

**BOROUGH OF WEST READING  
PLANNING COMMISSION**

**WEDNESDAY, DECEMBER 7, 2016**

The West Reading Planning Commission met for their regular meeting on Wednesday, December 7, 2016 at Borough Hall with the following persons present: Chair Philip Wert, Jennifer Bressler, Christin Kelley, Terry Siggins, Oswald Herbert, Nicholas Imbesi, Cindy Madeira, Code Enforcement Department, Cathy Hoffman, Borough Manager. Vice Chair Christopher Lincoln was unable to attend.

**Visitors:** Tom Unger, SDE  
Kevin Hughes, Lofts at Narrow  
Pat Motley, Motley and Associates  
John Woodward, Property Owner

Mr. Wert called the meeting to order at 7:00 p.m.

**Approval of the Minutes**

The minutes of the November meeting will be approved at the January 2017 meeting.

**Lofts at Narrow – 701 Reading Avenue**

Mr. Unger distributed his review letter concerning the Lofts at Narrow with regard to lighting, zoning, parking and landscaping. The following plans were presented by Mr. Hughes and Mr. Motley:

Sheet D-01      Parking Plan and Zoning Data  
Sheet D-01.1    Truck Traffic Circulation Plan  
Sheet D-02      Site Lighting Plan  
Sheet D-03      Site Landscaping Plan

Parking was discussed at length, particularly concerning the spaces at the rear of the property which currently encroach on Norfolk Southern land. Mr. Hughes indicated that he had not had any success in dealing with them therefore it was decided to remove the 14 spaces. Even with this deletion, the number of spaces are in compliance with requirements. Also discussed:

- An easement has also been obtained between VF Corporation and Narrow Holdings for the driveway easement between the Narrow Holdings building and the Designer Place building.
- The plan for residential units has been changed from 75 to 95.
- Lighting plan looks good overall – 5 spaces across from the building should have additional lighting.
- The lighting sheet D-02 should contain information regarding installation detail including protection from vehicles in the parking area.
- Landscaping adjacent to Reading Avenue is encroaching on the parking lot drive aisle.
- Water and sewer laterals will be shown on the plan.
- The segregation of residential parking vs the commercial uses was discussed as well.

The intersection at 7<sup>th</sup> and Walnut was discussed at length as well. There are several issues at that location that will need to be addressed. This will be discussed further with the Traffic Committee.

Once the recommended changes are made to the plans and brought back for Planning Commission approval, a recommendation for final approval can be made to Council.

## **General Code Ordinance Review**

The review of the codified ordinances continued with Chapters 83 through 110 with the following comments being made:

- Chapter 92 § 2B should be discussed with the Recreation Director
- Chapter 103 – Shade Tree Commission – Appointment terms should be stated

The next set of chapters have been distributed and will be reviewed at the January meeting.

## **Proposed Changes to the Zoning Ordinance**

Mrs. Madeira presented proposed changes to the Zoning Ordinance:

- The existing sign language addresses signage with flashing lights however there are no specific regulations concerning flashing lights in a window that are not technically a sign. Several complaints have been received recently therefore Ms. Kelley will draft language appropriate to businesses on Penn Avenue.
- Political signs are not permitted in the planting strip but it is not clearly spelled out in the ordinance therefore this language will be amended.
- The Central Business District section of the ordinance should alert/mention to also review the Overlay District for additional uses permitted by right.

**Moved** by Mr. Siggins and seconded by Mr. Herbert to recommend to Council the proposed changes to the Zoning Ordinance. **Motion carried.** Because it will be necessary to hold a public hearing to amend the Zoning Ordinance for Wireless Communication Facilities, it is hoped that the additional changes can be included.

## **Adjournment**

The meeting was adjourned at 8:54 p.m.

Respectfully submitted,

Cathy Hoffman  
Borough Secretary/Manager