

**BOROUGH OF WEST READING
PLANNING COMMISSION**

WEDNESDAY, MAY 1, 2019

The West Reading Planning Commission met for their regular meeting on Wednesday, May 1, 2019 at Borough Hall with the following persons present: Chair Philip Wert; Vice Chair Christopher Lincoln; Nicholas Imbesi, Daniel Horman, Joseph Scoboria, Oswald Herbert; Engineer Tom Unger; Borough Manager Cathy Hoffman and Assistant Borough Secretary Cynthia Madeira.

Visitors: None

Mr. Wert called the meeting to order at 6:06 p.m.

There were no public comments.

Approval of Minutes

Motion to approve the April 3, 2019 minutes. **Moved** by Mr. Imbesi and seconded by Mr. Scoboria. **Motion carried 6-0.**

New Business

- a. **Narrow Fabrics Building** – Tom Unger provided a partially updated parking plan that was recently submitted along with a zoning application for a proposed change in use for the first floor area, including the area currently occupied by Etchfit. The requested use is for bank offices, which is an allowed use for the General Business District and there are a sufficient number of parking spaces available.
- b. **Delaney Circle** – Commissioners reviewed an updated conceptual plan, provided by Kautter & Kelly Architects, to improve the under utilized Delaney Circle as part of the Buttonwood Gateway improvements project, which could potentially be funded through a no match required multimodal grant with an application deadline of July 31st. Commissioners discussed at length the cost to care for improvements to the circle, traffic calming techniques and project phases, which would include Reading Avenue to encourage development of a commercial corridor. Due to time constraints, it was decided to divide the project into two-phases to allow coordination with the Greater Reading Chamber Alliance plans to redevelop properties along Buttonwood Street. The first phase would be Buttonwood Street and Reading Avenue streetscape improvements for items such as sidewalk, lighting, curbing, camera system and bike lanes; the second phase would be Delaney Circle to allow additional time to develop plans. A landscape architect/traffic engineer would need to provide a conceptual plan and cost estimate in time for the May Council meeting. Mr. Unger recommended enlisting the services of an alternate engineer that could provide all of the required services.

Motion to recommend a two-phase conceptual Buttonwood Gateway improvement plan to Council to pursue a multimodal grant for 1) Buttonwood Street and Reading Avenue and 2) Delaney Circle.

Moved by Mr. Imbesi and seconded by Mr. Lincoln. **Motion carried 6-0.**

- c. **Transient Retail Ordinance** – Commissioners reviewed additional mobile vending regulations added to the proposed Transient Retail Ordinance amendment and requested the revised ordinance to be forwarded to the Solicitor for comment.
- d. **Zoning Discussion** – Tabled until next month.
- e. **Rental Ordinance** – Tabled until next month.

Adjournment

The meeting adjourned at 8:10 p.m.

Respectfully submitted,
Cynthia Madeira
Assistant Borough Secretary