

Zoning Hearing Board

322 Northampton Street

Appeal 2012-4171

Application 12100051

The Easton Zoning Hearing Board met on December 17, 2012, to hear the appeal of Josh Palmer, 126 E. Wayne Avenue, Easton, PA 18042, for sign variance to install two signs in excess of 20 sf at 322 Northampton Street, a DD-SC-B zoning district.

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

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. Eighteen area owners were notified by mail of the hearing date. Witnesses were sworn in.

Mr. Palmer is requesting approval for two signs that have been erected, one on each frontage of the building. He feels the stand-alone lettered signs are appropriate for the size of the façade as a grand restaurant needs a grand sign.

Phil Mitman, 910 Paxinosa Avenue, board member of the GEDP supports the signs and feel they are appropriate for the building and location.

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

The Board reviewed the testimony as given and a motion was made by Mrs. Panto, 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

671 N 13th Street, Lot 1

Appeal 2012-4172

Application 12100255

The Easton Zoning Hearing Board met on December 17, 2012, to hear the appeal of Van Cleef Engineering, 520 B New Street, Bethlehem PA 18018, for a special exception for a parking lot use and in a flood plain and a variance to allow parking stalls in excess of 10 without planters to establish a 47 space parking lot at 671 N 13th St., Lot 1, a RC-SC-A zoning district.

Present: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke
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. Attorney Cohen requested waiving reading of the resolution of the EPC. Witnesses were sworn in. Board member Michael Brett recused himself due to his affiliation with the Easton Redevelopment Authority.

Mr. Cohen also noted that Mr. Bahnick, for Van Cleef Engineering, submitted the zoning application and appeal, however, the legal owner of the property is the Easton Redevelopment Authority

Gretchen Longenbach, Executive Director of the Easton Redevelopment Authority, 1 S 3rd Street, submitted and explained App. Exh. A-1, a land development plan of the property prepared by Van Cleef; A-2, an aerial photograph of the property; A-3, Spillman Farmer master plan 2010. She noted phase 1 of the project was submitted to the planning department in December. A substantial amount of environmental remediation has already been done at the site. Two buildings will be remediated prior to the sale. They have recently submitted an application for a 1.8 million dollar grant to the Economical Development Administration and has received a 2 million dollar grant from PA. Entrance to the site will be from 13th Street. They have had discussions with PennDOT they will be issued a highway occupancy permit when needed. The boulevard will run through the center of the site. Building M will be demolished to make access to the boulevard. The 13th Street entrance will be between buildings K and L and exit onto Bushkill Drive. There is an existing driveway/road off of Bushkill Drive that will be reused.

Mr. Bahnick explained phase 1 will consist of 36 apartments in building K upper floors, and 1170 sq ft retail in the first floor. Building J will be used for parking with 4800 sf of retail in the rear. The combined commercial areas require 40 spaces, however they are providing 47. The residential use requires 36 parking spaces, which will be supplied. The main parking lot will be in area D as surface parking in four groups, 12, 12, 11, and 12 spaces between landscape barriers. Building J will have 14 inside spaces in the front. There are two smaller lots on opposite ends of building J with 10, 3, 4, and 5 spaces. The parking areas are constrained by the topography in the rear of the lot as well as a number of buildings that cannot be used for parking.

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

The Board reviewed the testimony as given and a motion was made by Mr. Civitella, seconded by Mrs. Panto, to grant the request with the stipulation that the applicant meet all conditions of the EPC.

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

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

671 N. 13th Street, Lot 2

Appeal 2012-4173

Application 12100256

The Easton Zoning Hearing Board met on December 17, 2012, to hear the appeal of Van Cleef Engineering, 520 B New Street, Bethlehem PA 18018, for a special exception for a new use in a flood plain to establish a mixed use with first floor commercial and 36 residential units on the upper floors in an existing building and to create accessory parking in an existing building at 671 N 13th St., Lot 2, a RC-SC-A zoning district.

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

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.

Mr. Cohen, 8 Centre Square, requested testimony from the previous hearing be incorporated.

Gretchen Longenbach, Executive Director, Easton Redevelopment Authority, 1 S. 3rd Street, stated they are requesting residential, commercial and flood plain approvals. She explained the 100 year flood plain does not contact buildings K or J. The 500 year flood plain does come into contact with J but not K. She noted there will be no residential use in either floor plain, only parking in the 500 year flood plain. The site is raised above the creek and recent floods did not affect the property.

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

The Board reviewed the testimony as given and a motion was made by Mrs. Starke, seconded by Mr. Civitella, to grant the request with the stipulation that the applicant meet all conditions of the EPC along with establishing a disclosure in the commercial lease stating that the property is in the 500 year floor plain.

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

Nays: None

The motion was approved.

Linda Thomas
Secretary