

The Easton Planning Commission met on Wednesday, July 1, 2009 in the 5th Floor Council Chambers, Easton City Hall. The meeting was called to order at 6:30 p.m. by Charles Elliott. Present: Charles Elliott, Robert Sun, Mary Viscomi, Roger Paul and William Heilman. Also in attendance were staff members Becky Bradley, Director, Carl Manges, City Planner and Tina Woolverton, Secretary. Joel Scheer, City Solicitor was present.

The agenda was approved.

A motion to approve the minutes of the June 17th, 2009 meeting was made by Ms. Viscomi, seconded by Mr. Paul, approved by all.

Privilege of the Floor. None.

Status report – Marquis Estates – W. Lafayette Street. Mr. Tersigni of Marquis Properties was present. He said the revised E & S Plans had been submitted to Northampton County Conservation District on June 29, 2009. He said, per the NCCD, the NPDES was complete and has been forwarded to the DEP. He said he anticipates approval from the DEP in July, 2009. He said the HOP application has been determined satisfactory with minor changes to be made and he anticipates hearing from Easton Suburban Water by the end of July as well. He said he plans to have plans for final approval of the Planning Commission in September. Mr. Elliott asked when the Northeast office of the DEP accepted the NPDES plans. Mr. Tersigni said in late April or early May. Mr. Elliott asked if he had received any comments from them yet. Mr. Tersigni said he has not. Mr. Elliott mentioned the LVPC review was received since the Planning Commission grant preliminary approval of the plan. He asked Mr. Tersigni if the LVPC review and recommendations would create any modifications to the plan. Mr. Tersigni said it would not. Mr. Tersigni signed a continuance waiver until September 2, 2009.

Special Exception 518 March Street. Ms. Bradley said the applicant had left a telephone message after business hours requesting the Special Exception request be withdrawn from the evening's meeting. A motion to table the special exception request until the meeting of July 15, 2009, unless a formal withdrawal was received, was made by Mr. Paul, seconded by Mr. Heilman, approved by all.

Subdivision – 400 Pierce Street and 530 Porter Streets. Mr. Manges said the applicant, Martha Leo, proposes to subdivide an existing property at 400 Pierce and 530 Porter Street into two lots. The property contains an existing A4 two-family detached dwelling and the proposed subdivision will make this an A-2 Single-family semi-detached dwelling. The property is located in the College Hill Zoning District Block Class C, where the both the A4 and A2 uses are permitted. Staff recommended preliminary plan approval. Mr. Elliott asked if the property had previously been separate. Mark Buchvalt of CMX Engineering said the property was built as a double and has always remained owned by one individual. A motion to approve the resolution granting preliminary conditional approval was made by Ms. Viscomi, seconded by Mr. Paul, approved by all.

Land Development and Reverse Subdivision - 285 W. Nesquehoning Street – Easton Suburban Water, Davis Street Pumping Station. Ms. Bradley said the applicant, Easton Suburban Water Authority has proposed to demolish and remove the existing building and structures at 285 W. Nesquehoning Street, combine the lot with the lot containing the existing pumping stations, demolish and remove the existing pumping station and construct a new water pumping station on the combined property. She said the existing pumping station will remain in use until the new pumping station is constructed. The pumping station includes three off-street parking spaces for employees and a restroom for employee use. A pumping station is considered an H4 Utility Use and is permitted by special exception in the South Side Zoning District. Staff recommended granting conditional preliminary approval to the subdivision and land development

plan and recommending approval of the special exception to the Zoning Hearing Board. Mr. Sun asked the function of a pumping station. Craig Swinsburg, Director of Engineering for the Water Authority explained the pumping station pulls water from the reservoir on College Hill. This particular pumping station provides water to three quarters of the south side, Williams Township and Glendon Borough. He said it was built during the 1960's and the structure is approximately 25' x 25'. Mr. Sun asked if the purpose of the new pumping station was to increase capacity. Mr. Swinsburg said it was, as current capacity is 1.6 million gallons per day and the new station will have three pumps instead of two, increasing capacity to approximately 2.1 million gallons per day. Mr. Sun questioned the noise level of the station. Mr. Swinsburg said there would be no difference from the current levels and that it is an unmanned station. Mr. Elliott questioned the lack of a formal landscape plan and what buffering was being considered. Mr. Swinsburg said he is in touch with the City Forester for advice on the trees and landscape buffering. He said the building façade would be brick face, with an asphalt roof and false windows to give the building more of a residential look. He said there would be no fencing. A motion to approve the resolution granting conditional preliminary approval of the subdivision and land development and recommending approval of the special exception to the Zoning Hearing Board was made by Ms. Viscomi, seconded by Mr. Heilman, approved by all.

EAC Update. Mr. Elliott said draft minutes from the last EAC meeting were distributed and served as an update.

Ms. Bradley informed the Commission that on July 2 at 2:00 pm the representatives and distributors of local publications had been invited to a presentation on the proposed Newsrack Ordinance.

As there was no further business, the meeting was adjourned at 7:14 PM.