



Minutes
Planning Commission Meeting
Monday, April 20, 2026, at 5:30 p.m.

Present: Harrison S. Lauer, Chairperson; Donald F. Smith, Jr., David Thor, Wesley W. Posvar, Members

Also Present: Julie P. Bastianini, Borough Manager; A. Bruce Bowden, Borough Solicitor; Dan Moretti, Zoning Administrator; Shawn M. Peterson, Assistant to the Manager; Dan Martone, Martone Engineering and Surveying, LLC; three other attendees

Via Zoom: James M. Royston, Member; two other attendees

Call to Order

Mr. Lauer called the meeting to order at 5:30 p.m.

Approval of Minutes

Mr. Smith moved to approve the meeting minutes from the March 16, 2026, meeting. The motion was seconded by Mr. Posvar and passed unanimously.

Resident Comments

None

New Business

Subdivision Application 26-02: Lot-line change

Mr. Lauer summarized the lot-line change for Subdivision Application 26-02. He stated that the property at 407 Rhodora Lane was requesting a lot-line change that would convey 1.949 acres to 465 Rhodora Lane. Both parcels share a lot line in the "C" Residential District, with a minimum lot area of 3 acres per parcel, thereby conforming to the Borough's requirements.

Mr. Martone requested, on behalf of the property owners, that a waiver be granted from the SALDO Section 380-10-A.1.j regarding certification that each lot shown shall never be further subdivided, as each of the two parcels in the Rhodora Lane Plan of Lots contains areas in excess of two times the minimum lot acreage, and no site improvements are required.

Mr. Lauer reviewed and confirmed that all items listed in the April 2, 2026, LSSE Review No. 1 Letter that needed to be addressed by the property owners' engineer were taken care of.

Mr. Lauer moved to recommend to Borough Council the approve Subdivision Application 26-02: Lot-line change as submitted and including the granting of the waiver from the SALDO Section 380-10-A.1.j regarding certification that each lot shown shall never be further subdivided, as

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each of the two parcels in the Rhodora Lane Plan of Lots contains areas in excess of two times the minimum lot acreage, and no site improvements are required. Mr. Royston seconded the motion, which passed unanimously.

Adjournment

With no other business to come before the Planning Commission, the meeting was adjourned at 5:46 p.m.

Shawn M. Peterson
Assistant to the Manager