

# North Wales Borough Planning Commission

## December 06, 2023 Meeting Minutes

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The North Wales Borough Planning Commission Meeting of December 06, 2023 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 22, 2022, as part of the meeting schedule for 2023.

The meeting was called to order by Chair Greta Martin Washington at 7:07 P.M. The following members were present: Greg D'Angelo, Mark Tarlecki and Jocelyn Tenney. The following member was absent: Lillian Higgins.

Tim Konetchy, Montgomery County Planning Commission Planner, participated in the meeting.

Alex Turock, Asst. Borough Manager, participated in the meeting.

Member Mark Tarlecki led the members in the Pledge of Allegiance

### 1. Public Comment

There was no public comment.

### 2. Consideration: SALDO Waiver Requests – 515 East Prospect Avenue

Michael and Eileen George and their consultant Jason T. Smeland, P.E. were present to discuss their property and their SALDO waiver requests.

The following waiver requests were presented and discussed.

Section 184-25.A – Replacement Trees

Section 184-33.C(1)9B – Existing Features Within 400 Feet

Section 184-9 - Sidewalks

Section 184-20 - Utilities

### 3. Decisions: Waiver Requests – 515 East Prospect Avenue

#### 1. Section 184-25.A – Replacement Trees

*Applicant requests a waiver from relief from the replacement tree requirements. A total of 17 caliper inches of trees are required to be replaced. The plan currently proposes five (5) caliper inches of replacement trees in the form of street trees. Five (5) 2.5 inch replacement trees are still required on this site. There is significant existing vegetation on the site and the applicant believes that additional plantings on this site are not warranted.*

**The Planning Commission suggest applicant install one (of the seven) replacement canopy tree in the front yard which is compliant and recommends a tree type waiver for six (6) replacement trees to be Evergreen Shrub type which can be planted on the property.**

#### 2. Section 184-33.C(1)9B) Existing Features within 400 feet.

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*Applicant requests waiver to provide an aerial photo in lieu of this requirement. The depicting of existing features beyond what is already shown on the plans would be a hardship on the applicant. The proposed improvements are limited to the existing lot area and street frontage, so there is no need for additional information beyond what is shown on the plans currently. However, any specific off-site information that is requested to be provided by the Borough Engineer will be provided.*

**The Planning Commission has no concerns with this request.**

### **3. Section 184-9 Sidewalks.**

*Applicant requests a waiver from the requirement to provide sidewalk along the existing road in order to be consistent with the lack of sidewalk on the subject property side of Prospect Ave.*

**Upon review of the plans provided and given a) location of the property being on Prospect Avenue which serves as collector street connecting the borough to points outside the borough; b) the subject property has sidewalk immediately adjacent on one side; c) location of the property is in very close proximity to the elementary school; and d) Memo from Montgomery County Planning Commission dated Dec. 5, 2023 providing a walkability analysis for the site, Planning Commission recommends that sidewalk be installed at this time and as part of this project.**

### **4. Section 184-20 Utilities.**

*Applicant requests waiver to allow the electric and tel/com serviced to be by overhead connections consistent with the other dwelling in the neighborhood. The utility poles are located on the other side of the street and would require trenching through the road.*

**The Planning Commission has no concerns with this request.**

## **4. Consideration: Approval of Minutes for June 07, 2023 and November 01, 2023**

Member Mark Tarlecki made the motion to approve the minutes of June 07, 2023 and November 01, 2023. Member Greg D'Angelo seconded the motion. All members present voted in agreement 4-0.

## **5. Discussion: 2024 Goals**

Since overhauling the zoning ordinance has been accomplished, Tim discussed 2024 possible activities:

- Sidewalks – map out sidewalk needs and investigate how to proceed. Each artery around main buildings would be done first, i.e. library, elementary school, etc.
- Check with Upper Gwynedd regarding their current trails and future plans.
- SALDO
- Bike routes – Cannot be placed on Main and Walnut Streets. Side streets will be considered. Tim noted that Montgomery County Planning Commission has a member involved in bike routes. He will discuss options with him also.
- Possible expansion of the Historic District. In January / February discussions can be held with the members of the Historical Architectural Review Board (HARB).

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Tim also provided samples of the updated value-added information that can be provided to residents regarding the zoning.

5. Old Business - None

6. New Business:

January 02, 2024 will be the North Wales Borough Council's reorganization meeting. January 03, 2024 will be the North Wales Planning Commission's reorganization and inventory report.

7. Adjournment

Mark Tarlecki made the motion to adjourn the meeting. Greg D'Angelo seconded the motion. All members present voted in agreement 4-0. The meeting adjourned at 8:54 P.M.

Respectfully submitted,

Jocelyn Tenney, Secretary