

BOROUGH OF WEST READING PLANNING COMMISSION

WEDNESDAY, FEBRUARY 7, 2018

The West Reading Planning Commission met for their regular meeting on Wednesday, February 7, 2018 at Borough Hall with the following persons present: Chair Philip Wert, Vice Chair Christopher Lincoln, Oswald Herbert, Nicholas Imbesi, Christin Kelley, Jennifer Bressler, Borough Manager Cathy Hoffman. Commission member Terry Siggins was unable to attend.

Visitors: Kevin Kozo, Turnberry Construction Group

Mr. Wert called the meeting to order at 7:03 p.m.

There was no public comment.

Approval of the Minutes

Motion to approve the January 3, 2018 minutes. **Moved** by Mr. Imbesi and seconded by Mr. Herbert.
Motion carried 6-0.

New Business

- a. Mobilite DAS discussion/presentation (6th and Penn) – Mobilite has submitted a written request to have the matter tabled indefinitely and the Conditional Use Hearing scheduled for February 20th, continued.
- b. Kevin Kozo presentation regarding 428 Penn Avenue - Mr. Kozo provided a drawing showing his three properties at 426, 428 and 430 Penn Avenue that are on one deed. 428 Penn is currently being used for parking and a driveway which is used by many vehicles as a cut-through to/from Cherry Street. He intends to construct a two or three story building that would be used for retail (first level) and residential (second and possibly third levels). The following was also noted:
 - Setback relief would have to be obtained from the Zoning Hearing Board;
 - The building would not have a basement;
 - The catch basin at the front of the property would be moved further back and a pipe extended under the building. (It was noted that this may require approval from PennDOT);
 - Parking at the rear would be maintained. (It was noted that 1.5 parking spaces would be required per unit);
 - If approved, construction will probably not begin until 2019.

When asked by Mr. Kozo if the Planning Commission would be submitting formal approval for this project, Mr. Wert indicated that although the Planning Commission has no influence with the Zoning Hearing Board, a letter could be submitted indicating their endorsement for the project.

Mr. Kozo also spoke about short-term plans to prevent the cut-through of traffic by installing bollards across the driveway. This will also allow an outdoor seating area for “The Farmhouse Kitchen” which is located at 426 Penn. Mr. Kozo is currently working with the Codes Department to acquire the necessary permits for this outdoor seating.

Old Business

- a. **Joint Comprehensive Plan Update** – It was noted that the January meeting was not held.
- b. **Zoning Changes:**
 - i. **Review proposed SDE language and map** – The proposed changes to the Zoning Ordinance have been compiled and sent to the Commission for review in advance of this meeting. Two additional items were: a more complete definition for ‘impervious’; and solicitor recommended language for the Medical Marijuana section. As there were no other questions or concerns, it was the consensus of the Commission to have all of the proposed changes sent to the solicitor with a request to have the review completed by the March 7th Planning Commission meeting.
- c. **Codes Review** – Tabled until next month.
- d. **Grant Application Letter** – A DEP Small Water/Sewer Grant application is currently being written for the proposed water line replacement on Pine Street. This project was proposed for 2018 however it was cut from the budget due to the cost of the project. A letter indicating the approval of the Planning Commission is required to be sent with the application. Motion to authorize the Borough Manager to submit a letter of support from the Planning Commission to DEP for the Pine Street Water Project grant application. **Moved by Mr. Lincoln and seconded by Mr. Imbesi. Motion carried 6-0.**

Adjournment

Motion to adjourn the meeting at 8:27 p.m. **Moved** by Mr. Imbesi and seconded by Mr. Lincoln. **Motion carried 6-0.**

Respectfully submitted,
Cathy Hoffman
Borough Manager