

**WILSON BOROUGH ZONING HEARING BOARD**  
**TUESDAY, JUNE 23, 2026**  
**7:00PM**

1. Call to Order

2. Presentation(s):

Application No. 1: 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.

Application No. 2: Timothy McCormick, who requests a Special Exception under Section 170-40.D for a C-7 Private Organization/Community Center use, in addition to a variance under Section 170-42.C to allow a side yard less than 15 feet along S. 20<sup>th</sup> Street, a variance under Section 170-80.E to allow two uses on one parcel, a variance under Section 170-83.C(7)(a), to allow the use to be conducted as a private gainful business and a variance under Section 170-95.A and Table 2 to waive the required 4 additional off-street parking spaces, all in connection with a proposed community gathering space in the lower level of the existing building located at 2001-2005 Fairview Ave, also known as Northampton County Tax Parcel No. L9SW1C 15 1 0837, located in the H-1 Hospital-Medical District.

3. Adjournment