

**BOROUGH OF WEST READING
PLANNING COMMISSION**

WEDNESDAY, MARCH 4, 2015

The West Reading Planning Commission met for their regular meeting on Wednesday, March 4, 2015 at Borough Hall with the following persons present: Chair Philip Wert, Christopher Lincoln, Terry Siggins and Christin Kelley. Maxine Goodwin and Kim Collins were unable to attend.

VISITORS: none

Mr. Wert called the meeting to order at 7:07 p.m.

SALDO Update

Mr. Wert reviewed the email from engineer Tom Unger regarding items that were recommended to be included in the new Subdivision and Land Development Ordinance.

1. When development occurs, street reconstruction must be completed to the center line:
Mr. Unger felt that a standardized requirement for all development would not be necessary because it should only be required when building a new road or widening an existing one. Mr. Lincoln didn't agree with this assessment and said he would send some specific language to Mr. Unger for review.
2. Financial security should be increased annually by 10% until the project is complete:
Mr. Unger said that this is addressed in the MPC and can be included in the Improvements Agreement when development occurs.
3. Architectural harmony and historical integrity – This is not controllable through the SALDO process.

The cost estimates for the SALDO review were discussed. Although Council had approved \$4000 to update the document, after some initial discussions with SDE it was felt that this would not be sufficient to complete the project properly. SDE was asked to provide further information and cost estimates. These two approaches were provided by SDE:

1. Use the existing document and edit to bring it up to date as well as add pertinent information. (\$9800)
2. Start the process as a new document. (\$7500)

Much discussion ensued regarding both processes. It was felt that starting with a new document would be faster, easier and less expensive. Funding became the issue and it was suggested that the \$2000 that has been allocated annually in the budget to assist with issues such as zoning amendments be used in 2015 for the SALDO update. This amount, along with the \$4000 Council had already approved for the review brings the number much closer to the \$7500. Mr. Wert will now have to ask Council for additional funds to allow this process to be completed effectively.

Moved by Mr. Lincoln and seconded by Mr. Siggins to recommend to Council the approval of the second option as provided by SDE Inc. at an estimated cost of \$7500. **Motion carried.**

Moved by Ms. Kelley and seconded by Mr. Lincoln to recommend to Council that the zoning update line item (\$2000) in the approved 2015 budget be used toward the SALDO update. **Motion carried.**

Code of Ordinances Review

Chapter III – Bicycles

This section was reviewed and Mr. Lincoln said that he had spoken with Chief Powell concerning with the following changes being recommended:

- The term ‘bicycles’ needs to be changed to me more all-encompassing. It was noted that the State uses ‘pedicycle’.
- All of Sections 102 (Registration) and 103 (Examination of Applicant) needs to be repealed.
- Section 105 (b) should read “No bicycle shall be registered nor shall any person operate a bicycle upon the public streets of the Borough unless the same is equipped with a mechanical braking device in good working condition”.
- State regulations concerning pedicycles should be reviewed to ensure compliance.
- Bicycle lanes were discussed and it was hoped that when streets are rebuilt, these lanes could be included, particularly along Penn Avenue (if space allows).

Chapter IV – Buildings and Structures

This chapter will be reviewed in depth, with the exception of Part 2 that deals with floodplains which was revised and rewritten in 2012. The property maintenance code and UCC will be discussed at length.

ADJOURNMENT

The meeting was adjourned at 9:07 p.m.

Respectfully submitted,

Cathy Hoffman
Administrative Assistant