

Wilson Borough Planning Commission Minutes

Tuesday, October 1, 2024

The Meeting was called to order by Chairperson Leonard Feinberg at 7:00 pm in Wilson Borough Council Chambers.

MEMBERS PRESENT: Leonard Feinberg, Frederick Boettinger, Lou Starniri, Susan Allen and Jeffrey Bracken via phone.

MEMBERS ABSENT: Winne Howie and Robert Milositz

ALSO PRESENT: Monica Wall –Planning Officer and Stephanie Jones – Planning Secretary

APPROVAL OF MINUTES: Motion by Mr. Boettinger to approve the minutes from the August 6, 2024, meeting. Second by Mr. Starniri. Motion passed unanimously.

COMMUNICATIONS:

NONE

PRESENTATIONS:

Representatives of Ferry Property c/o Tryk Partners located at 2140 Ferry St, presented Preliminary/Final Land Development for proposed parking lot improvements and converting the existing building into storage and office spaces.

Two waiver requests were submitted as follows:

1. Section 153.13D(2)(a) - A waiver requesting preliminary and final plan approval simultaneously. Motion by Mr. Starniri to recommend granting this waiver. Second by Mr. Bracken. Motion passed unanimously.
2. Section 153-32B – A waiver requested to allow 5 foot radii on driveway entrances where 30 feet is required. Motion by Mr. Bracken to recommend granting this waiver. Second by Mr. Starniri. Motion passed unanimously.

A motion by Mr. Boettinger to recommend for Borough Council to take favorable action and grant Preliminary/Final plan approval for land development. Second by Mr. Bracken. Motion passed unanimously.

Attorney Santanasto representing Aderson Zuleta Medina has submitted a Zoning Appeal for a Special Exception and several variances for building an addition which will convert an existing 2-family dwelling into a multi-family dwelling located at 132 S 17th Street.

A Special Exception and thirteen variances were submitted as follows:

1. Special Exception per section 170-92.D(1) to convert the use from 2-family dwelling to multi-family dwelling.
2. A variance from Section 170-52.C(1) to permit a front yard setback of 11.54 feet which is less than the minimum required 20'
3. A variance from Section 170-52.C(3) to permit a side yard setback of 1.58 feet which is less than the minimum required 10'
4. A variance from Section 170-83.B(3)(b), to permit a lot area of 6,900 sf which is less than the required minimum lot area of 20,000 sf
5. A variance from Section 170-83.B(3)(c), to allow a density of 37 units per not acre which exceeds the maximum permitted density of 14 units per acre
6. A variance from Section 170-83.B(3)(c), to allow a building height of 3.5 stores which exceeds the maximum building height of 2.5 stories.
7. A variance from Section 170-84.I(3), to not provide the required screening of the trash receptacles for this multifamily use.
8. A variance from Section 170-87B(1) to not provide the required screening between the trash receptacles and the abutting residential property.
9. A variance from Section 170-92.A to allow a 78% enlargement of an existing nonconforming structure which exceeds the maximum permitted enlargement of 40%.
10. A variance from Section 170-95.A Table 2 to allow 5 parking spaces instead of the minimum required 15 spaces
11. A variance from Section 170-95.A to allow parking spaces with a size of 9'x18' instead of the required 10'x'18'
12. A variance from Section 170-95.C(2)(d) to not provide the required parking screening from adjoining properties.
13. A variance from Section 170-95.C(4) to not provide the required lighting for the parking spaces
14. A variance from Section 170-11.I(4) to not provide information ensuring the roof runoff will not adversely impact abutting properties.

A motion made by Lou Starniri recommended not granting variances 2,3,4,5,6,9, 10, 11 and the special exception. Seconded by Mr. Boettinger. Motion passed unanimously.

DEFERRED BUSINESS:

NONE

NEW BUSINESS:

NONE

ADJOURNMENT: On a motion by Mr. Starniri, second by Mr. Boettinger this meeting of the Wilson Borough Planning Commission was adjourned at 7:29 pm.

**Stephanie Jones
Clerk/Treasurer
Wilson Borough**