

**West Middlesex Borough
Work Session Meeting
April 10 2024
6:30 pm**

Call to Order: The West Middlesex Borough Work Session meeting was called to order at 6:30 pm by the Borough Council President Mr. Tim Webster.

Pledge of Allegiance

Council Present: President Mr. Tim Webster conducted the meeting, Mr. Robert Lark, Mr. Bill Novak, Mr. Robert Rankin, Mr. Dennis Bollinger, Mayor Stacey Curry.

Others Present: Secretary/Treasurer: Paula Luca, Streets Department Senior Laborer: Mr. Bobby Cochran, WMVFD President Rich Garrett, Ray Lucich, Mr. William Watson, Mr. Chris Webster, Mr. Harry Kornbau, Mr. John Luca, Ms. Barb Lipinski, Mr. Jeff Incerto, Ms. Lisa Holmes, from MC Regional Planning Commission.

Public Comments: Mr. William Watson informed the Council that he has purchased property in the Borough of West Middlesex. 20 plus acres at the end of Williams Drive. He is having the property surveyed because he is not sure of the correct property lines. He is not sure where his right-of-way is located. Lisa Holmes explained to Mr. Watson and Council information concerning right of ways and agreed that having the property surveyed is the best solution for any issues Mr. Watson is having. Mr. Novak added that once surveyed, he should be able to put in his right of way. Mr. Webster suggested to Mr. Watson, after he has the completed survey to inform the Borough and then depending on the property lines, it will help make future decisions as to the right of way. There is a difference for Boroughs and City's and Townships right of Ways. Boroughs are responsible for the right of ways. In the Townships, the property goes to the center line. The survey will show better where the right of way is.

Agenda Items: Mr. Webster reviewed all of the Agenda Items that will be on the Council Meeting on Tuesday April 16th Meeting. If there are any additional items to be added, they have to be added to the Agenda by Monday at 3:00pm.

Special Meeting on Planning and Zoning in the Borough of West Middlesex:

Mr. Robert Lark informed all present the reason for this Work Session Meeting. Members from the Zoning Hearing Board and the Planning Commission have both been invited to this work session meeting. All members introduced themselves. This meeting is allowing both committees to learn more about what is involved with both committees. There was an attempt to have this meeting years ago, but was interrupted by Covid. The New Committees have recently been reorganized. Mr. Lark passed out maps to all committee members. He reviewed a list of all of the Alleys in the Borough. He also passed out a copy of the zoning map to all committee members. He explained that all of the Borough Maps need to be updated and the Zoning Map and Ordinance will also need to be brought up to date. In the future before all are finalized, he

explained, that we will also have a special public meeting. This will allow the public to add their input.

At this time, Lisa Holmes from Mercer County Planning Commission gave an informational lecture to all in attendance concerning the role of the Mercer County Planning Commission. She also spoke on several topics in conjunction with both committees present. Lisa suggested to the members of both committees a list of things to complete before the two committees meet again. She will email all members links with hand-outs with more information. She suggests that the committee members and Council members to take a look at the community. Make a list of problems that may be affected with zoning. Look at the signs around town. Talk with neighbors and fellow residents for suggestions. Think about how things have changed over the year. And think about how the changes have made things work better. Lisa Holmes thanked all committee members for coming to the meeting.

Lisa will send links of information for all committee members to review. Make a list of concerns. Observe signs. Review the parking. Sidewalks. Mr. Novak question about sidewalks that have poles in the center. She suggests reaching out to PennDOT, and give them your feedback.

Mr. Chris Webster asked, when someone buys a building in the downtown, how do you know what type of business do they have? Lisa informed the Council it is important for Council and the Borough to know, so you are aware if they are up to code. Mayor Stacey added, the Borough no longer has a committee that travels around to make sure that the building is kept up to code. And not a fire hazard. Lisa suggests to reach out to our Solicitor to have an ordinance in place for this reason.

The process of obtaining a building or Zoning Permit was discussed by Secretary, Paula Luca reported, at the current time, all permits are issued by Mr. Jeff Richardson, from Richardson Inspections Services. Lisa suggests that the Council be more involved. Before a permit is issued, suggest to Mr. Richardson to inform the Council, and get the approval from Council, first to be a part of the final decision if the permit should be issued. Everything should be in order before the building permit is issued. She also suggests someone who is local to be zoning officer. They drive through the community so they see when things are happening or changing.

Mr. Tim Webster explained the process of building a house in WM in conjunction with a building permit and occupancy permit. Mr. Richardson has a check list that is followed. She once again added that it is very important that we contact Mr. Richardson and ask to be notified when a resident applies for a building permit.

Lisa added that the reassessment program that is being conducted in the County will catch up with a lot of projects that were completed that did not get the proper permits.

Mr. Webster informed the two committees that Lisa has given everyone their homework, and discussed scheduling the next meeting. Lisa checked her schedule for our next meeting. She is not available in May on the 8th at The Council's next work session meeting. All will be notified of next meeting.

The meeting was adjourned at 8:54pm