

PLANNING COMMISSION MEETING MINUTES
TUESDAY, JULY 14, 2020
7:00 P.M.

THE MEETING WAS HELD VIA WEBEX AND STREAMED ON FACEBOOK LIVE

A. GENERAL FUNCTIONS

1. Call to Order: 7:00 p.m.
2. Pledge of Allegiance
3. In Attendance:

Matthew Milliren	- Present
Philip Weber	- Present
Kim LaBrake	- Present
Francene Drake	- Present
Joseph Pampanin	- Present
Don Werkheiser	- Present
Maria Diaz-Joves	- Present

Also in Attendance:

Cathy Hartranft, Michael Corriere, Bryan Smith, Kris Russo, and Angie Thiede.

4. Minutes of Previous Meetings

A. June 10, 2020

Motion made by Joseph Pampanin, seconded by Matthew Milliren, to approve the June 10, 2020, meeting minutes as written. Motion carried 5-0 (Mr. Werkheiser and Ms. Diaz-Joves abstained).

B. REVIEW & DELIBERATION

1. 20PC02(continued): 330 Linden Avenue. Updated Site Plan application. Owned by Zeldon, LLC, 330 Linden Avenue, Hellertown, PA 18055. Presented by Sean Burke. Property is located in the R-2 District.

Ben Kurtz and Robert Donchez were also present for the applicant.

Mr. Kurtz reviewed their amended plan and went over the Engineer's letter. They have reduced the number of apartments from ten to seven. We are seeking a variance from the Zoning Hearing Board tomorrow to allow for a professional office use and for the increased lot density. There is already a

fence installed behind the parking area so no additional buffer is required. The parking spaces on the street will be removed from the plan. The applicant has proposed stacked parking which meets all of the Borough requirements for parking calculation. The parking between the tenants and the professional office will be handled by the leases and monitored by the applicant.

The Commission did discuss the lack of an easement with the neighboring property over a shared sidewalk. Mr. Donchez stated that is a private matter and will be handled between the two parties.

Mr. Pampanin felt that the calculations for the number of apartments did not add up to the office use from the previous plan.

Mr. Burke noted that the plan will be submitted to LVPC in a few days.

Mr. Pampanin discussed not wanting to set a precedent with eighty-five percent lot density which is what the seven apartments would amount to. He would not be comfortable with more than six apartments.

Motion made by Joseph Pampanin, seconded by Kim LaBrake, to recommend that the Zoning Hearing Board approve the variance of section 450-79(f), Mixed Use. Motion carried 7-0.

Motion made by Joseph Pampanin, seconded by Don Werkheiser, to recommend that the Zoning Hearing Board grant variance of section 450-11.D to allow increased density up to six apartments. Motion carried 6-1 (Mr. Weber opposed).

Motion made by Francene Drake to table this matter until after the Zoning Hearing Board meeting on the variances. Motion carried 7-0.

C. REVIEW AND DISCUSSION- NONE

D. OLD BUSINESS- NONE

E. NEW BUSINESS- NONE

F. ADJOURNMENT

Motion made by Joseph Pampanin, seconded by Matthew Milliren, to adjourn the meeting at 8:19 p.m. Motion carried 7-0.

Respectfully submitted by,

Kris Russo