

The Easton Planning Commission met on Wednesday, September 16, 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. Joel Scheer, City Solicitor was present. Also in attendance were staff members Becky Bradley, Director, Carl Manges, City Planner and Tina Woolverton, Secretary.

The revised agenda was approved.

A motion to approve the minutes of the September 2, 2009 meeting was made by Ms. Viscomi, seconded by Mr. Sun, approved by all.

Privilege of the Floor. None.

Special Exception –316 Northampton Street – Easton Salsa. Mr. Manges stated the applicant, Arthur Skrzenski, proposes to establish an F2 - Food Processing business for the manufacturing of salsa, hot sauce and marinara sauce in the kitchen area on the first floor of the Bank Street Annex at 316 Northampton Street. The basement of the building will be used to store the products. The applicant was present. He explained the reason for the requested change of location of his business was due to the lease at 321 Northampton Street expiring at the end of the month. He added the Bank Street Annex better suits the needs of his business. Ms. Viscomi asked if the applicant was currently marketing and selling his product. Mr. Skrzenski stated he currently sells his product to ten specialty stores. Mr. Elliott stated the scale seems appropriate for the location. He asked the staff if there were constraints that limit the scale of the production. Ms. Bradley said nuisance uses are addressed through codes. A motion to approve the resolution recommending approval to the Zoning Hearing Board was made by Ms. Viscomi, seconded by Mr. Heilman, approved by all.

Final Development Plans – 2 S. 13th Street – Supreme Mart. Mr. Manges said the applicant, Raj Patel, has proposed to renovate an existing convenience store building and create a new gas station on the former Getty Mart property located at the corner of Northampton and South Thirteenth Streets. The site currently contains a convenience store and a large hole where the former petroleum holding tanks, canopy and pumps were located. He said plans for the new facilities include new gas pumps, a new canopy, new signage and holding tanks. The existing building is proposed to be reutilized as a convenience store. Mike Russek of Van Kleef Engineering was present to answer questions. He said there is no problem in complying with the curb ramp. He said there are currently no crosswalks at that location. Mr. Sun asked what the target date for new tanks was. Mr. Russek said the tanks would be delivered upon finally plan approval. Ms. Bradley reminded him the mylars needed to be signed and recorded prior to the work commencing. A motion to approve the resolution granting conditional final approval was made by Mr. Paul, seconded by Mr. Heilman, approved by all.

Multi-Municipal Comprehensive Plan. Ms. Bradley said, after many discussions, it was time to make a decision as to whether the City would participate in the multi-municipal comprehensive plan. Mr. Elliott said he feels the advantages to the City are in the abstract, and the benefit is diminished by the absence of municipalities such as Forks and Palmer Townships. He also said the time frame would delay the creation of a new Comprehensive Plan for the City, another negative. A motion to approve the resolution recommending to City Administration not to be included in the Multi-Municipal Comprehensive Plan was made by Ms. Viscomi, seconded by Mr. Heilman, approved by all.

Letter of Support – Dam Study. Ms. Bradley explained the City wishes to apply for funding with the National Oceanic and Atmospheric Administration (NOAA) through their Open Rivers Initiative which provides funding and technical assistance to study and remove dams for the

benefit of living marine and coastal resources. The two dams to be studied are along the Bushkill Creek, one near the 13th Street Silk Mill and one near the City's Recycling Facility. She further stated the Nurture Nature Foundation is a project partner, and Lafayette College has been approached as well. She requested a letter of support from the Planning Commission to the NOAA. A motion to send a letter of support was made by Mr. Sun, seconded by Ms. Viscomi, approved by all.

EAC Update. Mr. Elliott said the EAC made a presentation regarding the to the Public Works Committee regarding the Third Street Corridor Walkability Study.. He said it was received with interest and very good dialogue ensued. The Public Works Committee made a recommendation to City Council to take recommendations of the EAC into account on future developments.

As there was no further business, the meeting was adjourned at 7:45 PM.