

Wilson Borough Planning Commission Minutes

Tuesday, November 5, 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, and Susan Allen.

MEMBERS ABSENT: Winne Howie, Robert Milositz and Jeffrey Bracken

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

APPROVAL OF MINUTES: Motion by Mr. Boettinger to approve the minutes from the October 1, 2024, meeting. Second by Mr. Starniri. Motion passed unanimously.

COMMUNICATIONS:

NONE

PRESENTATIONS:

Wilson Borough submitted a minor subdivision plan for proposed division of the Wilson Borough Bike Path property known as Parcel L9 41 1A 0837E into two lots, shown on the plan as B-1 and B-2. No improvements are proposed as part of this application.

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. Boettinger. Motion passed unanimously.
2. Section 153-49.B(7) A waiver requested to not require contours at vertical intervals not more than five feet. Motion by Mr. Starniri to recommend granting this waiver. Second by Mr. Boettinger. Motion passed unanimously.

A motion by Mr. Starniri to recommend for Borough Council to take favorable action and grant Preliminary/Final plan approval for subdivision with the following conditions:

1. A metes and bounds description of residual parcel B-2 is to be prepared and submitted for review within 90 days of Borough Council approval.
2. A copy of the Resolution prepared by Attorney Diamond for the GPA (General Purpose Authority) shall be submitted to the Borough Solicitor for review.
3. All Easement comments shall be addressed as per paragraph 12 of the Borough Engineers review letter dated October 31, 2024
4. Termination of the existing leases between the Borough and Adams Outdoor advertising and the timing of the termination should be consistent with the onset of improvements of the lot.
5. Acknowledging the Borough receives \$200 per month from the two leases with Adams Outdoor. Skyline Investment offered to reimburse

the Borough an amount equal to three years of lost revenue totaling \$2400 per year for a period of three years for a total of \$7200 payable upon termination of the leases.

6. Compliance with all comments in the Borough Engineer review letter dated October 31, 2024.

Second by Mr. Boettinger. Motion passed unanimously.

Skyline Investment Group Easton LLC, who has submitted a lot consolidation plan for proposed consolidation of Parcels L9 39 1C-1 0837E, L9 40 1A 0837, and the newly created Parcel B-1. No improvements are proposed as part of this application.

Three 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. Boettinger. Motion passed unanimously.
2. Section 153-29.E to allow a double frontage lot. Motion by Mr. Starniri to recommend granting this waiver. Second by Mr. Boettinger. Motion passed unanimously.
3. Section 153-49.B(7) A waiver requested to not require contours at vertical intervals not more than five feet. Motion by Mr. Starniri to recommend granting this waiver. Second by Mr. Boettinger. Motion passed unanimously.

A request for a waiver from showing easements on the plan was rescinded.

A motion by Mr. Starniri to recommend for Borough Council to take favorable action and grant Preliminary/Final plan approval for the lot consolidation with the following conditions:

4. An easement agreement must be executed for the new easement along the bike path.
5. Compliance with all comments in the Borough Engineer review letter dated October 31, 2024.

Second by Mr. Boettinger. Motion passed unanimously.

Attorney Eric Schoch representing 1991 Northampton Street, LLC submitted a Zoning Ordinance amendment, Zoning Map Amendment and a petition to vacate a portion of N. 20th St and an unopened portion of Liberty Street. A motion to table these items until the December 2024 meeting and give Borough Council time to review the petition to vacate was made by Mr. Starniri. Seconded by Mr. Boettinger. Motion passes unanimously.

DEFERRED BUSINESS:

NONE

NEW BUSINESS:

NONE

ADJOURNMENT: On a motion by Ms. Allen second by Mr. Starniri this meeting of the Wilson Borough Planning Commission was adjourned at 8:54 pm.

**Stephanie Jones
Clerk/Treasurer
Wilson Borough**