

PLANNING COMMISSION

November 18, 2024 6:00PM

Meeting Minutes

This Meeting was Recorded

ROLL CALL

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

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

1. APPROVAL OF THE AGENDA:

Motion to Approve the November 18, 2024 Planning Commission Meeting Agenda

Motion: A motion was made by Larry Burns to Approve the November 18, 2024 Planning Commission Meeting Agenda. The motion was seconded by Larry Stevens and unanimously approved with a vote of 3-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the September 23, 2024 Planning Commission Meeting with the corrections noted by Larry Burns.

Motion: A motion was made by Larry Stevens to Approve the September 23, 2024 Meeting Minutes with the corrections noted by Larry Burns. The motion was seconded by Larry Burns and unanimously approved with a vote of 3-0.

3. Hatfield Walk, 23 N. Main Street, Land Development Presentation

Ben Goldthorp from Pennington Property Group reminded the Planning Commission that they were at the September Planning Commission Meeting where they presented the eight-town home community called "Hatfield Walk". Since that meeting, they were able to revise their plans to comments that they received from the Planning Commission, the Borough Engineer, and the Borough Traffic Engineer. They had a chance to revisit the traffic counts that were along Main Street and it was updated in the study. It was asked that the plans reflect the open space that will be on a single lot that will be dedicated to the brough which is now updated. Kenneth Farrall asked if more lights could be added since only two are on the plan. He also asked about the parking easement with the post office, and if it would transfer with the property. Mr. Goldthorp stated that it would

transfer with the property. Kenneth Farrall also asked if the Fire Marshal reviewed the turning movements of the fire truck. Chad Camburn the Borough Engineer replied that the Borough Fire Marshal did review it and ok with the plan as satisfied. Larry Burns asked if the Fire Company was involved in the review as well since it is their truck and they know their truck. Kenneth Farrall responded that they have the size of it and the turning template provided by the Fire Department. Kenneth Farrall wanted to double-check that this is a private road and that the borough is not taking any road dedication nor responsible for snow plowing. Mr. Goldthorp responded that he was correct. Larry Burns asked about the barrier that is going to be installed to stop drivers from coming into the community area and wanted to know if they can change the plan that reflects post and rail fencing to bollards. He also wanted to go back to the traffic study and stated that the numbers were based on 2022 data. Mr. Goldthorp responded that the data was updated in December 2023. Larry Burns said that when he read what was in the packet it reflected the data from 2022, he also stated that in the traffic study this development will create four new trips during a weekday AM peak and five new trips at the PM peak. Larry Burns wanted to know where they got those numbers since there will be eight townhouses with an average of 2 vehicles per townhouse which is 16 vehicles and he is not sure how they only got four additional trips. Mr. Goldthorp stated that the traffic engineer uses data from the It manual that studies communities like this all over the state and the county and they generate what happens in townhouse communities. Larry Burns replied that he does not think it is four and he can't believe that it is going to four and he would like a new study with a new count since those numbers are during the pandemic. Chad Camburn the Borough's Engineer stated that he would like to review the open space the Zoning Hearing Board requested to be dedicated to the borough. If this is dedicated to the borough then it's a subdivision and it creates a new lot which would impact their setbacks, and density requirements, for the development. If the intention is for people to walk up North Main Street across the driveway of the two buildings, then through the woods which will lead to Centennial Park which they would need to cross a creek or get an easement from another property. Kenneth Farrall stated that he agrees that they will have some work to do and they do not need to get access there today it is just an opportunity for the borough to get a walkway to get to Centennial Park in the future.

Victor Lewis from 151 Orchard Lane wanted to present to the members of the Planning Commission his concerns about the driveway that is going to be going in on Main Street for this development. He provided a lot of research about this intersection and in conclusion, he feels like this will become a dangerous intersection with the addition of the townhomes. He suggested to the Planning Commission to make the driveway of the development come out off of East Broad Street which he knows will not likely happen. He also suggests having at least no left turns out of the development during morning and afternoon rush hour.

Jan McCarty from 13 East Broad wanted to know how close the driveway to this development is to the rear of the properties of East Broad Street. Chad Camburn the borough engineer stated it will be about eight or nine feet from her property line but there will be a privacy fence between the properties.

Bonnie Hasmann from 5 East Broad wanted to express that her biggest concern is the same as Mr. Lewis as this driveway is going to make it a dangerous intersection.

Fred Hausmann from 5 East Broad also wanted to express his concerns about the traffic study and how he does not feel that it is correct.

Dough Renner from 25 North Main Street also expressed his concerns for the traffic at that intersection.

Chad Camburn asked how the Planning Commission members felt about the waivers being requested. Larry Burns stated that he thinks that we should wait for the other members of the Planning Commission to be at the meeting instead of voting with just three of us. Larry Bruns requested that this be a topic for the December Planning Commission Meeting and stated that he not going to recommend moving forward tonight. Larry Stevens agreed that it would be nice to have the other members in attendance for the vote.

Chad Camburn reviewed the two waivers that are being requested, the first is section 22-414.B(2) that parking areas shall not be located closer than 20 feet from any tract boundary line. The second is a waiver to allow a six-foot high privacy fence along the property rather than the required five shade trees.

Kenneth Farrall stated that he would like the plans to reflect the easement with the post office that goes to the homeowners associations. He also would like to see if the traffic engineer to show the old and new numbers in the table for the traffic counts to show that you were being more conservative using the numbers from 2022 and ask him to address prohibiting left-hand turns during rush hour times. Chad Camburn requested to have their traffic engineer at the next Planning Commission meeting.

4. Old Business:

A. Bennetts Court Update

Manager Snyder reported that the first escrow will be released in November.

B. Diddens Greenhouses Update

Manager Snyder stated that there is no update since the last Planning Commission Meeting update.

C. 43 Roosevelt Avenue Update

Manager Snyder stated that there is no update since the last Planning Commission Meeting update.

5. New Business:

6. Action Items:

- A. Motion to Consider Granting Preliminary / Final Approval for Hatfield Walk, 23 N. Main Street, Development

This motion was tabled until the December 16, 2024 Planning Commission meeting when more members of the Planning Commission will be able to state their opinions on the project.

7. Next Meeting Monday, December 16, 2024, 6:00PM

8. Motion to Adjourn

Motion: A motion was made by Larry Burns to adjourn the November 18, 2024 Planning Commission Meeting. The Motion was seconded by Larry Stevens and unanimously approved with a vote of 3-0.

Respectfully Submitted,
Kathryn Vlahos
Assistant Manager