BOROUGH OF WEST READING
PLANNING COMMISSION
APRIL 7, 2021

The West Reading Planning Commission met for their regular meeting on Wednesday, April 7, 2021 at 6:00 p.m. via a Zoom Meeting with the following persons present: Chair Philip Wert; Vice Chair Christopher Lincoln; Members Jennifer Bressler, Joseph Scoboria, Daniel Horman, Terry Siggins, Cody Rhoads, and Maria Napoli; Borough Manager Nicholas Imbesi; Code Department Manager Cathy Hoffman and Borough Secretary Cynthia Madeira.

Visitors: Michael Hartman, dH Enterprises, Inc. Massimo Grande, Business Owner

Mr. Wert called the meeting to order at 6:02 p.m.

New Business:
Narrow Fabric Subdivision
Mr. Unger noted that the original subdivision had been comprised of fifty-eight single family attached dwellings that was recorded in 2006. Forty-nine of the units have been constructed to date, the remaining nine units fronting Tulpehocken Avenue with detached garages that would provide two off street parking spaces per unit would be located on the rear alley named Cashmere Way. The developer is proposing to construct the nine units with a larger front yard setback and to construct a garage that would be attached to the house with an additional macadam parking area for two vehicles in the rear of the dwelling with access from Cashmere Way. This proposed modification would increase the impervious lot coverage but would remain below the maximum impervious coverage allowed for this zoning district. There are no proposed modifications to plans that pertain to the sidewalk, street trees, stormwater, curbing, and paving. The following Subdivision and Land Development Ordinance (SALDO) comments were reviewed:

- The proposed plans meet the requirements of Section 400-13 C. Revised plan of record.
- A note should be added to the plan stating that the macadam driveway/parking areas shall be maintained for the parking of two vehicles and accessory structures shall not be placed on this area.
- Spot elevations should be added to the plan to assist in the grading of the lots. Specifically, adding spot elevations to indicate rear yards and macadam parking areas in order to facilitate drainage to Cashmere Way and to the inlet located at the intersection of Cashmere Way and Elm Street.
- The plan should indicate how and where storm water from the dwelling unit downspouts will be addressed.
- A note should be added to the plan stating that the purpose of this plan is to modify the original recorded plan, with the deed book volume and page information, to eliminate the detached garages along Cashmere Way and to replace with an internal garage and two space macadam parking area per unit. All other construction improvements are to be in accordance with the original recorded plan noting the deed book volume and page.
- The Solicitor should provide any notes or reference requirements to link this plan to the original recorded plan.
- The plan should be signed and sealed by the responsible Engineer.
- The plan Certificate of Ownership shall be signed and notarized.

- If required, the plan should be submitted to the Berks County Planning Commission for review.

Mr. Lincoln requested verification as to the sidewalk width. Mr. Unger indicated that the proposed four feet wide sidewalk is in accordance with the plans.

Mr. Hartman indicated that revisions to the plans as noted in the Engineer's review letter, dated April 7, 2021 would be available in time for the April 20, 2021 Council meeting. However, comments from the Berks County Planning Commission and the Berks County Conservation District may not be available at that time.

Motion to recommend Council to approve the Narrow Fabric Subdivision revision to plan of record contingent upon the Engineer and Solicitor comments being addressed. **Moved** by Mr. Lincoln and seconded by Mr. Siggins. **Motion carried 7-0.**

Mr. Scoboria joined the meeting, and Mr. Unger, Mr. Hartman and Mr. Grande departed the meeting at 6:24 p.m.

Old Business:
Design Standards
Mr. Wert noted a meeting with a representative of Derck & Edson to discuss recommendations to implement design standards. The representative pointed to the five-year strategic plan where design standard information had been included in Chapter 4.

The recommendation to remove the General Business District Overlay from the 300 and 700 blocks of Penn Avenue to promote a pedestrian-oriented retail district was discussed. Commission members agreed to pursue the removal of this overlay district from the 700 block of Penn Avenue and to the first four parcels east of the intersection of Fourth and Penn Avenues. The remaining portion of the 300 block of Penn Avenue was thought best to remain as an overlay district in order to promote flexibility due to limited street front visibilities along the south side of Penn Avenue. The Engineer will be requested to begin the process of rezoning.

A final version of the five-year strategic plan will be requested and forwarded to Commission members for further discussion next month.

Approval of Minutes
Motion to approve the January 6, 2021 and March 3, 2021 minutes. **Moved** by Mrs. Bressler and seconded by Mr. Horman. **Motion carried 8-0.**

Adjournment
Motion was made to adjourn the meeting at 7:00 p.m. by Mr. Lincoln and seconded by Mr. Siggins. **Motion carried 8-0.**

Respectfully submitted,

Cynthia Madeira
Borough Secretary