PLANNING COMMISSION MEETING MINUTES

TUESDAY, MARCH 14, 2023

7:00 P.M.

**THE MEETING WAS HELD IN-PERSON, VIA ZOOM, AND STREAMED ON FACEBOOK LIVE**

A. GENERAL FUNCTIONS

1. Call to Order: 7:00 p.m.

2. In Attendance:

Maria Diaz-Joves - Present via Zoom

Robert Lepley - Absent with prior notification.

Kim LaBrake - Present

Larry O’Donnell - Present

Joseph Pampanin - Present

Liz Thompson - Present

Don Werkheiser - Present

Also in Attendance: Kris Russo and Bryan Smith. Mike Corriere absent. Cathy Hartranft and Sheri Eichlin were in attendance via Zoom.

3. Minutes of Previous Meeting

1. February 14, 2023

Motion to approve 2/14/23 minutes with correction of Reorganization . The motion was by Robert Lepley, not Larry O’Donnell, who was absent at the February 14, 2023, meeting by Don Werkheiser, seconded by Maria Diaz-Joves. Motion passed 6-0.

B. REVIEW & DELIBERATION

1. Land Development 1702 Clauser St., Hellertown, PA 18055

Muhammed Bendjilali is the applicant for the Land Development. Karl Scherzberg, engineer for Keystone Consulting discussed the proposal of 1702 Clauser St. The applicant proposes to consolidate the five existing parcels into one lot and then construct 60 apartment units on the lot along with 10,230 square feet of new office space. The apartment will consist of the two new four-story midrise apartment buildings consisting of 48 apartment units. The existing single family home on the lot will be converted into two apartment and the building will be expanded to include a two story addition with 10 additional apartments each. The new offices will be included on the first floor of the new construction and the apartments will be on the upper floors.

Bryan Smith, Borough Engineer, went over his review letter dated \_\_\_\_\_\_\_\_\_\_\_. Mr. Smith stated the property is located in the Highway Commercial District and would be developed under the Flexible Redevelopment Overlay (FRO). The FRO is intended to allow for the use of vacant and under-utilized land and buildings. The review discussed SALDO and Zoning, Landscape and Lighting, Stormwater Management, Sanitary Sewer, and Transportation requirements.

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The Planners discussed the review letter in detail. Stormwater and parking lot detail were discussed in depth. The developer will make the recommended changes as well as obtain compliance letters from all partner agencies.

Motion to table until further information is gathered by Liz Thompson. Motion carried 6-0.

C. OLD BUSINESS

1. No Old Business.

D. NEW BUSINESS

1. 2022 Planning Commission Annual Report-Mr. Pampanin reviewed the 2022 report of planning commission.
2. Additional PC meeting scheduled for March 21, 2023 to continue the discussion on the SALDO and Zoning Comprehensive review.

E. ADJOURNMENT

Motion made by Kim LaBrake, seconded by Don Werkheiser, to adjourn the meeting at 8:07 p.m. Motion carried 6-0.

Respectfully submitted by,

Kris Russo