

**BOROUGH OF WEST READING
PLANNING COMMISSION**

WEDNESDAY, FEBRUARY 5, 2020

The West Reading Planning Commission met for their regular meeting on Wednesday, February 5, 2020 at Borough Hall with the following persons present: Chair Philip Wert; Vice Chair Christopher Lincoln; Jennifer Bressler, Terry Siggins, Christin Kelley, Daniel Horman; Engineer Tom Unger; Borough Manager Nicholas Imbesi; Code Department Manager Cathy Hoffman and Borough Secretary Cynthia Madeira. Tracy Fiedler, Maria Napoli and Joseph Scoboria were unable to attend.

Visitors: Kevin Kozo, Property Owner
John Hoffert, Surveyor

Mr. Wert called the meeting to order at 6:04 p.m.

There was no public comment.

Approval of Minutes

Motion to approve the January 8, 2020 minutes. **Moved** by Mr. Lincoln and seconded by Mr. Siggins. **Motion carried 6-0.**

New Business

- a. **428 Penn Avenue Redevelopment Project** – Mr. Wert noted receipt of Systems Design Engineering's Preliminary/Final Plan Review #2, dated February 5, 2020. Mr. Unger provided an overview of their review and findings:
- The background of the project remains unchanged.
 - Zoning variances were granted with regards to side yard setbacks. The maximum allowed lot coverage of 75% was discussed. Mr. Hoffert proposed that in lieu of removing an existing 75 square feet area of macadam from the rear of the parking lot in order to meet the required maximum 75% of lot coverage, that an equivalent number of planter boxes be placed on the lot to capture stormwater. A restrictive note could be added to the plan to carry forward with the property. The Commissioners and Engineer agreed that 75 square feet would not cause a hardship.
 - An adequate lighting plan for the off-street parking facilities was provided.
 - The submitted right-of-way easement states that the parking proposed at the rear of 428 Penn Avenue would be shared with the businesses at 426 and 430 Penn Avenue.
 - The sidewalk café requirements must be met on an ongoing basis.
 - Plans were reviewed and accepted by the Shade Tree Commission with regards to street tree requirements.
 - The applicant has requested a waiver from the traffic impact study requirement, stating the proposed use would not generate more than 300 trips per day.
 - The applicant has requested a waiver from the environmental impact statement since the proposed restaurant and apartment uses are keeping with similar uses along Penn Avenue.
 - PennDOT Highway Occupancy Permits (HOP) were received for the curbing, sewer and water connections, however a HOP is needed for stormwater. Mr. Hoffert stated that PennDOT has requested additional information; a resubmission should take place later this week and is hoping for a quick response.
 - A cross access right-of-way easement has been provided.
 - Due to limited earth disturbance, the plan does not require review and approval by the Conservation District for erosion and sediment control.
 - The applicant has requested a waiver/exemption from groundwater recharge for the minimal 75 square feet of increased impervious surface.

- Best management practices to store and treat stormwater runoff could easily be met by diversions to sumped inlets or pipe hoods. Mr. Hoffert stated that planter boxes could offset this and a waiver has been requested.
- A copy of the PennDOT HOP for the proposed storm sewer reconstruction must be submitted to the Borough prior to final plan approval.
- A financial guarantee is required for the proposed stormwater management controls prior to final plan approval.
- A note was added to the plan to address rights granted to the Borough for access to the site to inspect the stormwater management system.
- The steps and main storm sewer between the buildings are shown in a different location on the architectural plans. Also, the concrete patio and drainage improvements are not shown. Mr. Hoffert stated that the architectural plans would be revised to match the final plan. Also, the stormwater runoff would be captured in the two catch basins and roof drainage would be tied into the piping. Revised plans have recently been submitted to the Engineer, which have not yet been reviewed.
- Sidewalk replacement is not shown on the plan. Mr. Hoffert stated that any damaged panels would be replaced.

Mr. Hoffert requested an action on the waiver requests and stated that the planter strip could potentially remain, eliminating the requirement for planter boxes.

Motion to award the waiver requests for a traffic impact study, environmental impact statement and stormwater quality control for the increased 75 square feet of impervious surface. **Moved** by Ms. Kelley and seconded by Mr. Lincoln. **Motion carried 6-0.**

Mr. Hoffert also requested final plan approval subject to satisfying the outstanding items listed on the February 5, 2020 Systems Design Engineering review letter and revised plan submittal.

Motion to recommend conditional final plan approval subject to conditions being met as noted in the Systems Design Engineering review letter dated, February 5, 2020 and receipt of the PennDOT Highway Occupancy Permit for storm sewer. **Moved** by Mrs. Bressler and seconded by Mr. Siggins. **Motion carried 6-0.**

Ms. Kelley, Mr. Kozo and Mr. Hoffert departed the meeting at 6:47 p.m.

Old Business

- a. **Proposed Verizon Wireless Communication Facilities** – Mr. Imbesi reported that a meeting has been scheduled with a Verizon representative to discuss the proposed 5G towers throughout the Borough that will lay the groundwork to allow drone type deliveries and eventually the use of autonomous cars. The information gathered will be shared with Commission Members next month.
- b. **300 S. Seventh Avenue Wireless Communication Facility** – An offer to comment has been received from Acer Associates, LLC regarding the proposed project's potential effects on historic properties as part of the Section 106 process.
- c. **Rental Ordinance Amendment** – Mr. Wert shared the solicitor's recommendation to refrain from amending the rental ordinance at this time due to the recent Pottstown court case questioning the handling of rental inspections. The amendment would be revisited once the case has been finalized.

Adjournment

The meeting adjourned at 7:02 p.m.

Respectfully submitted,

Cynthia Madeira
Borough Secretary