

**Borough of West Reading – Public Hearing  
Tuesday, July 16, 2019 – 6:30 p.m.**

**Zoning Ordinance Amendment Hearing**

A public hearing was held at Borough Hall on Tuesday, July 16, 2019 for revisions to various zoning ordinance definitions, lot coverage's, use revisions, and map amendments. Present were Council President Nicholas Imbesi; Council Vice President Philip Wert; Council Members Christopher Lincoln, Suzanne Thompson, Patrick Kaag; Engineer Tom Unger; Borough Solicitor Charles Haws; Mayor Andrew Kearney; Borough Manager Cathy Hoffman; Borough Secretary Cynthia Madeira.

<b>VISITORS:</b>	Bruce Albrecht	Property & Business Owner
	Abdellah Aitelmajouh	Resident
	Barry & Jo Ann Schmura	Property Owner
	Fred Levering	Property Owner
	Valentin Rodriguez, Jr.	Resident
	Oswald Herbert	Resident
	James Rogers	Resident
	Kristal Hummel	Resident

Council President Nicholas Imbesi called the meeting to order at 6:31 p.m.

Borough Solicitor Charles Haws announced the purpose of the hearing to consider amendments to the zoning ordinance definitions, lot coverage's, use revisions within the Light Industrial District and zoning map changes within various districts. Mr. Haws introduced the following Exhibits:

- Exhibit 1    Public Hearing Notice advertised in the Reading Eagle on June 20, 2019 and July 2, 2019, including proof of publication.
- Exhibit 2    Affidavit of posting prepared by the Zoning Officer, Steve Moyer.
- Exhibit 3    Photos of the locations of posting, including a map illustrating the postings at the beginning, middle and end of the affected blocks.
- Exhibit 4    Affidavit of mailing notices to affected property owners and adjacent property owners with a list of addresses.
- Exhibit 5    Proposed zoning ordinance amendment.

Philip Wert provided an overview of the proposed ordinance revisions, which included lot coverage's, definition changes and the main revision of district boundaries. The following district boundary revisions were noted:

- The Villas at Narrow development is currently zoned Residential Professional (RP), which would allow residential and business uses within this primarily residential area. The amendment proposes to revise this area to a medium density residential district (R2).
- The 300 block of Tulpehocken Avenue, adjacent to Esterly Concrete, is currently zoned RP. The upper half of this block is proposed to be Light Industrial (LI), while the lower half of the block is proposed to be R2.
- The upper western half of the 100 block of Tulpehocken Avenue is currently zoned RP where the homes are not conducive to business use, and is proposed to be R2. The lower western half of this block would remain RP.
- The two properties adjacent to the traffic circle, currently Morris Pace Assisted Living and a vacant office building across from Morris Pace are currently zoned residential and proposed to be Institutional (I).

Mr. Wert stated that all of these changes are proposed to clean up district lines.

**PUBLIC COMMENT:**

Valentin Rodriguez, Jr. expressed his agreement to rezone the Villas at Narrow since this area is primarily residential. Mr. Rodriguez suggested consideration be given to rezoning the current Olive Street property that abuts Reading Avenue from (I) to (LI) to minimize the number of (I) properties, which are normally removed from the tax roll. Mr. Wert stated the Planning Commission considered this revision, however there were concerns since this property is located adjacent to a residential area. Mr. Rodriguez also expressed concern as to a strain on parking within this vicinity, but noted that residents could request permit parking should this become an issue.

James Rogers inquired as to the previously discussed limitations to designate permit parking areas. Mr. Wert reported a conversation he had with a representative from PennDOT who stated that there are no guidelines for privately owned roadways. Christopher Lincoln stated that the Traffic and Infrastructure Committee plans to review this topic in the near future.

Fred Levering stated that his family owned property located at the end of the 300 block of Tulpehocken Avenue that is currently occupied by his brother's business on the first floor and apartments above, has been giving consideration to an additional structure on this parcel that would include first floor garages and second floor residential units and questioned if rezoning of this parcel to LI would affect this endeavor. Mr. Wert noted an allowance within the ordinance that would consider a one-time expansion of 25% for preexisting, nonconforming uses. Mr. Haws stated that details would need to be provided to the zoning officer for a final determination.

Bruce Albrecht suggested a revision to the current District Justice office zoning designation that is located in a residential area. Mr. Wert stated that this would be considered a spot revision and is frowned upon in the Pennsylvania Municipalities Planning Code. Mr. Albrecht also inquired as to the proposed revisions to allowed uses within the LI district. Tom Unger stated that only the uses permitted by right would change to allow small warehouse and contractor use.

Abdellah Aitelmajouh mentioned the difficulties he experiences with handicapped parking within the 100 block of Tulpehocken Avenue and requested reservation of a handicapped parking space. Mr. Lincoln stated the handicapped parking spaces are for public use and may not be reserved, and reported that the Traffic and Infrastructure Committee is currently working on a revised handicapped parking policy and hopes to have these adjustments prepared for Council within the next few months.

Kristal Hummel expressed concern regarding parking within the 200 block of Tulpehocken Avenue and an increased volume of vehicles once the new townhomes are built. Ms. Hummel requested permit parking and possibly the ability to limit the number of cars allowed per household. Nicholas Imbesi stated a permit parking program could provide incentives to limit the number of on-street parked vehicles per household.

Oswald Herbert noted that as a member of the Planning Commission the extensive discussions regarding rezoning and recommended limiting the number of Institutional parcels within the Borough.

Mr. Imbesi noted the advertised public hearing notice that allowed action to be taken on the proposed Ordinance 1113 Zoning Amendment.

Motion to approve Ordinance 1113 Zoning Ordinance Amendment. **Moved** by Mr. Wert and seconded by Mr. Lincoln. **Motion carried 5-0.**

The hearing was adjourned at 7:05 p.m.

Respectfully submitted,

Cynthia Madeira  
Borough Secretary