

Zoning Hearing Board

717 Northampton Street

Appeal 2011-4101

Application 11020065

The Easton Zoning Hearing Board met on May 16, 2011, to hear the appeal of Rosa Munoz, 682 Wolf Avenue, Easton PA 18042, for a special exception to establish a retail specialty use for the sale of religious items at 717 Northampton St., a WW-SC-B zoning district.

Present: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Starke and Mrs. Panto
Absent: None

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Seventeen area owners were notified by mail of the hearing date. Witnesses were sworn in. The secretary then read the resolution of the EPC dated April 6, 2011, in which they made no recommendation as the applicant did not appear at the April Planning meeting. Attorney Nitchkey noted the applicant did sign a waiver at the April meeting.

Rosa Munoz stated the property was properly posted. She wishes to sell religious items such as statues, stamps, rosaries, candles, etc., in a commercial space that has been vacant for two years. She previously had a café in the space but it closed due to lack of customers. She wants to be open three or four days a week. No construction is necessary to convert to a retail space. There will not be any drive-in window, commercial on first floor only, upper floors residences. Hours may be Wed thru Sat 10:00 am to 6:30 pm. No employees – she will be the sole proprietor. Deliveries will be made by hand by the applicant – no delivery trucks.

As there was no other business to come before the Board, the meeting was adjourned.

The Board reviewed the testimony as presented and a motion was made by Mr. Civitella, seconded by Mrs. Starke, to grant the request.

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke
Nays: None

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

Vacant Lot L9NE2D 51

Appeal 2011-4102

Application 11010052

The Easton Zoning Hearing Board met on May 16, 2011, to hear the appeal of Lafayette College, High Street, Easton PA 18042, for a variance to allow driveway access from a main street, for canopy tree requirements, for buffering tree requirements, and a use variance to establish a 10-space parking lot at TP#L9NE2D 5 1; variance to allow driveway access from a main street, for canopy tree requirements, for buffering tree requirements, for planter area requirements, and a use variance to establish a 24-space parking lot at TP#L9NE2A 24 3.

Present: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Starke and Mrs. Panto

Absent: None

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Seventeen area owners were notified by mail of the hearing date. Witnesses were sworn in. The secretary then read the hearing deferment request/waiver of time that was submitted at the EPC dated April 5, 2011.

Brian Gish, Chief Planner, stated the applicant has a few unresolved issues and has opted to resubmit at the June planning meeting and return to the ZHB at the June 20, 2011 meeting at or after 7:00 pm.

As there was no other business to come before the Board, the meeting was adjourned.

The Board reviewed the testimony as presented and a motion was made by Mr. Civitella, seconded by Mr. Edinger, to grant a continuance to the June ZHB meeting.

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke

Nays: None

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

Vacant Lot L9NE2A 24 3

Appeal 2011-4103

Application 11010052

The Easton Zoning Hearing Board met on May 16, 2011, to hear the appeal of Lafayette College, High Street, Easton PA 18042, for variances to allow driveway access from a main street, for canopy tree requirements, for buffering tree requirements, and a use variance to establish a 10-space parking lot at TP#L9NE2D 5 1; variances to allow driveway access from a main street, for canopy tree requirements, for buffering tree requirements, for planter area requirements, and a use variance to establish a 24-space parking lot at TP#L9NE2A 24 3

Present: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Starke and Mrs. Panto

Absent: None

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Seventeen area owners were notified by mail of the hearing date. Witnesses were sworn in. The secretary then read the hearing deferment request/waiver of time that was submitted at the EPC dated April 5, 2011.

Brian Gish, Chief Planner, stated the applicant has a few unresolved issues and have opted to resubmit at the June planning meeting and return to the ZHB at the June 20, 2011, meeting at or after 7:00 pm.

As there was no other business to come before the Board, the meeting was adjourned.

The Board reviewed the testimony as presented and a motion was made by Mr. Civitella, seconded by Mr. Edinger, to grant the continuance.

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke

Nays: None

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

830 Lehigh Street

Appeal 2011-4101

Application 11040158

The Easton Zoning Hearing Board met on May 16, 2011, to hear the appeal of Adam Meshkov and Eleanor Breslin, 830 Lehigh Street Easton PA 18042, for a use variance to convert a commercial building to a mixed use, first floor law office, second & third floor residential at 830 Lehigh St. (WW-B).

Present: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Starke and Mrs. Panto

Absent: None

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Seventeen area owners were notified by mail of the hearing date. Witnesses were sworn in.

Ms. Breslin stated they currently have their law practice on the ground floor, the second and third floors are vacant. They cannot find a commercial tenant so they have decided to relocate their residence to this property. Applicant submitted Exh. A-1, and explained the layout of the building. The building is suitable for the proposed use and the use is appropriate for the neighborhood. There is no off-street parking. Therefore, the proposed use will have less impact on the community. They tried to market the upper floor to another attorney, however, there are accessibility issues, 12 steps from sidewalk to front door, 18 steps internally to the second floor, and 16 steps to the third floor. Lack of parking would also be an issue to a prospective tenant. A realtor toured the building and thought it was a challenge to rent the upper floors. There is only one entrance. There are currently kitchens on the second and third floors. Ms. Breslin submitted ZPA 11010104 (Exh. A-2) from January 2011 noting the use as a continuance of a non-conforming use.

