

North Wales Borough Planning Commission

Meeting Minutes from July 02, 2025

The North Wales Borough Planning Commission Meeting of July 02, 2025 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 20, 2024, as part of the meeting schedule for 2025.

The meeting was called to order by Chair Greg D'Angelo at 7:01 P.M. The following members were present: Mark Tarlecki, Jocelyn Tenney, Star Little and Lillian Higgins.

Tim Konetchy, Montgomery County Planning Commission Planner was present at the meeting.

Chairman Greg D'Angelo led the members in the Pledge of Allegiance.

Public Comment:

There was no public comment.

Consideration: Z-2025-02 – 501 E. Walnut St.

The following people were in attendance:

Applicant: Greg Flynn, property owner;

In Attendance: Edward M. Gleason, PE Eustace Engineering; Bruce Englebaugh, AIA, Minno & Wasko Architects and Planners.

The plan was presented along with the zoning variances being requested. It was noted by the owner that the McKeever's building cannot be maintained due to its current condition.

Questions Asked:

- Would there be a cross-walk for those going to the train station?
- Will there be outreach to the community? Mr. Flynn replied that he hadn't thought about it but felt that the town will appreciate the project without it.
- Are there amenities for the renters? A mail room was mentioned.
- Describe the infrastructure like sewage and stormwater. Response was that that will be discussed and designed as the project moves forward. The basin would be under the parking lot.
- Will the building would be four stories high? They would need a variance.
- It was noted that this project was being discussed since 2022.
- It was mentioned that some part of McKeever's could be salvaged to include in the architecture of the new building, keeping the history visible. Would be willing to work with the History groups in the Borough. The reply was he would listen to the architect.
- Would the building be on stilts, similar to another on Main St. The architect showed a sample of another building where the first floor (utilities, parking, etc.) was enclosed. It was noted that the sample had steel on the first-floor design making it modern. She was told that it could be painted to provide an older look.

President Greg D'Angelo made the motion for the North Wales Planning Commission to remain neutral on the application. Jocelyn Tenney seconded the motion. All members voted in agreement. (See attached summary sent to the North Wales Zoning Hearing Board).

Please see attached report provided to the North Wales Zoning Board.

Consideration: Z-2025-03 - 405 School Street

Applicant: Tarun Patel

The following people were in attendance:

Tarun Patel, the applicant

The applicant requested two variances.

- ***Section 208-15.B.4(a).** The applicant requests approval to provide one side setback where two side setbacks are required for two-family detached dwelling (i.e., duplex). Relief is requested due to the fact that the building shares a party wall with a neighboring building.*
- ***Section 208-62.C.** The applicant proposes zero (0) off-street parking spaces where four (4) are required.*

Vice President Mark Tarlecki made the motion to support the application and recommend approval of the application. The motion was seconded by Star Little and all voted in approval.

Please see attached report provided to the North Wales Zoning Board.

Old Business:

- Jocelyn noted that the Commission had discussed at the June meeting:
 - A key to the Borough Hall should be given to the Commission's President to open for the meeting.
 - The public microphone should be turned on for the meeting.
 - Mark and Greg will follow up with the Borough Office.

The next meeting of the North Wales Planning Commission will be August 06, 2025.

Respectfully submitted,

Jocelyn Tenney