

PLANNING COMMISSION

June 6, 2022 7:00PM

Meeting Minutes

This Meeting was Recorded

ROLL CALL

- (X) Kenneth V. Farrall, Chair
- (X) Lawrence G. Stevens, Vice Chair
- (X) John Kroesser
- (X) Michelle Kroesser
- () Larry Burns

The record shows that four members of the Planning Commission were present along with Borough Manager Jaime E. Snyder, Borough Engineer Chad Camburn and Assistant to the Manager Kathryn Vlahos.

1. APPROVAL OF THE AGENDA:

Motion to Approve the June 6, 2022 Planning Commission Meeting Agenda

Motion: A motion was made by Lawrence Stevens to Approve the Agenda of June 6, 2022 Planning Commission Meeting Agenda. The motion was seconded by John Kroesser and unanimously approved with a vote of 4-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the May 2, 2022 Planning Commission Meeting.

Motion: A motion was made by John Kroesser to Approve the May 2, 2022 Meeting Minutes. The motion was seconded by Lawrence Stevens and unanimously approved with a vote of 4-0.

3. Prestige Property Partners, LLC: Bennetts Court Preliminary Land Development Presentation:

Chair Kenneth Farrall reminded the Planning Commission that at the last meeting they reviewed the revised plan for Bennetts Court and they were in favor of, not having a second emergency access, a wider road, wider cult a-sac and they were generally in favor of the two additional waivers and they were just looked for more parking in the development. Kris Reiss stated that he submitted updated plans with 9 additional parking spaces. Chad Camburn stated that he has some additional comments in this review letter. The storm water management needs to be fine-tuned, mostly the comments are some clean up items. Mr. Reiss commented that McMahon did a

complete a traffic study and that it did not warrant for a stop sign at the entrance of the site. Mr. Camburn stated that his recommendation to the Planning Commission would be that they are ready for preliminary plan approval and that there are still a few things that need to be wrapped up before final approval. From a Planning perspective besides the additional parking spaces, he does not see any significant plan changes.

4. Old Business:

A. Edinburgh Square Update

Manager Snyder informed the Planning Commission that lot 4 and 1 sold on Edinburgh Square.

B. 43 Roosevelt Update

Manager Snyder updated the Planning Commission that they are cleaning up some minor things in regards to 43 Roosevelt with the developer's agreement.

C. 200 N Main Street, Alliance Housing Development Update

Manager Snyder stated that they are currently working on a Zoning Hearing date for the Borough sometime in July and they have a Zoning Hearing scheduled for June 16, 2022 at Hatfield Township.

5. New Business:

A. 28 N. Market Street: estate of Jack Zampirri Subdivision Plan

Manager Snyder stated that the plans were included in the packets and they just need to be approved for professional review and they will be at the July Planning Commission Meeting. Would like to take the property line and split it into two lots.

6. Action Items:

A. Motion to Consider Granting Preliminary Land Development Approval for Prestige Property Partners LLC, Bennetts Court and have the Solicitor Draft a Resolution Identifying all Conditions and Obligations

Motion:

A motion was made by Lawrence Stevens for Preliminary and Final Approval for Prestige Properties Partners LLC Bennetts Court with waivers from 22-404.1, 22-408.3.B, 22-408.3.C, 22-409.1.D(3), 22-413.F, 22-414.A(2), 22-414.B(2), 22-418.5, 22-420.1.B(2), 22-420.1.B(3), 22-421.1.C(3), 22-428 (§102), that Council will consider a three way stop sign and the additional nine parking spaces as provided on plan that was presented tonight with all consultants letters comments addressed. The Motion seconded by John Kroesser and unanimously approved with a vote of 4-0.

B. Motion to Consider Accepting for Professional Review 28 N. Market Street, Estate of Jack Zampirri Subdivision Plans

Motion: A motion was made by Lawrence Stevens to Accept for Professional Review 28 N Market Street, Estate of Jack Zampirri Subdivision Plans. The Motion seconded by Michelle Kroesser and unanimously approved with a vote of 4-0.

8. Next Meeting Monday, July 11, 2022 at 7:00PM

9. Motion to Adjourn

Motion: A motion was made by Lawrence Stevens to adjourn the June 6, 2022 Planning Commission Meeting. The Motion seconded by John Kroesser and unanimously approved with a vote of 4-0.

Respectfully Submitted,
Kathryn Vlahos
Assistant to the Manager