Christopher Portner, 160 Main Street, Emmaus PA 18049-4016 noted the proposed use is more in conformance with the surrounding area due to the proposed residential use as part of the A-12.

As there was no other business to come before the Board, the meeting was adjourned.

The Board reviewed the testimony as presented and a motion was made by Mrs. Panto, seconded by Mrs. Starke, to grant with the condition that the residence be owner-occupied and any other change in use of the first floor or second floor occupancy return to the Board for approval.

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke

Nays: None

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

828 Lehigh Street

Appeal 2011-4105

Application 11030225

The Easton Zoning Hearing Board met on May 16, 2011, to hear the appeal of Adam Meshkov and Eleanor Breslin, 830 Lehigh Street Easton PA 18042, for a total lot area, impervious surface, build to line, side yard setbacks, rear yard setback and location of parking variance to convert a garage into a single family detached dwelling at 828 Lehigh St. (WW-C).

Present: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Starke and Mrs. Panto

Absent: None

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Seventeen area owners were notified by mail of the hearing date. Witnesses were sworn in.

Ms. Breslin stated they are proposing to convert an existing garage into a single family dwelling. She submitted App. Exh. A-1, and explained the layout of the property as well as noting the structure is suited for the use. The proposed use is permitted, however, there are dimensional issues. The current structure would need major renovations to return it to a garage use. The proposal does not include any expansion of the structure and the two parking spaces would allocated for this use. The west wall of the property runs along 830 Lehigh which they own. The east side is the rear section of 831 Walnut, which they also own. The rear of the property could be accessed from a neighboring property. The applicants are planning on keeping the property and use it as a rental or possibly a guest house in the future. It goes hand-in-hand with 830 Lehigh Street. Water run-off from this structure will be properly directed.

As there was no other business to come before the Board, the meeting was adjourned.

The Board reviewed the testimony as presented and a motion was made by Mr. Edinger, seconded by Mr. Civitella, to grant the request with the condition that the two front parking spaces are dedicated to this use.

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke

Nays: None

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

512 March Street

Appeal 2011-4106

Application 11020140

The Easton Zoning Hearing Board met on May 16, 2011, to hear the appeal of Radnor Property Group, LLC, 620 Lee Rd, Suite 115, Wayne PA 19087, for a special exception, lot area per dwelling unit and off street parking variances to construct a residential mid-rise with twelve units at 512 March St. (CH-SC-C).

Present: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Starke and Mrs. Panto
Absent: None

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Fourteen area owners were notified by mail of the hearing date. Witnesses were sworn in. The secretary then read the resolution of the EPC dated May 4, 2011, in which they made a recommendation to grant the applicant's request.

Attorney Daniel Cohen submitted a copy of the deed dated January 22, 2008, and letter of intent by Radnor Properties, marked Exh. A-1 and A-1A. He noted the proposal is for the demo of a blighted building and the reconstruction of a four-story building containing 12 apartments. The Radnor Group will be leasing the ground from the college and managing the property.

David Yeager, Radnor Property Group, LLC, 620 Lee Rd., Suite 115, Wayne, PA 19087 stated their company has worked for five years with educational institutions managing off-campus housing properties, restaurants, child care facilities, and book stores affiliated with colleges. Lafayette will own the ground and will lease it to Radnor who will develop and maintain the structure. The existing building is blighted, vacant over three years, and in very poor condition. It is not feasible to try to renovate this structure. He explained App. Exh. A-2 a photo of the existing building. He then described A-3, the surrounding neighborhood and its architecture. A-4 also shows other buildings in the area. The proposed development will be in context with the neighborhood. Twelve units with a total of 35 bedrooms, fully operable kitchens, bathrooms, shower areas. There are currently six units in the building allowing for 18 residents. They considered developing the property with a first floor retail use, however, it was fully uneconomical. The occupants will be predominantly students. The building will be ADA compliant. Access will be along Cattell Street. Exh. A-6 is a letter agreement indicating the six parking spaces will be handled on college-owned property in close proximity to this building. Exh. A-7 describes the analysis undertaken by the college to accommodate additional parking as required by residents of this building. The proposed apartments will be similar in size to the existing units. The project will not have an adverse impact on the surrounding neighborhood. Exh. A-5 shows the architecture of the proposed structure. Radnor is looking into energy-efficient measures. The building will be occupied by upper-classmen, as well faculty members/staff.

Mr. Civitella questioned if the units will be rented out year long. Mr. Yeager responded he does not know the intentions of the college regarding rentals.

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Steven Busco, College Hill Properties, PO Box 3038 Easton PA 18042-3038, (owner of 133 Cattell Street), stated concerns regarding parking and questioned if Radnor has considered the impact the construction will have on the neighborhood. Mr. Yeager responded construction nuisances will be managed.

Kathryn J Nassoor, 201 E Lafayette Street Easton PA 18042 ,(owner of 119 Cattell Street), is also concerned with parking issues.

As there was no other business to come before the Board, the meeting was adjourned.

The Board reviewed the testimony as presented and a motion was made by Mrs. Panto, seconded by Mr. Civitella, to grant the request with the stipulation that the applicant meet all conditions of the EPC and that the lease require any cars park in a dedicated lot.

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto
Nays: Mrs. Starke

The motion was approved.

Linda Thomas
Secretary