

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

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	- Absent
Francene Drake	- Present
Joseph Pampanin	- Present
Don Werkheiser	- Present
Maria Diaz-Joves	- Present

Also in Attendance:

Kris Russo, Michael Corriere, Bryan Smith, and Chief Maguire

4. Minutes of Previous Meetings

A. December 10, 2019

Motion made by Joseph Pampanin, seconded by Don Werkheiser, to approve the December 10, 2019, meeting minutes as written. Motion carried 5-0 (Ms. Drake abstained).

5. Reorganization

Motion made by Matthew Milliren, seconded by Don Werkheiser, to elect Philip Weber as Chairperson. Motion carried 6-0.

Motion made by Maria Diaz-Joves, seconded by Joseph Pampanin, to elect Matthew Milliren as Vice-Chair. Motion carried 6-0.

Motion made by Francene Drake, seconded by Maria Diaz-Joves, to elect Joseph Pampanin as Secretary. Motion carried 6-0.

B. REVIEW & DELIBERATION

1. 19PC07 (Continued)- Site Plan Review. 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.

Engineer, Bryan Ritter, and Attorney Joel Weiner were present to describe the plan and review the variances that were received from the Zoning Hearing Board. Mr. Smith reviewed the Engineer's Letter dated January 10, 2020. He told Mr. Ritter that there were items that needed to be added to the plan but since variances were received from the Zoning Hearing Board those requirements have been met.

Mr. Weiner noted that Mr. Ritter needs to look at the parking and resubmit a new parking plan so Mr. Smith can ensure that there is enough parking to meet the variance. If there isn't enough parking, an additional variance will be required.

Mr. Smith requested that the final paving be installed after this building is erected. The base coat has been in place for a number of years and it is a safety concern for elderly people to try and walk between buildings without the paving being completed.

Motion made by Matthew Milliren, seconded by Joseph Pampanin, to conditionally approve the plan contingent upon items outlined in the January 10, 2020, Engineer's Letter, LVPC Review, adherence to Zoning Hearing Board decision, and an executed Improvements Agreement. Motion carried 6-0.

2. 19PC03 (Continued)- Land Development Plan for 1400 Whitaker Street. Presented by James Severn 4131 Lower Saucon Road, Hellertown, PA 18055. Property is Located in the Industrial District

Engineer, Bryan Ritter, and James Severn were present to review the plans. Mr. Smith reviewed the Engineer's Letter dated January 10, 2020. He noted that there are outside approvals that are required for final approval. A NPDES permit and Conservation District Review are required and may take months to complete. Mr. Smith also requested that four parking spaces be added to the end of the storage units and that one loading space be added in front of a unit to allow parking when needed.

Mr. Ritter is requesting the following waivers: Waiver From 390-17 Preliminary/Final Plan; Waiver From 390-25c Street Trees, The applicant will donate the additional required shade trees that do not fit at the site to the Borough; Waiver From 390-29b(6) Traffic Impact Study, traffic for self storage is low impact; and Waiver From 390-23c3(a) Water Retention, they would like the draining requirements between 12 and 72 hours.

Motion made by Matthew Milliren, seconded by Francene Drake, to recommend that Council grants the requested waivers. Motion carried 6-0.

Motion made by Matthew Milliren, seconded by Francene Drake, to conditionally approve the Land Development Plan contingent upon the Engineer's Letter dated January 10, 2020, number of required trees, LVPC review, and executed improvements agreement. Motion carried 6-0.

Motion made by Matthew Milliren, seconded by Francene Drake, to grant an extension of final approval until May 1, 2020. Motion carried 6-0.

C. OLD BUSINESS

1. 19PC08-85 Division Street Extension Request

Motion made by Maria Diaz-Joves, seconded by Matthew Milliren, to grant an extension of the final approval until April 1, 2020. Motion carried 6-0.

2. 19PC10- 0 Fehr Street Withdrawal

Motion made by Joseph Pampanin, seconded by Matthew Milliren, to accept the applicant's request to withdrawal the plans. Motion carried 6-0.

D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Matthew Milliren, seconded by Don Werkheiser, to adjourn the meeting at 8:01 p.m. Motion carried 6-0.

Respectfully submitted by,

Kris Russo