

**BOROUGH OF WEST READING  
PLANNING COMMISSION**

**WEDNESDAY, OCTOBER 2, 2019**

The West Reading Planning Commission met for their regular meeting on Wednesday, October 2, 2019 at Borough Hall with the following persons present: Chair Philip Wert; Vice Chair Christopher Lincoln; Terry Siggins, Jennifer Bressler, Oswald Herbert, Joseph Scoboria, Christin Kelley, Tracy Fiedler; Borough Manager Nicholas Imbesi; Code Department Manager Cathy Hoffman.

**Visitors:** None

Mr. Wert called the meeting to order at 6:05 p.m.

There was no public comment.

**Approval of Minutes**

Motion to approve the September 4, 2019 minutes. **Moved** by Mr. Lincoln and seconded by Mr. Scoboria.

**Motion carried 8-0.**

**New Business**

- a. **Review Rental Ordinance Fee Schedule changes** – Mrs. Madeira's breakdown of actual costs for rental inspections and registration (administration) was reviewed as provided and Mr. Imbesi explained the various breakdowns. After much deliberation, it was decided to table the discussion until Mrs. Madeira's return.
- b. **Review UCC Ordinance revision changes** – The Commission reviewed the proposed ordinance that would update the 2015 International Code Council codes. It was not immediately clear which of the listed Codes have already been adopted, such as the International Fuel Gas Code and the International Energy Conservation Code. It was decided therefore to table this to the next meeting. It was noted however that §188-17 K., which delineates certain repairs and alterations that will be exempt from compliance with the UCC, was a much-welcomed change that will allow residents to replace items without having to obtain a permit. Some examples are: replacement of existing roof materials and replacement of existing windows, doors, garage doors etc. in the same opening if the dimensions of the original openings are not enlarged. This will be discussed further at the November meeting.
- c. **Review Noise Ordinance changes** – Due to noise complaints from residents regarding dumpsters being emptied early in the morning, it was suggested that various aspects of the 'Noise' ordinance be reviewed. §284-4 E (Prohibited acts) lists the loading and unloading of boxes, crates, garbage cans etc. prohibited between 10:00 p.m. and 7:00 a.m. After some discussion it was determined that these noises should be prohibited before 6:00 a.m. however an exemption be given for municipal or utility services in the public right-of-way. The word 'dumpsters' will be added to the section.

**Motion** made by Mr. Lincoln and seconded by Ms. Kelley to recommend to Council that changes be made to the noise ordinance by adding the word 'dumpster' to §284-4 E, and changing the time from 7:00 a.m. to 6:00 a.m. **Motion carried 8-0.**

- d. **Folino rental property discussion** – The eight townhomes at 201 – 215 S. 2<sup>nd</sup> Avenue, originally constructed in 1988, were recently transferred however all eight units exist on one parcel of land which is highly unusual. Documents found for the property indicate that the individual units were to be subdivided after construction, however this did not happen. It was also noted that the property, although assessed at \$526,000, was sold for \$300,000. It was requested that staff follow up with the solicitor and engineer in an attempt to determine how to rectify the situation and prevent this from happening again. Mr. Imbesi will also check with the County regarding the property transfer.

- e. **Rental Ordinance discussion** – The rental ordinance review continued with section 355-13 and 355-14 regarding disruptive conduct and appeals. This section deals with reports that can be made against occupants of a rental unit for conduct determined by police or codes officials to be disruptive which may culminate with eviction. Some minor capitalization and formatting notations were noted throughout the section, along with some significant discussion in § D regarding the maintaining of a list of all occupants and tenants evicted as a result of their disruptive conduct. No decisions were made regarding possible revisions to this section. More discussion will also be necessary for the appeal process. It was suggested that staff contact the municipality that enacted this language in order to determine if the actions delineated in the section are effective in the removal of disruptive occupants. This will also require a review by the solicitor.

Section 355-17 was noted as being a restatement of the information in the previous sections and will therefore be removed. Minor changes regarding language were noted in 355-18 which deals with violations and penalties.

### **Adjournment**

Motion to adjourn the meeting at 7:54 p.m. by Mr. Lincoln and seconded by Ms. Bressler. **Motion carried 7-0.**

\*Ms. Kelley left the meeting at 7:16 p.m.

Respectfully submitted,  
Cathy Hoffman  
Assistant Secretary