

**BOROUGH OF WEST READING
PLANNING COMMISSION**

WEDNESDAY, JANUARY 2, 2019

The West Reading Planning Commission met for their regular meeting on Wednesday, January 2, 2019 at Borough Hall with the following persons present: Chair Philip Wert; Nicholas Imbesi, Christin Kelley, Terry Siggins, Daniel Horman, Joseph Scoboria, Oswald Herbert, Jennifer Bressler; Borough Manager Cathy Hoffman and Assistant to the Manager Cynthia Madeira.

Visitors: Frank and Adam Cocuzza, Property/Business Owners

Mr. Wert called the meeting to order at 6:05 p.m.

There were no public comments.

New Business

- a. **Conditional Use Hearing** – Mr. Wert noted the recent Zoning Ordinance Amendment allows consideration for a sign size larger than the specified allowance in the Central Business District through a Conditional Use Hearing at the discretion of the Borough Council. Council may consider comments from the Planning Commission and Zoning Officer. The Conditional Use Application includes sign specifications and Zoning Officer review comments for the seven proposed signs.

Mr. Frank Cocuzza stated the property currently known, as 416 Penn Avenue is a consolidation of four parcels and provided the following comments:

- Sign #1: “West Reading Motor Club” – The 35.58 square foot sign to be placed on the front façade identifying the establishment is a combination of the previous and proposed uses.
- Sign #2: “416” – This is blade type address sign similar to that of the previous “A-Z” sign that has been scaled down considerably to 40 square feet.
- Sign #3” “Bar” – An arrow sign to show access to the bar area totaling 3.75 square feet.
- Sign #4: “Menu Board” – This is an illuminated menu board to be located on the driveway side of the building totaling 4.0 square feet.
- Sign #5: “Parking” – This is the largest of the proposed signs to identify the entrance to the parking garage, which sits back approximately 80 feet from Penn Avenue. The square footage totals 46.5.
- Sign #6: “Nitro Bar” - The 3.9 square foot door graphics provides hours of operation.
- Sign #7: “Hours” – The 0.36 square foot door graphics provides hours of operation for the West Reading Motor Club. There will be two main entrances with different hours of operation.

Daniel Horman joined the meeting at 6:13 p.m.

Mr. Wert noted the Conditional Use Hearing has been scheduled on Tuesday, January 15, 2019 at 6:30 p.m. prior to the regular Borough Council meeting.

Christin Kelley made a motion to recommend approval of the proposed signage plans as submitted and Joseph Scoboria seconded the motion. **Motion carried 7-0.**

Frank and Adam Cocuzza departed the meeting at 6:16 p.m.

Approval of Minutes

Motion to approve the December 5, 2018 minutes. **Moved** by Mr. Siggins and seconded by Mrs. Bressler. **Motion carried 7-0.**

Old Business

- a. **Solicitation Ordinance Update** – Review of the remaining portion of the draft ordinance amendment continued at §418-6 with the following noted revisions:

- §418-11 Vending restrictions.
 - Subsection “A” was revised to require a minimum 20 feet buffer for loading zones, bus stops or pedestrian crosswalks;

Nicholas Imbesi joined the meeting at 6:52 p.m.

- Subsection “B” was removed following a lengthy discussion regarding use of private parking areas and potential permanent business use, which could be regulated through the zoning ordinance.
- Subsection “C” was removed with additions to subsection “A”;
- Subsection “D” was removed to allow multiple vendors to operate adjacent to each other;
- Subsection “E” was removed to allow vendors to operate near building entrances;
- Subsection “G” was removed since vendors would not be allowed to operate on a sidewalk area against display windows;
- Subsection “H” was removed to allow vendors to operate in the vicinity of a hospital or school;
- Subsection “J” was removed due to duplication of subsection “A”.

A complete draft of the ordinance with revisions will be provided to Commissioners for review next month to allow Vice Chair Christopher Lincoln an opportunity to comment on revisions.

- b. **Codes Review** – Tabled until next month.

Adjournment

The meeting adjourned at 7:26 p.m.

Respectfully submitted,

Cynthia Madeira
Assistant to the Manager