

PLANNING COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 13, 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, Tom Rieger, Kris Russo, and Angie Thiede.

4. Minutes of Previous Meetings

A. September 9, 2020

Motion made by Joseph Pampanin, seconded by Don Werkheiser, to approve the September 9, 2020, meeting minutes as written. Motion carried 6-0 (Ms. Drake abstained).

B. REVIEW & DELIBERATION

1. 20PC08 Continued: Revised Subdivision/Land Development Submittal for 1604 Clauser Street. Genesis Builders Inc., 617b Main Street, Hellertown, PA 18055. Presented by Donald Lynch. Property is located in the R-2 District.

Mr. Smith reviewed the Engineer's Letter dated October 8, 2020. The applicant is seeking a waiver from the preliminary/final requirement and would like a deferral from sidewalk and curb installation.

The Planning Commission discussed extending the curb to help with stormwater runoff.

Motion made by Don Werkheiser, seconded by Joseph Pampanin, to recommend deferral of sidewalk installation past driveway apron and last 30 feet of curbing. Motion carried 7-0.

Motion made by Matthew Milliren, seconded by Kim LaBrake, to grant a waiver of SALDO 390-8, Preliminary Plan. Motion carried 7-0.

Motion made by Kim LaBrake, seconded by Maria Diaz-Joves, to recommend conditional approval contingent upon Engineer's Letter dated October 8, 2020. Motion carried 7-0.

2. 20PC05 Continued: Revised Site Plan Application for 5 Main Street. Proposed Starbucks Coffee Shop. Owned by Tornig Ralty, LLC, P.O. BOX, Englewood Cliffs, NJ, 07632. Property is located in Shopping Center District.

Mr. Smith reviewed the Engineer's Letter dated October 8, 2020. The applicant has submitted for a Highway Occupancy Permit from PennDOT. The plan has been updated to include a queue of 18 cars and eliminates two access points along Polk Valley Road. If there are issues with the flow of the vehicles and overflow onto Main Street, Mr. Russo is able to change the route of the drive thru traffic.

Mr. Werkheiser reminded the applicant of a brick enclosure for the dumpster. Mr. Smith suggested a landscaped enclosure rather than brick.

Motion made by Don Werkheiser, seconded by Matthew Milliren, to recommend deferral of sidewalk along Polk Valley Road. Motion carried 7-0.

Motion made by Don Werkheiser, seconded by Francene Drake, to grant conditional approval of site plan contingent upon Engineer's Letter dated October 8, 2020, and Mr. Corriere adding language to agreement regarding change in flow. Motion carried 7-0.

3. 20PC02 Continued: Revised Site Plan Application for 330 Linden Avenue. Owned by Zeldon LLC, 330 Linden Street, Hellertown, PA 18055. Presented by Sean Burke. Property is located in the R-2 District.

Ben Kutz, engineer for the applicant, reviewed Mr. Smith's Engineer's Letter dated October 8, 2020.

The Zoning Hearing Board decision allows for 5 residential units and 1 commercial space.

The portion of the shared walkway on applicant's property will be removed rather than getting an easement.

The plan has been sent to Lehigh Valley Planning Commission. They have not had a chance to review the plan.

The applicant was proposing to have individual entrances to each apartment that would be approximately four feet below ground level. After discussion involving snow removal issues, ADA issues, and a required variance, the applicant decided to go back to an interior hallway for the entrances.

Motion made by Don Werkheiser, seconded by Francene Drake, to recommend granting waiver of 390-29b(8) and permit stacked parking. Motion carried 7-0.

Motion made by Maria Diaz-Joves, seconded by Don Werkheiser, to recommend approved contingent upon Engineer's Letter dated October 8, 2020, with revision of 4 to 5 units. Plan will be revised to include interior entrance and landscaping adjacent to façade alley. Also recommend waiver of section 390-9, Preliminary Plan. Motion carried 7-0.

4. 20PC07 Continued: Revised Site Plan Application for 1111 Front Street, Hellertown, PA. Presented by PA Venture Capital. Applicant intends to construct age restricted, independent living apartments. Property is located in the Mixed District.

Mr. Bryan Ritter- The applicant will comply with all items outlined on the Engineer's Letter. We are seeking a waiver from 390-17b(15), Drawing Requirements, and 390-9, Preliminary Plan.

Mr. Smith- The applicant has added a rapid flasher from Saucon 6 to the main Manor building.

Motion made by Joseph Pampanin, seconded by Kim LaBrake, to recommend waiver from 390-17b(15), requiring all easements and right of way on parcel track. Motion carried 7-0.

Motion made by Joseph Pampanin, seconded by Don Werkheiser, to recommend waiver of 390-9, Preliminary Plan. Motion carried 7-0.

Motion made by Joseph Pampanin, seconded by Matthew Milliren, to recommend conditional approval contingent upon Engineer's Letter dated October 8, 2020. Motion carried 7-0.

Mr. Russo will send an Extension Letter to Mr. Ritter.

5. Discussion on Subdivision Plan for 85 Division Street

Mr. Russo- Their plan expires before the next meeting. I have not received a request for an extension.

Mr. Corriere- I would recommend having the Planning Commission recommend denial and send to Council. If there is no vote, the plan is deemed approved.

Motion made by Matthew Milliren, seconded by Joseph Pampanin, to recommend denying the plan. Motion carried 7-0.

C. REVIEW AND DISCUSSION

1. Highway Commercial FRO

Mr. Pampanin requested that the Planning Commission review the Highway Commercial FRO requirements at the next meeting. He asked Mr. Russo to provide the original plans and approved plan for the development at 216 Kichline Avenue for reference.

D. OLD BUSINESS- NONE

E. NEW BUSINESS- NONE

F. ADJOURNMENT

Motion made by Don Werkheiser, seconded by Joseph Pampanin, to adjourn the meeting at 9:29 p.m. Motion carried 7-0.

Respectfully submitted by,

Kris Russo