

# Wilson Borough Planning Commission Minutes

## Tuesday, December 3, 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, Winnie Howey and Susan Allen.

**MEMBERS ABSENT:** 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 November 5, 2024, meeting. Second by Mr. Starniri. Motion passed unanimously.

### **COMMUNICATIONS:**

NONE

### **PRESENTATIONS:**

Attorney Eric Schoch representing 1991 Northampton Street, LLC and Brian Drescher of Safavieh submitted a Zoning Ordinance amendment, Zoning Map Amendment and a petition to vacate a portion of N. 20<sup>th</sup> St and an unopened portion of Liberty Street.

A motion made by Mr. Boettinger for a favorable recommendation to Borough Council to take action to vacate 20<sup>th</sup> street and to accept the applicant's representations to modify the plan itself and complete the appropriate improvements on 19<sup>th</sup> Street and relocating Liberty Street at the applicant cost. Seconded by Mr. Starniri. Amendments to the motion:

1. A condition of the recommendation that the applicant keep 20<sup>th</sup> Street open to public traffic until land development commences.
2. 19<sup>th</sup> Street will be improved as represented at the applicant's suggestion and expense.
3. Applicants will relocate Liberty Street for public use.
4. Applicant as presented will improve approximately 400 feet of 19<sup>th</sup> Street along property owned by the Applicant

Motion passed unanimously.

A motion made by Mr. Starniri for a favorable recommendation to Borough Council for a zoning map amendment to rezone parcels along N 20<sup>th</sup> St. within the R-1 Low Density Residential District to the I-1 General Industrial District. Seconded by Mr. Boettinger. Motion passed unanimously.

A motion made by Mr. Starniri for a favorable recommendation to Borough Council for a zoning ordinance text amendment to increase the allowed building height in the I-1 General Industrial District from 40 feet to 44 feet, exclude parapets, mechanical equipment and solar panels for height limitations in all districts. Seconded by Mr. Starniri. Motion passed 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**