

**BOROUGH OF WEST READING
PLANNING COMMISSION**

WEDNESDAY, MARCH 1, 2017

The West Reading Planning Commission met for their regular meeting on Wednesday, March 1, 2017 at Borough Hall with the following persons present: Chair Philip Wert, Vice Chair Christopher Lincoln, Jennifer Bressler, Christin Kelley, Terry Siggins, Oswald Herbert, Nicholas Imbesi, Cathy Hoffman, Borough Manager, Thomas Unger, Engineer and Cynthia Madeira, Assistant to the Manager.

Visitors: Kevin Flannery, Equus Capital Partners
George Haines, Equus Capital Partners
Erik Garton, Gilmore & Associates

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

There was no public comment.

Vanity Fair Lot Consolidation Plan

Mr. Garton explained the project involves three subdivided parcels of land located primarily within West Reading Borough and a small portion within Wyomissing Borough. The plan is to consolidate two existing parcels (Designer Place building parcel and the parcel containing parking supporting the commercial building) into a single lot. In addition the plan proposes a subdivision of a small portion of land south of the railroad from a larger parcel on the north side located in Wyomissing Borough to be annexed to the newly consolidated property. In this manner all lands associated with the Designer Place building would now be consolidated into a single lot.

Mr. Lincoln inquired as to the County Planning Commission comment regarding the proposed new tract located within Wyomissing Borough (north of railroad tracks) as a separate project. Mr. Garton reported the Wyomissing Borough line consolidation will be addressed/recorded first, and then followed by West Reading Borough recording.

Mr. Unger inquired as to an Eighth Avenue access easement and driveway maintenance agreement. Mr. Garton reported an easement and agreement would be created. Mr. Flannery reported an access agreement was created prior to their purchase of the property to allow movement between the Designer's Place building and the neighboring Narrow Fabric building. Mr. Unger requested this information be provided on the plan.

Mr. Wert inquired as to time frame for submitting revised plans for this annexation. Mr. Haines stated that the Borough should expect plans in time for the April Council meeting. Mr. Flannery stated the anticipated completion dates for the projects are: Designer's Place by December of 2017; Annex buildings by mid 2018 and UGI building by 1st quarter of 2019. Mr. Flannery also anticipates completion of the Wawa project in 2019 pending approvals.

Motion to recommend approval of revised plans to Council. **Moved** by Mr. Siggins and seconded by Mr. Imbesi. **Motion carried 7-0.**

Vanity Fair Land Development Plan

Mr. Unger reported this project involves both a subdivision of property and a land development plan for a portion of the property for a proposed office building. The entirety of the property is located within the limits of Wyomissing Borough. As the property in question abuts a portion of West Reading Borough, the plan has been submitted to West Reading Borough as a courtesy for review and comment. Mr. Unger inquired as to incorporation of additional pedestrian circulation components to integrate the proposed mixed-use project into the community. Mr. Garton stated the plans were created prior to receiving grant approval from the Commonwealth Financing Authority for a Multimodal Transportation Program to incorporate pedestrian sidewalks, bicycle lanes and storage racks and transit shelters and pull-off areas throughout the site. Mr. Haines reports their current focus is on the Cherry Street, Eighth Avenue and Hill Road areas.

Mr. Herbert inquired as to a traffic study. Mr. Garton stated McMahon Associates completed a study pertaining to the proposed Wawa project and will gather information from that study.

Mr. Unger inquired as to a storm water study point of interest noted on the plan as POI #2, which is located within the Borough of West Reading at the northeast corner of the site, along the railroad tracks. Mr. Garton stated there would be more impervious coverage to these parcels and per DEP requirements the NPDES permit specifies a 20% storm water improvement for this project.

Mr. Imbesi inquired as to Wawa's willingness to modify façade to be more suitable to the community. Mr. Haines reported Wawa has accommodated this type of request in the past.

Mr. Lincoln inquired as to potential scope of traffic revisions. Mr. Garton stated TPD is currently reviewing for the Borough of Wyomissing.

Parkview Road Bridge

Mr. Herbert reported that he attended a recent City of Reading Planning Commission meeting where Russell Plywood representatives discussed their recent acquirement of land and plans to expand their business. Mr. Herbert expressed his concern regarding increased truck traffic over the 6-ton weight limit bridge and suggested additional signage or movement of existing signs to alert drivers prior to entering onto the bridge. The City of Reading Public Works Director is willing to accommodate suggested sign changes for the bridge.

Approval of the Minutes

Motion to approve the January 4, 2017 and February 1, 2017 minutes. **Moved** by Mr. Imbesi and seconded by Mr. Lincoln. **Motion carried 7-0.**

Old Business

- a. **Joint Comprehensive Plan Update** – Mr. Wert stated all municipal and school districts have agreed to the County's proposed agreement. The signatures will be provided to the Commission for a vote to allow the work to begin.
- b. **Zoning Changes (traffic circle overlay, etc.)** – Mr. Wert requested a review of potential uses by right for the Morris Pace, Manor Care and 415 Reading Avenue

parcels located along the traffic circle to allow a use akin to the existing structures. Two of these parcels are currently zoned R-1 and R-2. Ms. Kelley suggested General Business Overlay.

c. **Code Review**

1. **Chapter 125 Advertising Matter, Distribution of** – Revise 125-2. Penalty for violation to civil language and remove “thereof before the Mayor or any District Justice of the Borough”.
2. **Chapter 131 Air Pollution** – Revise wording to “in compliance with air pollution act”.
3. **Chapter 136 Airport Zoning** – Revise 136-23. Penalties A. to civil language.
4. **Chapter 140 Alarm Devices:**
 - Remove paragraph 140-2. Permits. D. as this is a duplication and renumber remaining sections.
 - Edit current section E. by removing the last sentence: “The Borough Code Enforcement Officer shall consult with and obtain the recommendation of the Borough Police Chief with regard to the issuance of denial of alarm device permits.”
 - Revise section 140-4. Regulation of installers. to “Any person who installs alarm devices in the Borough shall provide a valid certificate of insurance listing the Borough as certificate holder to perform services as an electrical contractor in the Borough.”
 - Revise section 140-9. Violations and penalties. To add “Any person who has had his alarm device permit revoked or suspended and an alarm was received by the public service agency or by a third person designated to notify the public service agency shall, upon conviction, be subject to a fine of not more than \$1200, plus costs, for each offense.

Adjournment

The meeting was adjourned at 9:33 p.m.

Respectfully submitted,

Cindy Madeira
Assistant to the Manager