 2025
7:00PM

1. Call to Order

2. Presentation(s):

Application No. 1 - Wilson Area School District, who requests a variance under Section 170-37.D(3) of the Wilson Borough Zoning Ordinance to allow a building height exceeding 35 feet, a variance under Section 170-83.C(2)(e)[1] to allow a front yard less than 50 feet from Warrior Lane, a variance under Section 170-89.D to allow a side yard setback less than 50 feet from Washington Boulevard, a variance under Section 170-95.C(3) to permit overflow parking with a grass surface, all in connection with a new gymnasium building and stadium located at Washington Boulevard and Warrior Lane, also known as Northampton County Tax Parcel No. L9SW4B 4 1 0837E, located in the R-2 Medium-Density Residential District and the TC Town Center District.

Application No. 2 - Cesar Montesdeoca, who requests a variance under Section 170-44 of the Wilson Borough Zoning Ordinance to permit a (B-2) Two Family Residential use, a variance under Section 170-47.C(1) to permit a front yard less than 20 feet, a variance under Section 170-47.C(3) to permit a side yard less than 10 feet, a variance under Section 170-88.F(4)(a), to permit uncovered stairs and landings to project more 3 feet into the required side yard, a variance under Section 170-95(A) to permit parking spaces with a length less than 18 feet, and a variance under Section 170-95.C(4), to waive the required parking lot illumination, all in connection with the proposed conversion of an existing commercial building into 2 residential dwelling units on the property located at 1625 Northampton St, also known as Northampton County Tax Parcel No. L9SW2A-22-5-0873, located in the TC Town Center Zoning District.

3. Adjournment