

# **Wilson Borough Planning Commission Minutes**

## **Tuesday, March 4, 2025**

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, Jeffrey Bracken and Bob Milositz.

**MEMBERS ABSENT:** Winnie Howey, Lou Starniri and Susan Allen

**ALSO PRESENT:** Stephanie Jones – Planning Secretary

**APPROVAL OF MINUTES:** Motion by Mr. Boettinger to approve the minutes from the February 4, 2025, meeting with changes. Second by Mr. Bracken. Motion passed unanimously.

### **COMMUNICATIONS:**

NONE

### **PRESENTATIONS:**

- A. Rakesh Anandani submitted a preliminary land development plan at 1700 Butler Street for a car dealership and twelve apartments. A Special Exception is required for mixed-use development, auto sales and residential. A variance is required for building height, and to place apartments on the first floor with the auto dealership. A motion to make a favorable recommendation to the Zoning Hearing Board for the variances and the special exceptions was made by Mr. Bracken. Seconded by Mr. Milositz. Motion passed unanimously.
- B. Ravi Developers LLC submitted a preliminary/final land development plan for a proposed single-story commercial/retail/office building at 2201 Northampton St. A motion to make a favorable recommendation to Borough Council, in regard to granting the requested waivers and preliminary final plan approval, contingent upon compliance with the Engineers review letter was made by Mr. Bracken. Seconded by Mr. Milositz. Motion passed unanimously.
- C. 1991 Northampton Street LLC submitted a zoning ordinance text amendment application to increase the allowed building height in the I-1 General Industrial District from 40 feet to 44 feet and to restrict industrial building height abutting residential; and to allow parapets, mechanical equipment and solar panels to exceed building limitations by 6 feet in all districts. A zoning map amendment application to rezone certain parcels along N. 20<sup>th</sup> street within the R-1 Low Density Residential District to the I-1 General Industrial District. A petition to vacate a portion of N. 20<sup>th</sup> Street, to vacate and relocate an unopened portion of Liberty Street.  
No action by the Planning Commission was taken at this time.

### **DEFERRED BUSINESS:**

NONE

**NEW BUSINESS:**

NONE

**ADJOURNMENT:** On a motion by Mr. Feinberg, seconded by Mr., Bracken this meeting of the Wilson Borough Planning Commission was adjourned at 8:00 pm.

**Stephanie Jones  
Clerk/Treasurer  
Wilson Borough**