

North Wales Borough Planning Commission Meeting
Wednesday July 1, 2015
Meeting Minutes

Commission Members Present:

Gregory J. D'Angelo, Sal Amato, Peter Myers, Mark Tarlecki
Daniel DeMeno – Borough Manager

Commission Member Absent:

Alex Jacques

The meeting was called to order by Pete Myers at 7:05 pm.

Old Business:

The minutes from the June 2015 Planning Commission (PC) meeting were approved.

New Business:

1. Plans for 432 Shearer Street were presented by the applicant, Mr. Caracausa for a 2-lot subdivision. Concerns regarding this project were noted by several residents including:
 - a. Drainage - Existing downstream drainage issues (ponding and flooding) along North Wales Road and West Street were discussed. Chairman Myers explained to the residents that as part of the engineering review process, the applicant would need to sufficiently show that the proposed development would not aggravate or contribute to downstream drainage problems. The downstream drainage issues were noted by the Borough Manager who would discuss them with the Borough Engineer since there is a future paving project for this area of North Wales Road, and that perhaps the drainage issues could be addressed as part of the paving project.
 - b. Sidewalk – Residents said that there is sidewalk in the area of the project, even if not immediately adjacent to it, and that they would want to see the applicant include it in this project, and not try to get a waiver for it. The applicant stated he would certainly consider this request as part of the final design.
 - c. Density – Residents felt like two homes on the lot would “feel too dense” for this area. The PC explained that the applicant had prepared a “by-right” plan which was in compliance with the zoning ordinance and that the PC has no authority to recommend a lower density (one-lot) development.
 - d. In conclusion, the Borough Manager agreed to communicate these issues / concerns to the Borough Engineer for her consideration during her subsequent review. The PC did not vote on the project since this was this first engineering review of the project.
 - e. Post Meeting Note – The Borough received a letter from one of the residents restating / summarizing the concerns noted above.
2. McKeevers Parcel - Plans were presented to the PC for input regarding a residential development on the existing McKeevers Parcel. After listening to the presentation, the PC was not in a position to make a recommendation for approval of the variances requested for the subject property, namely: density, use and number of stories. While the members of the PC felt that the residential project itself was a good one, there was concern regarding a risk to the Borough by setting the precedent of approving variances when there is no clear hardship involved.
3. It was agreed that there will be no PC meeting for August.

There being no further business; Chairman Myers adjourned the meeting at 8:15 pm.