

**North Wales Borough Planning Commission Meeting**  
**January 2, 2019 Meeting Minutes**

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Commission members present were Gregory J. D'Angelo, Lillian Higgins, Linda McAdoo and Mark Tarlecki; Assistant Borough Manager/Zoning Officer Alan Guzzardo was also in attendance.

There were four people in the audience.

The meeting was called to order by Vice-Chair Tarlecki at 6:58 P.M.

1. Public Comment – There was no public comment.

2. Election of Officers

A motion was made by Mr. D'Angelo, seconded by Mrs. McAdoo, to nominate Mr. Tarlecki as Chairman of the Planning Commission. The motion passed 4-0.

A motion was made by Mrs. McAdoo, seconded by Mrs. Higgins, to nominate Mr. D'Angelo as Vice Chairman. The motion passed 4-0.

A motion was made by Mrs. Higgins, seconded by Mr. D'Angelo, to nominate Mrs. McAdoo as Recording Secretary. The motion passed 4-0.

3. Approval of Minutes

A motion was made by Mr. D'Angelo, seconded by Mrs. Higgins, to approve the minutes of the December 5, 2018 Planning Commission meeting. The motion passed 4-0.

4. Consideration: Zoning Hearing Board Application Review – Z-18-02 – 707 Church Street, In-Law Suite Addition

Present for the applicant: Steve Berardi, Omni Building Group  
Oretha Berry, property owner

Mr. Berardi reviewed the existing conditions at the property and noted a front and side yard variance were being requested in addition to the special exception. The proposed addition will be one story.

Pam Romeo, 711 Church Street, stated her concerns with stormwater because of the removal of the large tree in Ms. Berry's side yard. She said that in the 35 years she had lived at 711 Church Street she had never had water in her basement and did not want that to change.

Mr. Berardi responded that all downspouts will be directed away from the Romeo property.

Mark asked that the addition plans consider side window placement and privacy issues.

Mrs. Higgins asked if there would be a crawl space and Ms. Berry replied yes.

Mr. Guzzardo reviewed the questions from Maggie Dobbs at MCPC:

- a. Why is the addition not being located in the rear of the house where there is ample space? Mr. Berardi replied this was an access issue with the existing door in the back.
- b. Would new sidewalk be proposed in the side yard next to the building addition to provide access to the rear of the house, similar to how it is now? Mr. Berardi replied that a new sidewalk was planned in the future.
- c. Would the fence be retained in its current location? Mr. Berardi replied that it would be retained.

Mr. Tarlecki asked if any additional parking was needed and the answer was no.

Mrs. McAdoo inquired as to where the internal passage would be between the in-law suite and the house. Mr. Berardi said it would be the existing side door.

Beth Ann Sinotte, 703 Church Street, asked what facilities would be provided in the in-law suite and Ms. Berry replied there would be a kitchen and bathroom.

Mr. Guzzardo stated that the applicant had originally asked for an in-law suite in the detached garage but zoning does not allow this in an accessory building.

A motion was made by Mrs. Higgins, seconded by Mr. D'Angelo, to recommend that the North Wales Borough Zoning Hearing Board approve the subject application for a special exception from the North Wales Borough Zoning Ordinance, Article XVII, General Provisions, Section 208-147, Special requirements for separate living areas when approved by special exception, and variances from Article V, R-A Residential District, Section 208-29, Front yard, and Section 208-30, Side yards, to allow an in-law suite addition with the following stipulations:

- a. A stormwater management plan be prepared.
- b. Install landscape around the proposed in-law suite and also planting(s) to replace the removal of two trees in the side yard.
- c. Consider privacy issues when placing windows on the side of the addition facing the property at 711 Church Street.

- d. Communicate with the immediate neighbors at 703 and 711 Church Street during the building process.

The motion passed 4-0.

A motion was made by Mr. De' Angelo, seconded by Mrs. McAdoo, to adjourn the meeting. The meeting adjourned at 7:32 P.M.

Respectfully submitted,

Mark Tarlecki, Chair