

**BOROUGH OF WEST READING
PLANNING COMMISSION**

WEDNESDAY, JULY 6, 2016

The West Reading Planning Commission met for their regular meeting on Wednesday, July 6, 2016 at Borough Hall with the following persons present: Chair Philip Wert, Jennifer Bressler, Terry Siggins, Christopher Lincoln and Oswald Herbert. Christin Kelley and Nicholas Imbesi were unable to attend.

Visitors: Tom Unger, SDE

Mr. Wert called the meeting to order at 7:15 p.m.
There was no public comment.

Approval of the Minutes

Moved by Mr. Herbert and seconded by Mr. Lincoln to approve the minutes of June 1, 2016. **Motion carried.**

The Lofts at Narrow

Although there were no representatives from The Lofts at Narrow in attendance, Mr. Unger reviewed his review letter dated July 6th which provided an up-to-date summary of all that has transpired concerning the redevelopment of the property at 701 Reading Avenue. Also provided were:

- D-01 Parking Plan and Zoning Data
- D-02 Site Lighting Plan
- D-03 Site Landscaping Plan

There were some questions concerning the reduction in the number of residential units, the lack of parking for the warehouse use, and the future use of the loading dock.

With regard to stormwater management, it was noted that the area at the rear of the property adjacent to the railroad tracks that is covered with debris and vegetation, it is considered to be pervious. Any work do to that area would require erosion and sediment control.

There was a question concerning delivery access for the property. It was noted that a designated loading zone will be required due to the larger vehicles that will be delivering to the restaurant, office space, etc. Pedestrian walkway striping should also be noted on the plan showing pedestrian access between the parking lot adjacent to Reading Avenue and the front of the building. The plan also shows an issue at the rear of the property where there are 13 spaces that encroach onto railroad property.

The site lighting and landscaping plan is minimal and denotes the need for improvement that would more appropriately suit the upscale development that was proposed. The lighting plan as shown in the plan is suitable for a commercial use only, not residential. It was also recommended that street trees be planted along N. 7th Avenue, north of Reading Avenue.

An easement between the VF property and the Lofts at Narrow is also strongly recommended.

As a result of the discussion, Mr. Unger will issue a second comment review letter delineating the recommended changes.

NEW BUSINESS

Codes Review Status Update

The review of the code of ordinances was begun at Part I – Administration Legislation using the General Code Manuscript format as a guide. The following items were discussed:

- The Joint Municipal Authority Articles of Incorporation (Ord. 719) refers to a “Burgess” instead of “Mayor”, as well as the salaries of Board Members. This language is incorrect and should be updated.
- The West Reading School Authority is believed to be no longer in existence, however this needs to be ascertained before it is removed from the Code of Ordinances.

The next section to be discussed will begin at page 23.

Parking

Mr. Wert said that with the amount of commercial redevelopment that has been proposed at various locations throughout the Borough, parking will become an issue in the near future and should be discussed now in order to be proactive and determine viable solutions. It was suggested that the lot that was proposed for Cherry Street many years ago be reopened for discussion. Mr. Lincoln also noted that the Traffic Committee will also be discussing the implementation of parking recommendations as proposed by the parking study.

ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Cathy Hoffman
Borough Secretary