

WILSON BOROUGH ZONING HEARING BOARD
TUESDAY, February 24, 2026
7:00PM

1. Call to Order

2. Presentation(s):

Application No. 1: Wilson Area School District, who requests a variance under Section 170-84.C(1)(a) to allow stadium lighting with heights of 80 and 90 ft above ground level which exceeds the maximum permitted 16 ft and, along with parking lot lighting, with illumination at ground level in excess of 3 footcandles at 30 ft, horizontally measured, from the light source, a variance under Section 170-84.C(2), to allow stadium lighting with the total of direct glare and indirect glare exceeding 0.3 footcandles instantaneous maximum measurement or 0.1 footcandle average measurement along Washington Blvd and along S. 24th St and to allow the same for parking lot lighting along Butler St and S. 24th St, a variance under Section 170-87.B(1) to waive the screening required for the loading zone along S 22nd St, a variance under Section 170-89.E(1) to allow a monument sign to be relocated closer to Butler Street within the clear sight triangle at the intersection of S 22nd and Butler St and to allow a fence within the clear sight triangle at the intersection of S 24th and Butler St, a variance under Section 170-90.D(1) to allow 7 shade trees in the paved parking, when 15 are required and to allow no shade trees in the overflow parking when 11 are required, a variance under Section 170-90.D(2) to waive the landscape island requirement and allow more than 15 parking spaces in row in the paved parking lot and in the overflow parking lot, a variance under Section 170-95.A to allow, during construction, 93 parking spaces instead of the required 176 spaces, a variance under Section 170-95.C(3) to allow turf reinforcement grid with grass for the overflow parking instead of bituminous or concrete paving, all in connection with a new gymnasium building and stadium located at Washington Boulevard and S. 22nd Street, 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 – Peter L. and Rosalyn P. Minotti, who are requesting an interpretation of and/or confirmation of compliance with Section 170-96.A(2) of the Wilson Zoning Ordinance which requires a zoning permit prior to the erection of a sign, an interpretation of and/or confirmation of compliance with Section 170-83.G(13) which defines a warehouse use, an interpretation of and/or confirmation of compliance with Section 170-82 relative to use of the property, a variance by estoppel relating to use as a warehouse with a retail component, a variance from Section 170-83.G(13)(c) to allow a retail component of a warehouse exceeding 1,000 square feet, a variance from Section 170-96 to waive the permit requirement for signs and relief from the Notices of Violation dated December 8, 9 and 10, 2025 for failure to comply with 53 P.S. Section 10616. all in connection with a G-13 Warehouse use, a retail component thereof in excess of 1,000 square feet and a non-compliant sign on the property located at 1643 Washington Street, also known as Northampton County Tax Parcel No. L9SW2D 26 1 0837, located in the C-1 Local Commercial District. **This applicant has requested a continuance and will not be presenting at this meeting.**

3. Adjournment