

**North Wales Borough Planning Commission Meeting  
February 7, 2018 Meeting Minutes**

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Commission members present were Gregory J. D'Angelo, Lillian Rudolph Higgins, Linda McAdoo, Peter Myers, and Mark Tarlecki. Borough Manager Christine Hart, Assistant Borough Manager/Zoning Officer Alan Guzzardo, and Margaret Dobbs Donnelly, Community Planner Montgomery County Planning Commission, were also in attendance.

Five members of the public were in the audience.

The meeting was called to order by Chairman Myers at 7:00 PM.

1. Reorganization

A motion was made by Mr. D'Angelo, seconded by Mr. Tarlecki, to nominate Peter Myers as Chairman of the Planning Commission. The motion passed 5-0.

A motion was made by Mrs. McAdoo, seconded by Mr. D'Angelo, to nominate Mark Tarlecki as Vice Chairman. The motion passed 5-0.

A motion was made by Mr. Tarlecki, seconded by Mrs. Higgins, to nominate Linda McAdoo as Recording Secretary. The motion passed 5-0.

2. Public Comment – No members of the public spoke at this time.

3. Preliminary/Final Minor Subdivision Review - SD-17-01- 715 East Montgomery Avenue

Mr. Guzzardo reviewed the Zoning Hearing Board decision granting the requested variances from Section 208-40, front yard setback and Section 208-141, off-street parking.

Present for the applicant:     Kimberly A. Freimuth, Esq.  
  Jason T. Smeland, P.E., Lenape Valley Engineering  
  Brian Webb, WBG Properties

Attorney Freimuth reviewed the proposed two lot subdivision for 715 East Montgomery Avenue. There is one existing single-family home on the property and a new single-family home is proposed. Lot 1 would be 8,595 square feet and Lot 2 would be 7,000 square feet. The existing driveway and garage on Lot 1 would be removed.

Mr. Smeland reviewed the plan. Lot 1 would have two off-street parking spaces taking access from South Eighth Street and Lot 2 would have a driveway, also taking access from South Eighth Street, and an attached two car garage.

The Boucher & James letter, prepared by Amy Riddle Montgomery, P.E. and dated December 20, 2017, was reviewed.

a. Zoning Ordinance Comments

- (1) Items #2 and #6 – Mr. Smeland stated the plans will comply.
- (2) Items #3 and #5 – The Zoning Hearing Board has granted variances for the front yard setback and proposed off-street parking.
- (3) Item #4 – Section 208-133.C(3) - Clear sight triangle. Mr. Smeland stated he will look at sight distance to make sure that cars backing out of the parking spaces and new driveway can see approaching cars and he will meet with the Borough Engineer to resolve this.

b. Subdivision and Land Development Ordinance Comments

- (1) Items #6, #8, #9, #11-15, #18-21, #23, #25 – Mr. Smeland stated the plans will comply.
- (2) Item #7 - Section 184-8.E, street lighting. The Borough needs to determine if additional street lighting will be required.
- (3) Item #10 – Section 184-12.I, proposed lot line. Applicant is requesting a waiver for this.
- (4) Item #16 – Section 185-25.A(5) and (6). Mr. Smeland reviewed the existing trees and the history of the removal of the 60-inch tree, which was struck by lightning and taken down gradually over a number of years.
- (5) Item #17 – Section 184-26.C, shade tree planting. Applicant is requesting a waiver for this due to the location of driveways, underground utilities, and other existing improvements.
- (6) Item #22 – Borough Council will decide if land reserved for park or recreation purposes needs to be provided.
- (7) Item #24 – Section 184-33.C(1)(b) through (k), existing features. Applicant is requesting a waiver for this and has provided an aerial photograph.

- c. Mr. Smeland stated the plans will comply with Items #26-47 of the Borough Engineer's letter.

Planning Commission/Borough Staff Comments

Mr. Myers asked if it was possible to use the alley as a shared driveway and not have a front-loading garage on the new house. Because of the size of the lot, Mr. Webb said this would not be possible and he showed a photo display of prototypes with front-loading garages. Mr. Myers asked that the applicant use upgraded materials for an attractive facade facing South Eighth Street.

Manager Hart asked for a clarification as to the off-street parking to be provided; Mr. Smeland pointed out the new parking spaces for the existing house on Lot 1 and the new driveway leading to an attached garage for Lot 2.

Mr. Tarlecki asked if the new driveway could be shared and Mr. Smeland replied that would be extremely difficult.

Mrs. Donnelly asked if a walkway would be provided from the two new off-street parking spaces to the existing house on Lot 1 and Mr. Webb replied yes.

Mr. Tarlecki asked about stormwater drainage on Lot 2 and Mr. Smeland reviewed the plans for an infiltration detention bed and a pipe draining to the existing storm inlet. Mr. Smeland stated the impervious surface for Lot 2 is 36%.

Mr. Webb stated that the existing home at 715 East Montgomery Avenue would be a rental. Market conditions and demand would determine if the new home on Lot 2 would be a rental or sold.

Mrs. Donnelly referred to her letter dated November 20, 2017 and the recommendation that new trees be planted to the rear and side of Lot 2 and that scarlet oaks be used since they are better suited as lawn trees.

#### Public Comments

Donna Nicolazzo, 216 South Eighth Street, stated that she maintains the alley by her house, it is paved and she uses it as a driveway.

Jeff Wowk, 705 East Montgomery Avenue, stated that in earlier discussions Mr. Webb had said that the new house on Lot 2 would be for sale.

Martha Lottes, 432 South Ninth Street, asked if there were any shade trees in the front yard of 715 East Montgomery Avenue and Mr. Smeland replied there were not. Mr. Guzzardo reminded the applicant that the Borough Shade Tree Commission reviews any proposed shade trees.

#### Planning Commission Recommendation

A motion was made by Mr. Myers, seconded by Mr. Tarlecki, to recommend that North Wales Borough Council approve the plans as currently submitted and the requested waivers from the Subdivision and Land Development Ordinance as follows:

- a. Section 184-12.I - Lot line.
- b. Section 184-26.C - Shade trees. After discussion Mr. Smeland agreed to revise this waiver request to ask that Council permit the required shade trees to be planted elsewhere on the property if feasible or in other locations in the Borough as decided by Borough Council.
- c. Section 184-33.C(1)(b) - Existing features within 400 feet.

The motion passed 5-0.

4. Approval of Minutes

A motion was made by Mr. Myers, seconded by Mr. D'Angelo, to approve the minutes of the December 6, 2017 Planning Commission meeting. The motion passed 5-0.

5. Planning Commission 2017 Annual Report of Activities

A motion was made by Mr. Tarlecki, seconded by Mr. Myers, to approve the Planning Commission 2017 Annual Report of Activities for submission to Borough Council. The motion passed 5-0.

A motion was made by Mr. Myers, seconded by Mr. Tarlecki, to adjourn the meeting. The meeting adjourned at 8:10 PM.

Respectfully submitted,

Peter Myers, Chairman