

PLANNING COMMISSION MEETING MINUTES
TUESDAY, MAY 12, 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, Angie Thiede, and Chief Maguire.

4. Minutes of Previous Meetings

A. February 11, 2020

Motion made by Joseph Pampanin, seconded by Matthew Milliren, to approve the February 11, 2020, meeting minutes as written. Motion carried 7-0.

B. REVIEW & DELIBERATION

1. 20PC05: 5 Main Street Site Plan Application. Proposed Starbucks Coffee Shop. Owned by Tornig Realty, LLC, P.O. BOX 1478 Englewood Cliffs, NJ, 07632. Property is located in the Shopping Center District

Paul Gluszko, Randy Wright, and Nick Nazarian were present for the meeting and outlined their plan for a Starbucks in the former Bank of America building. The hours would be from 6:00 a.m. to 9:00 p.m. There would be two access points on both Main Street and Polk Valley Road.

Mr. Smith reviewed the Engineer's Letter dated May 7, 2020. Since both Polk Valley Road and Main Street are state roads, a Highway Occupancy Permit is required. The applicant has not seen the current or has updated the Highway Occupancy Permit. The traffic estimate for this use versus the bank is an additional 2,000 trips per day.

The commission was very concerned with the traffic backing up onto Main Street like is happening with a similar business in town. They are all in favor of keeping the brick façade rather than painting the building. They also commented on the vegetative buffer proposed along Polk Valley Road possibly not being sufficient under the HOP.

Motion made by Joseph Pampanin to table this item until the next meeting so the applicant has a chance to get information on the HOP. Motion carried 7-0.

Mr. Russo will send the applicant an extension letter.

2. 20PC06: 662 Front Street Site Plan Application. Proposed Restaurant. Owned by Chris Limantour, 70 Main Street, Hellertown, PA 18055. Presented by Franco DiCarlo. Property is located in the Industrial/TOO District.

Mr. DiCarlo was present for the meeting and outlined his plan. The hours of the restaurant would be Tuesday through Sunday from 12:00 p.m. until 9:00 p.m. They will hopefully offer beer, wine, and liquor along with quality but simple food.

Mr. Smith reviewed the Engineer's Letter dated May 7, 2020. Since they are going for the Trail Oriented Overlay, a bike rack is required and the building needs to fit with surrounding area. There is enough parking to meet the requirement.

The Commission all liked the plan and were hoping to find a way to install a sidewalk or path on the restaurant side of Water Street. Mr. Smith informed them that due to the floodplain and that being a drainage area, there is no way to widen Water Street in that area.

Ms. Diaz-Joves was concerned with the entrance and exit not being defined. A vegetative buffer was not possible but the applicant will paint a definitive entrance and exit.

Motion made by Joseph Pampanin, seconded by Francene Drake, to grant conditional approval of the plan contingent upon conditions set forth in the Engineer's Letter dated May 7, 2020, glass door installed per code, and directional stripping installed in the parking lot. Motion carried 7-0.

C. OLD BUSINESS- NONE

D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Matthew Milliren, seconded by Joseph Pampanin, to adjourn the meeting at 8:56 p.m. Motion carried 7-0.

Respectfully submitted by,

Kris Russo