

PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 13, 2021
7:00 P.M.

THE MEETING WAS HELD VIA ZOOM AND STREAMED ON FACEBOOK LIVE

A. GENERAL FUNCTIONS

1. Call to Order: 7:00 p.m.
2. In Attendance:

Philip Weber	- Present
Robert Lepley	- Present
Kim LaBrake	- Present
David Kuhns	- 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 Meeting

- A. March 9, 2021

Motion made by Don Werkheiser, seconded by Philip Weber, to approve the March 9, 2021, meeting minutes as written with the correction that the engineer representing 30 Bachman St. sketch plan correct name is “Gene” Berg not “Greg” Berg. Motion carried 7-0.

B. REVIEW & DELIBERATION

1. PC-21-01: Saucon 4, 5, and 7 Site Plan Review. Presented by Bryan Ritter, Jenna Engineering. Owned by Abraham Atiyeh, 1177 6th St. Whitehall, PA. Property is located in the Mixed District. Tax Parcels Q7SW2A 13C-2, 3C3, and 3C4.

Mr. Ritter- The plan proposes two four-story buildings with 80 independent living units and a total of 112 beds. A lot line is needed between Saucon 4 and Saucon 5. Variances are required for the height and density. Saucon 7 was originally intended as open space to meet the requirements of the other buildings already built. The open lot next to this building will now provide the open space needed for the complex. This building will be similar to Saucon 6 which was approved about a year ago.

Mr. Pampanin- If the buildings were considered elderly house, that would require a special exception as it doesn't meet the definition of units under the ordinance.

Mr. Smith noted that the uses of the buildings are required to be clearly defined on the plan so we can see if there are other variances or special exceptions required and to calculate the space, density, and parking requirements. He also reminded the applicant that Saucon 6 was approved for 40 units and not 56 beds.

Since the Zoning Hearing Board granted the variances for Saucon 6, the Planning Commission was not concerned with the proposed buildings having similar heights.

Ms. Diaz-Joves inquired how the commission will guarantee that the separate lot for open space will not be sold or used for another use since it is separate from the other lots. Mr. Smith noted that the lots would have to be consolidated.

Mr. Ritter recommended a meeting with himself, Attorney Weiner, Attorney Corriere, Mr. Smith, and Borough staff to clear up the bed versus unit issue.

Mr. Smith noted that the larger footprint of the building will impact the green space and the stormwater system may not be able to handle the additional impervious coverage.

Ms. LaBrake asked if the open space requires upgrades from the current state of the lot.

Mr. Smith- The open space must be passive so the lot will need improving.

Mr. Pampanin inquired why they decided on an 80-unit building versus the two 40-unit buildings.

Attorney Weiner- There is a greater sense of community in a larger building. Mr. Weber noted that with what we have learned from COVID that might not prove to be the best option.

Mr. Russo- Dewey Fire Company and EMS submitted recommendation letters. Mr. Ritter acknowledged that they understand the concerns and the next plan will reflect those concerns.

The Planning Commission felt they could not take action on the plan with the information that was provided.

Motion made by Kim LaBrake to table PC-21-01 until comments provided by the Engineer and Planning Commission can be answered and reflected on revised plans.
Motion carried 7-0.

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C. OLD BUSINESS- NONE

D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Don Werkheiser, seconded by David Kuhns, to adjourn the meeting at 8:00 p.m. Motion carried 7-0.

Respectfully submitted by,

Kris Russo