

The Easton Planning Commission met on Wednesday, October 7, 2009 in the 5th Floor Council Chambers, Easton City Hall. The meeting was called to order at 7:00 p.m. by Charles Elliott. Present: Charles Elliott, James Bloom, Roger Paul, William Heilman and Dennis Lieb. 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 revised minutes of the September 16, 2009 meeting was made by Mr. Paul, seconded by Mr. Heilman, approved by all.

Privilege of the Floor. Ms. Bradley said she and Mr. Manges had attended the PA Planning Association conference earlier in the week. At the conference she learned of DCED's intent to eliminate funding for programs such as Elm Street and Main Street. She urged the Commissioners to contact Representative Freeman with their opinions on the matter.

Reverse Subdivision and Final Development Plans – Davis Street Pumping Station – Easton Suburban Water Authority. 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. Conditional preliminary approval of the project had been granted at the Planning Meeting of July 1, 2009. Staff recommended granting conditional final approval to the subdivision and land development. Craig Swinsburg, Director of Engineering for the Water Authority said the Authority had no problems complying with the conditions. Mr. Elliott questioned the noise impact on the neighborhood. Mr. Swinsberg said the construction of the building would include a sound-absorbing concrete masonry block used for this type of application in a residential setting. A motion to approve the resolution granting conditional final approval of the subdivision and land development was made by Mr. Bloom, seconded by Mr. Lieb, approved by all.

Reverse Subdivision, Preliminary Development Plan and Special Exception – Second & Snyder Street Parking Lot – Lafayette College. Ms. Bradley recused herself from any discussion, as she is involved in the management of the College's RACP grant. Mr. Manges stated the applicant, Lafayette College, proposes to consolidate three parcels and develop a thirty-six space parking lot on a vacant lot and gravel parking area. The proposal includes a new concrete sidewalk, walkway and decorative fence. The walkway will be for public use and the applicant has stated they want sculptures and art located in this area. The proposed parking lot is located in the FEMA defined 100 year flood plain. The parking lot use is allowed as a special exception. Conditional preliminary approval had been granted at the Planning Commission meeting of September 2, 2009. Mr. Joe Civitella of McTish, Kunkle and Associates was present to answer questions on the plan. Mr. Lieb asked staff what flood-proofing measures would be required. Mr. Manges gave examples of an emergency evacuation plan and a fence that can handle the hydrostatic force. Mr. Bloom asked if the tree issues had been resolved from the prior meeting. Mr. Manges said they had. A motion to approve the resolution granting conditional final development plan approval was made by Mr. Bloom, seconded by Mr. Heilman, approved by all.

Land Development and Special Exception North Third Street Gateway, Lafayette College. Ms. Bradley recused herself from any discussion, as she is involved in the management of the

College's RACP grant. Mr. Manges said the applicant, Lafayette College, proposes to demolish part of the vacant "Ponulak" building and provide an open air Arts Plaza for Lafayette College personnel and students. There will be no demolition to the three story building next to the Ponulak building. The existing roof decks and purlins will be removed to reveal the existing truss and column structure, which will remain to create an open air plaza over the Bushkill Creek. The use is permitted by Special Exception. The property is also in the FEMA defined 100 year floodway. Conditional preliminary plan approval had been granted at the September 2, 2009 Planning Commission meeting. Mr. Wayne Stitt, of Spillman Farmer Architects was present. Mr. Heilman asked for confirmation that the building had no basement and that the creek ran beneath it. Mr. Manges said that was correct. Mr. Elliott asked the foot print of the building being demolished. Mr. Stitt said approximately 7,000 s.f. Mr. Bloom asked if there would be a security gate at the front elevation. Mr. Stitt said there would. Mr. Bloom asked if the plaza would only be open to the public during events. Mr. Stitt said it was his understanding the gates would be open during the day and during public events. A motion to approve the resolution granting conditional final development plan approval was made by Mr. Bloom, seconded by Mr. Paul, approved by all.

Final Development Plan – Marquis Estates – W. Lafayette Street. Mr. Manges stated the subject property consists of a heavily wooded vacant lot in the College Hill Zoning District. The application began under the previous zoning code and the project will continue to be reviewed under the R-LD Zoning District requirements of that Ordinance. He explained the applicant, Marquis Properties, LLC proposes to subdivide the 3.95 acre property into five building lots for the development of five single family detached dwelling units. All units will be served with public water and sewer and will contain two car garages. The proposal also includes the creation of two separate parcels to include open space and storm water management areas to be maintained by a home owner's association. The Easton Planning Commission reviewed and granted preliminary conditional approval to the plan on May 7, 2008. Tom Crawley, Engineer for the project was present to answer questions. Ms. Bradley questioned if the presence of "waters of the US" required review from the Army Corp of Engineers. Mr. Crawley said it did not, as the waters are not being disturbed by the development. Mr. Joel asked for clarification that there would not be parking permitted along the private drive. Mr. Crawley said that was correct. Mr. Scheer recommended a revision to the draft amendment adding the prohibition of parking along the private drive to the Covenants and restrictions of the proposed homeowner's association. Mr. Elliott commented the stormwater report reflected peak flows being reduced and questioned if all flow would be to West Lafayette Street. Mr. Crawley said that was correct. Mr. Bloom asked where the "waters of the US" flowed to after leaving the site. Ms. Bradley said the flow to a storm sewer and eventually to the Bushkill Creek. Mr. Carl Reiner of 445 State Highway 12 in Flemington, NJ said he has been a real estate investor in Easton for eighteen years and likes the plan, He said it well thought out. A motion to approve the revised resolution granting conditional final approval was made by Mr. Heilman, seconded by Mr. Bloom, approved by all.

EAC Update. Mr. Elliott said the EAC would be holding a potluck dinner at the Eastonian on December 1, 2009 and showing the power point presentation of the 3rd Street walkability study. He said discussions were moving forward to revise the list of approved trees, adding native trees and eliminating the intrusive species.

Ms. Bradley told the Commission there would be an Urban Land Institute event in Easton on Thursday, October 8, at 2:00 at the Eastonian. She added nearly 100 people were signed up for the Smart Growth and Smart Codes presentation.

She also reminded the Commission that the first "Movies at the Mill Easton" event would be held on Friday, October 9, 2009 at the Simon Silk Mill.

As there was no further business, the meeting was adjourned at 8:05 PM.