

***BOROUGH OF CARLISLE  
PLANNING COMMISSION***

Meeting Minutes – April 25, 2019

**Members in Attendance:** Timothy Tilton, Julie Vastine, Morgan Dux, Robert Pinnell, Zach Sandonato and Christian Muniz.

**Borough Officials in Attendance:** Michael Skelly, Planning/Zoning/Codes Manager, and Mark Malarich, Borough Engineer

The meeting was called to order at 5:30 p.m.

**Items Reviewed by the Planning Commission:**

1. The Planning Commission unanimously recommended approval of the minutes of the March 28, 2019 meeting.
2. Chairman Tim Tilton welcomed new Planning Commission members Robert Pinnell and Zach Sandonato.
3. The Planning Commission heard public comment on a request by David Shaool for two special exceptions for the 10.35-acre property located west of the terminus of Princeton Dr./Sussex Drive in the Chesterfield subdivision. The property is zoned R-2 Medium Density Residential. The applicant seeks to develop 120 garden apartments which per Section 255-25.F., requires Zoning Hearing Board approval as a special exception use, subject to design criteria 255-199.A.17. The applicant also seeks a special exception per 255-208, for a reduction in the required number of off-street parking spaces.

John Andrews, Esquire, representing the applicant, stated that the applicant plans to develop 10.5 acres of the 15.8-acre tract with ten buildings consisting of 12 units per building, totaling 120 garden apartments. These units will include six two-bedroom apartments and six three-bedroom apartments. Mr. Andrews stated that the applicant has applied to the Zoning Hearing Board for special exceptions for the construct of garden apartments and the reduction in off-street parking.

The following residents addressed the Planning Commission:

- Mitch Gelbaugh – 1137 Shannon Lane
- Nicholas Ade - 912 Armstrong Road
- Trent Aelkes – 9 Stewart Drive
- Justin Brock – 9 Sussex Drive
- Ron Strine – 5 Stewart Drive
- Brett Axelberg – 1001 Shannon Lane
- Lee Winton – 1133 Shannon Lane
- Edwin Estrada – 48 Sussex Drive
- George Douglas – 1000 Forbes Road
- Tom Arminio – 425 Meeting House Spring Road

- John Quirk - 23 Princeton Drive
- Karen Cummings - 1026 Armstrong Road
- Leslie Fry - 1131 Shannon Lane
- Theresa May - 1129 Shannon Lane

Resident concerns:

- Quality of life and community.
- Traffic safety.
- Noise and lighting pollution.
- Narrow streets.
- Emergency vehicle access.
- Real estate values.
- Apartments will create a transient environment in a single-family community.
- Stormwater concerns.
- Meetinghouse Spring Road being the only roadway into this development.
- Proposed development in NMT with the only access being onto Meetinghouse Spring Road across from W. North Street.
- No other single-family development with apartments located within them in any other area of Carlisle.

Christian Muniz stated that he visited the neighborhood and spoke with several residents that expressed concern with regard to parking along narrow street that would prohibit emergency vehicles from getting through, stormwater concerns, and restrictive covenants regarding the 2007 approval by Borough Council for a single-family development.

There being no further items on the agenda, the Planning Commission adjourned at approximately 7:00 p.m.

Respectfully submitted,

Mike Skelly  
Planning/Zoning/Codes Manager