

PLANNING COMMISSION

September 23, 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
- (X) John Kroesser -left at 6:40PM
- (X) Michelle Kroesser -left at 6:50PM

The record shows that five members of the Planning Commission were present along with Borough Manager Jaime E. Snyder, Chad Camburn; Borough Engineer and Public Information Coordinator; Lindsay Hellmann.

1. APPROVAL OF THE AGENDA:

Motion to Approve the September 23, 2024 Planning Commission Meeting Agenda

Motion: A motion was made by Larry Burns to Approve the the September 23, 2024 Planning Commission Meeting Agenda. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the March 25, 2024 Planning Commission Meeting with the corrections noted by Larry Burns.

Motion: A motion was made by Larry Burns to Approve the March 25, 2024 Meeting Minutes. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 5-0.

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

Ben Goldthorp from Pennington Property Group introduced himself to the Planning Commission and stated that he was present tonight to discuss the plan for Hatfield Walk at the location of 23 North Main Street. This plan did receive relief from the Zoning Hearing Board and part of the requirements was for this project to conform to the R-4 Zoning standards which is shown today with 8 townhomes. This project is about an acre of disturbance, the access is along North Main Street. There will be a Homeowners Association that will maintain the property. Mr. Goldthorp stated that they did receive the review letters from the Borough Engineer and Borough Traffic Consultant, most comments from the professional consultant reviews they will comply with. Ken Farrall asked about the open space that was discussed during the Zoning Hearing and if that was

still part of the plan for Hatfield Walk. Mr. Goldthorp replied that this is something that he is willing to discuss the details of the open space with Council. A discussion ensued about the name of the development and Mr. Goldthorp stated that he is willing to change the name.

Douglass Renner from 25 North Main wanted to express his concerns about the traffic due to this development.

After some discussion about the proposed plan for Hatfield Walk at 23 North Main, the Planning Commission stated that they will table this plan until they present new plans and ideas for the open space and are looking to be on the agenda for the October Planning Commission Meeting and the November Borough Council Meeting.

Motion: A motion was made by Larry Burns to table Hatfield Walk until the October 28, 2024 Planning Commission Meeting. The motion was seconded by Larry Stevens and unanimously approved with a vote of 3-0.

4. Old Business:

A. Bennetts Court Update

Manager Snyder reported that the construction is coming to completion and the contractor is working on punch list items. They should be submitting some escrow releases to Borough Council soon.

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 reported that they are currently working on the developer's agreement and posting financial security.

5. New Business:

A. ZHB Meeting for 350 W. Broad Street, Schiano Properties LLC, is scheduled for Thursday, September 26, 2024 at 7:00PM in Council Chambers

Ken Farrall explained that Vinny's is putting in a storage area and they have to go for zoning relief since the square footage of the area is over 5% of the total building. The addition is for 536 square foot storage area. Borough Council has authorized Manager Snyder to write a letter addressing the crosswalk issue. The Zoning Hearing Board reached out to Vinny's asking why they never completed the crosswalk which was part of their original Zoning Hearing Board order and the reason that they didn't complete it is because it is a Hatfield Borough project which grant funds were received for it.

Motion:

A motion was made by Ken Farrall to make a recommendation to approve the Zoning Hering Board application for Vinnys Pizza at 350 W Broad Street. The motion was seconded by Larry Stevens and unanimously approved with a vote of 3-0.

6. Action Items:

7. Next Meeting Monday, October 28, 2024, 6:00PM

8. Motion to Adjourn

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

Respectfully Submitted,
Kathryn Vlahos
Assistant Manager