

**North Wales Borough Planning Commission**  
**November 6, 2019 Meeting Minutes**

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Commission members present were Gregory J. D'Angelo, Lillian Higgins, Greta Martin-Washington, and Linda McAdoo; Alan Guzzardo, Assistant Borough Manager/Zoning Officer, Maggie Dobbs Donnelly, Senior Planner MCPC, and Melissa Prugar, P.E., Borough Engineer, were also in attendance. Mr. Tarlecki was absent until 8:12 PM. There were four people in the audience who were there to discuss the preliminary/final land development plans for 690 East Walnut Street.

The meeting was called to order by Vice-Chair D'Angelo at 7:02 P.M.

Mr. D'Angelo announced that the Planning Commission had met previously this evening from 6:00-7:00 PM in a workshop meeting to continue the review of the Transit-Oriented Development District (TOD).

1. Summary of workshop discussion – Mrs. Donnelly reported that the update to the TOD ordinance continues, and tonight's workshop meeting focused on reviewing architectural design and site design standards. A final draft will be reviewed at the December Planning Commission meeting; if approved, this will then be submitted to the Borough Solicitor for review and then early in 2020 to Borough Council for consideration.

2. Public Comment – There was no public comment.

3. Approval of Minutes

A motion was made by Mrs. Higgins, seconded by Mrs. Washington, to approve the minutes of the September 4, 2019 meeting. The motion passed 4-0.

4. LD #19-01 – Preliminary/Final Land Development Review for 690 East Walnut Street

Present for the applicant: Edward M. Wild, Esq.  
Justin Ruby, Mainstay Engineering Group  
Keith Kroeger, KKRP Properties  
Ryan Petersen, KKRP Properties

Mr. Wild reviewed the revised plans to renovate the existing one-story building by adding a second story and creating six residential apartments, three on each floor. He stated that the applicant will comply with most items listed in the Boucher & James letter dated November 1, 2019. Mr. Wild reviewed the Mainstay Engineering letter dated November 5, 2019, specifically the waivers from the Subdivision and Land Development Ordinance which are being requested:

- a. Section 184-8.F – Streetscape decorative pavement treatment for sidewalks, street tree plantings, and period lighting. Mr. Wild noted that a streetlight exists on East Walnut Street, opposite the site and across from the entrance drive. The

TOD requirements for period lighting and parking lot lights shown on the plan were reviewed. Mrs. Donnelly suggested that pedestrian scaled lighting be provided on the site. The proposed landscaping on the site will be softened with grasses and different types of shrubs and bushes.

A motion was made by Mrs. Washington, seconded by Mrs. Higgins, to recommend that Borough Council not approve this waiver from Section 184-8.F, that Council require that period lighting be installed consistent with what is on Main Street, and that the concrete sidewalk include decorative pavement treatment consistent with what is on Main Street. The motion passed 4-0.

- b. Section 184-9.C – In non-residential areas sidewalks shall have at least an 8-foot wide area. The Planning Commission discussed the applicant's request for a 5-foot wide sidewalk as per the zoning variance granted by the Borough Zoning Hearing Board. In order to have consistent connectivity in the future and to encourage walkability, the Planning Commission would like to require the 8-foot wide sidewalk. If the applicant's waiver request for a 5-foot wide sidewalk is approved by Council, the Planning Commission recommended a 3-foot wide grass landscape area to serve as a physical buffer between moving traffic and pedestrians.

A motion was made by Mrs. Washington, seconded by Mrs. McAdoo, to recommend that Borough Council not approve this waiver from Section 184-9.C and that eight (8) foot wide sidewalks be required along the East Walnut Street frontage. The motion passed 4-0.

- c. Section 184-20.B – All new utilities to be placed underground. An overhead electric utility pole exists opposite the site on East Walnut Street. The possible location and cost estimate to place a new pole on the property for underground utilities were reviewed.

A motion was made by Mrs. Higgins, seconded by Mrs. McAdoo, to recommend that Borough Council approve this waiver from Section 184-20.B. The motion passed 3-1 with Mrs. Washington voting no.

- d. Section 184-26.C – Shade trees along East Walnut Street and North 6<sup>th</sup> Street. Three shade trees along East Walnut Street and two shade trees along North 6<sup>th</sup> Street are required. The current landscape plan shows two shade trees on East Walnut Street and one shade tree along North 6<sup>th</sup> Street, and eleven evergreen

trees and twenty-two shrubs within the landscape buffer. Mrs. Donnelly expressed concern that the Landscape Plan shows two Red Maples, which can grow quite large, located 20' on center on East Walnut Street and this was too close. She recommended spacing them out to at least 30' - 35' on center. She will check with the MCPC landscape architect on this and ask for recommendations on a shade tree other than the proposed Red Maple.

A motion was made by Mrs. Washington, seconded by Mr. D'Angelo, that Borough Council approve the requested waivers of one shade tree on East Walnut Street and one shade tree on North 6<sup>th</sup> Street. The motion passed 4-0.

- e. Sections 184-30.A, 184-33.E.(2)(h), and 184-33.F.(8) – Land reserved for park or recreation purposes.

A motion was made by Mrs. Washington, seconded by Mrs. Higgins, to recommend that Borough Council approve these waivers and accept a fee-in-lieu of providing park and recreation areas on the proposed land development site. The motion passed 4-0.

- f. Section 184-33.C.(1).(a) through (l) – Existing features within 400 feet of the proposed land development must be shown. An aerial photograph has been provided with the plans.

A motion was made by Mrs. Washington, seconded by Mrs. Higgins, to recommend that Borough Council approve this waiver. The motion passed 4-0.

Mr. Wild briefly reviewed the Mainstay Engineering letter dated November 5, 2019, and specifically which items in the Boucher & James letter dated November 1, 2019 the applicant will comply with.

Planning Commission comments from the September 4, 2019 meeting:

- a. Possible relocation of existing bus stop to the southern side of the existing driveway. Mr. Wild reported that this was not feasible due to insurance requirements and PennDot application requirements. The proposed bench will be installed but no trash can will be provided.
- b. Landscaping be placed between the proposed dumpster pad and the existing building and between the proposed dumpster pad and the existing train station parking lot. Mr. Wild stated that the applicant is willing to add shrubs for more

buffer and there will be a fence to screen the buffer area. Mrs. Donnelly said that MCPC will review this.

Mr. Tarlecki arrived at this point in the meeting.

Borough Engineer Comments:

Ms. Prugar reminded the applicant that two items pertaining to the Stormwater Management Ordinance No. 807 still need to be resolved:

- a. Section 401.J, current design of storage facilities (#19 in the Boucher & James letter dated November 1, 2019).
- b. Section 408.A, peak flows of the post development (Item #21 in the Boucher & James letter dated November 1, 2019). Mr. Ruby of Mainstay Engineering said this will be reviewed.

A motion was made by Mrs. Washington, seconded by Mrs. Higgins, to recommend Borough Council approve the Preliminary/Final Land Development plans subject to the Borough Engineer resolving any outstanding issues. The motion passed 4-0.

A motion was made by Mr. Tarlecki, seconded by Mr. D'Angelo, to adjourn the meeting. The meeting adjourned at 8:25 P.M.

Respectfully submitted,

Gregory D'Angelo, Vice-Chair