

East Greenville, PA
June 21, 2011

The June 21, 2011 meeting of the East Greenville Borough Planning Commission was called to order at 7:30 PM by Mr. Gery. The following members were present: Robert Gery, Ryan Pugh, Debra Perlow, Karen Mauer, and George Althouse. Also in attendance were James Fry, East Greenville, Jim Ennis, M.C.P.C., Scott McMackin, Cowan Assoc., Ed Nordahl, Ludgate Engineering, and Chris Suhy of Weichert Reality.

BUSINESS:

132 W. Fifth Street.

Mr. Ed Nordahl addressed the engineer's review letter, dated June 17, 2011.

Zoning issues were adequately addressed.

Subdivision and Land Development issues:

Waivers requested:

- Existing features within 100 ft. of the site. Plan shows neighboring lots.
- Provide curb and sidewalk along School Alley.
- Provide street trees along School Alley and Jefferson St. There are several existing trees that will remain.

Mr. McMackin has no objections to the requested waivers.

- Applicant should provide water line details on the plan.
- Curbing and sidewalk notes should be added for the ADA compliance on the driveway aprons. Mr. Nordahl noted that the curbing and sidewalk along Jefferson St. is in good condition. The W. Fifth St. sidewalk may be able to be repaired. Some sections need repair instead of replacement, in Mr. Nordahl's opinion. Complete replacement would be cost prohibitive. Mr. McMackin thinks the curb can be salvaged but the sidewalk should be replaced, because repairing the sidewalk would be difficult. The Planning Commission consensus is to repair the curb and replace the sidewalk along Fifth Street. If there is some concern later in the project, it can be addressed. Ms. Maurer favors waiving the street trees, if they obstruct vision from the alley, an intersection, or driveways. The sidewalks can be replaced at 4 ft. if desired.
- Street tree planting will be added to the plan.
- Storm Water management plan – the applicant agrees to eliminate the berm and not to connect the sump pumps into the pits.
- The sewage facilities planning module exemption has been received from DEP.
- Administrative issues: The applicant agrees to comply with the issues and comments as noted.

Mr. Suhy addressed the commission regarding the possibility of selling the existing house prior to the finalization of the subdivisions. They have a buyer for the existing dwelling who would like to move into the house as soon as possible.

Ms. Maurer moved to recommend the stated waivers and that the sidewalk is replaced and the curbing be repaired along Fifth Street. Mr. Althouse seconded the motion and all voted in favor

Ms. Maurer moved to recommend preliminary and final approval conditioned upon completion of the engineering comments. Ms. Perlow seconded the motion and all voted in favor.

Parking Improvement Study

Mr. Ennis presented the parking improvement study flyers for the July 5, 2011, meeting. Large blue parking signs were preferred. Surveys to be handed out at the meeting were also presented.

Sign Ordinance Update

Information from last month's meeting is being integrated into the plan.

New Business

The Grand Theater in East Greenville will be recognized by the county for revitalization.

ADJOURNMENT:

Meeting was closed at 8:45 PM.

Robert Gery, Chairman

Attest

James Fry