

WHARTON PLANNING BOARD
REGULARLY SCHEDULED MEETING
April 14, 2020

The regularly scheduled meeting of the Wharton Planning Board was done virtually and was called to order with Chairman Ken Loury reading the Open Meeting Statement as required by law as well as a statement regarding allowing the remote meeting and the Judicial Proceeding Statement.

ROLL CALL was taken and the following members were present: Chairman Ken Loury, Mayor Chegwidden, Councilwoman Wickenheisser, Mr. Roger Steele, Mr. Marc Harris, Mr. Patrick O'Brien. Mr. Peter Rathjens, Mr. Brian Bosworth, Mr. Christopher Fleischman and Ms. Barb Chiappa. Also present were Attorney Alan Zakin, Planner Jessica Caldwell, Engineer Christopher Borinski and Secretary Patricia Craven. Excused was Ms. Charlotte Kelly.

The pledge allegiance to the American Flag was next.

The reading of the bills was next. A Motion was made by Mr. Harris and Seconded by Mr. Rathjens to approve the minutes. YEA - 10 NAY - 0

Next, under Old Business was the minutes of the March 10, 2020 Planning Board meeting. A Motion was made by Roger Steele and Seconded by Peter Rathjens to approve the bills.
YEA – 8 NAY – 0 ABST – 2 (Chegwidden & Wickenheisser)

Next on the agenda was the reading of the Resolution for DiPiano. After some discussion the following corrections were made:

Page 3 – Last paragraph – 4th line – change of to is.

Last line - witness should be witnesses

Page 10 - #5 – add to the end of the sentence – or ask for an extension.

A Motion was made by Barb Chiappa and seconded by Mark Harris to approve the resolution with the corrections. YEA – 7 NAY – 0 ABST – 3 (Chegwidden, Wickenheisser, O'Brian)

Engineer Borinski updated the Board on Wharton Industrial. They are moving along with the East driveway and are ready for pavement. There is a utility pole that needs to be moved near Building D and they are waiting on JCP&L to move it. They have construction permits for the lighting on the East driveway and for the Building G foundation. They have received the shipment of trees and shrubs for the easement area. Over 125 trees have been planted along with the shrubs and they look good. The specific shag bark hickory tree they cannot get and the DEP is fine with them substituting another tree in place of it. Mayor Chegwidden stated that he was up there and that the trees don't look good, they look dead. Engineer Borinski stated that they are all good, they haven't started producing buds yet. Attorney Zakin stated that Attorney Bill Johnson is satisfied with the progress.

Next, Engineer Borinski gave an update for Port Oram. He stated that they are looking for a C/O by the end of the month. There is one item on his punch list in regards to the pavement and crosswalk on Kossuth St. that hasn't been addressed. They are working with Chet on that. Progress has been made on the parklet. Planner Caldwell stated Chet had sent pictures of the parklet which Secretary Craven distributed to the Board, prior to the meeting. She stated that

they have installed the wall, benches, Downtown Wharton sign and added more landscaping along the fencing on Main Street which reflects what they were looking for in the original Site Plan review. She just wants to make sure all the plantings that were supposed to be on site are there and that all the planting from last year have survived. Other than that, from a planning perspective they are good to go. Chairman Loury was very happy with the parklet.

Peter Rathjens asked about the installation of the no parking sign in front of the building. There had been one there before the construction and they were supposed to put it back. He recently saw a Bob's Furniture truck delivering in front of the building. Engineer Borinski had previously sent that along to the police dept. but will follow up with him on that.

Attorney Zakin stated that the parklet as constructed is in keeping with what was approved in the Resolution. Chairman Loury thought that, except for the few items on the punch list, the parklet had been one of the biggest issues so there should be no reason now not to issue the C/O.

Planner Caldwell addressed the Board with an amendment to the Redevelopment Plan. The Main Street Redevelopment Plan was adopted on September 18, 2018 and Revised on March 23, 2020. They have been working with the developer and their conceptual plans. There are 2 amendments to the plan. One is on page 6 - it is essentially a footnote to item #5. They are looking at mixed use along Main Street with retail on the bottom and residential on the 2nd floor but not the 1st floor. There will be parking in the rear of the building. This amendment will allow residential units behind the retail businesses on the 1st floor in the rear of the building with no direct access to Main Street. #6 has a footnote that would allow townhouses to have a ground floor access. They really want to keep the retail in the front along Main Street.

Page 8 – Affordable Housing Requirements which would allow for the net calculation for the units being constructed for the Affordable Housing purposes. Any units being demolished would not be counted from the total unit count. Also, affordable units may be constructed off site and may be group homes. This is just making it clear that this is permitted. Once this amendment is passed the developer is ready to submit its application. The affordable housing is usually a 30-year deed restriction. A 4-bedroom group home would count as 4 units and would look like a normal residential home, most people don't even know they are there. Right now, there are 4 group homes in town. A Motion was made by Roger Steele and Seconded by Christopher Fleischman to approve the amendment to the Redevelopment Plan and refer it to the Mayor and Council for approval. YEA – 10 NAY – 0

The Correspondence letter from Alan Zakin was tabled to the next meeting.

A Motion was made by Chris Fleischman and Seconded by Barb Chiappa to adjourn
YEA – 10 NAY – 0

Meeting adjourned 7:56 pm

Patricia M. Craven - Secretary

Ken Loury - Chairman