

Zoning Hearing Board

600 Bushkill Drive

Appeal 2011-4127

Application 11050133

The Easton Zoning Hearing Board met on January 17, 2012, to hear the appeal of Liberty Discount Fuels, 600 Bushkill Drive, Easton PA 18042, for a special exception and use variance for a liquid fuel sales office in an existing commercial building at 600 Bushkill Dr. (RC-A).

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. Three (3) area owners were notified by mail of the hearing date. The secretary then read a letter from the zoning administrator in which she noted the application was amended to eliminate the need for a use variance, however, adding a special exception for a D-7 administrative office use.

Annie Cospiro, General Manager, Lehigh Fuels, stated the business is a call center for fuel oil sales, all administrative work only. Drivers pick up their work orders and do their paperwork there. No trucks/fuels located on that parcel. Customers do come to the site to pay bills/customer service. The office is relocating from 900 Line Street, Easton.

Brian Gish, City of Easton Chief Planner, stated the use is permitted by special exception, therefore, requiring two special exceptions, one for use, one for flood plain development.

Plans are in place for evacuation if it should be required. The applicant is aware of and complying with EPC conditions.

A motion was made by Mr. Civitella, seconded by Mr. Brett, to grant the request with the stipulation the applicant comply with all conditions of the EPC.

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

Nays: None

The motion was passed.

Linda Thomas  
Secretary

Zoning Hearing Board

700 Philadelphia Road Unit B

Appeal 2011-4125

Application 10090217

The Easton Zoning Hearing Board met on January 17, 2012, to hear the appeal of Ji Wang, 7356 Lincoln Court, New Tripoli, PA 18066, for a special exception for an eating and drinking establishment at 700-B Philadelphia Rd. (SS-SC-B).

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. Fifteen (15) area owners were notified by mail of the hearing date. The secretary then read the resolution of the EPC dated December 7, 2011, in which they recommend approval of the proposal.

Guo Lin, translator for Ji Wang, stated they are proposing a Chinese restaurant in the new strip mall on Philadelphia Road. There will be twelve seats and take-out service. They understand and will comply with the EPC conditions. There will be three employees. Hours will be Sunday through Thursday 11:00 am to 10:00 pm, Friday and Saturday 11:00 am to 11:00 pm.

A motion was made by Mrs. Panto, seconded by Mr. Brett, to grant the request with the stipulation that the applicant comply with all conditions of the EPC.

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

Nays: None

The motion was approved.

Linda Thomas  
Secretary

Zoning Hearing Board

319 Cattell Street

Appeal 2012-4130

Application 11110061

The Easton Zoning Hearing Board met on January 17, 2012, to hear the appeal of Adam M Dodson, 4030 Sutton Road, Easton PA 18042, for a special exception for a personal service use (tanning salon) at 319 Cattell Street (CH-SC-C)

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. Twenty six (26) area owners were notified by mail of the hearing date. The secretary then read the resolution of the EPC dated January 4, 2012, in which they recommend approval of the proposal.

Kimberly Pantaleo stated she wishes to open a 6-unit tanning salon in the lower unit at this site. Hours will be Monday through Friday 10:00 am to 8:00 pm, Saturday 10:00 am to 10:00 pm, and Sunday 11:00 am to 2:00 pm. There will be three employees but only one on site per shift. No residential uses on the first floor, no drive-in use is proposed.

A motion was made by Mr. Civitella, seconded by Mrs. Starke, to grant the request with the stipulation that the applicant comply with all conditions of the EPC, particularly item 3) no repair services on site.

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

Nays: None

The motion was approved.

Linda Thomas  
Secretary

Zoning Hearing Board

247 W Kleinhans Street

Appeal 2012-4131

Application 11100208

The Easton Zoning Hearing Board met on January 17, 2012, to hear the appeal of Genesis Builders, Inc, 617B Main Street, Hellertown PA 18055, for lot width variance to construct a single family semidetached dwelling at 247 W Kleinhans St. (SS-B).

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. Thirty (30) area owners were notified by mail of the hearing date.

Stephen Heiss, 617B Main St., Hellertown, PA 18055, stated he is proposing to replace two houses that recently burned down. He will be constructing a twin, each unit 20' wide, two-story, three-bedroom, two baths and garage. There is no property adjacent on which to expand the lots.

Bill Leib, 256 W. Wilkes Barre Street, questioned the size and setbacks of the lot as he shares the alley (garage). Mr. Heiss explained the layout of the lots and noted each unit will have three off-street parking spaces.

Keith George, City of Easton Assistant Zoning Administrator, noted they are pre-existing lots and they meet all the other criteria for that zoning district, the Codes/Zoning office has no objection to the appellant's request.

A motion was made by Mrs. Panto, seconded by Mr. Brett, 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

251 W Kleinhans Street

Appeal 2012-4132

Application 11100207

The Easton Zoning Hearing Board met on January 17, 2012, to hear the appeal of Genesis Builders, Inc, 617B Main Street, Hellertown PA 18055, for a lot width variance to construct a single family semidetached dwelling at 251 W Kleinhans St. (SS-B).

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. Thirty (30) area owners were notified by mail of the hearing date.

Attorney Nitchkey noted Mr. Heiss testified at the 8:00 hearing relative to 247 W. Kleinhans Street. 251 adjoins this property and the intention is to construct a twin structure across the two lots. Therefore, he would like to incorporate his previous testimony into this hearing.

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

770 Washington Street

Appeal 2012-4133

Application 11100196

The Easton Zoning Hearing Board met on January 17, 2012, to hear the appeal of Tianming Lin, 770 Washington Street, Easton PA 18042, for a side yard setback, rear yard setback and impervious surface variance to establish a single family dwelling at 770 Washington Street (WW-IN2TS-C).

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. Twelve (12) area owners were notified by mail of the hearing date.

Tim Lin stated they wish to convert the property to a single family dwelling. The property was used as a convent for many years but has been vacant in recent years. All variances required are existing conditions and the property was purchased as is. The structure is located directly next to the playground – no room to expand.

Keith George, City of Easton Assistant Zoning Administrator, noted the property was a convent but is now listed as an abandoned use. The conversion will not adversely affect the neighborhood. No objection to conversion and the rear garages shall only be used as an accessory use to the dwelling.

A motion was made by Mr. Civitella, seconded by Mrs. Panto, to grant the request with the stipulation that no unrelated boarders be permitted and the rear garages be used incidental to the residential use.

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

Nays: None

The motion was approved.

Linda Thomas  
Secretary

Zoning Hearing Board

44-46 Centre Square

Appeal 2012-4134

Application 11120132

The Easton Zoning Hearing Board met on January 17, 2012, to hear the appeal of Gilbert Greene and Diane Haviland, 140 Northampton St., Suite 901, Easton PA 18042, for a sight triangle variance to establish a two-car garage in the rear of a mixed use building at 44-46 Centre Square (DD-SC-B).

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. Eight (8) area owners were notified by mail of the hearing date.

Diane Haviland; Gilbert Greene; Steven Glickman, Architect, 24 N. 4<sup>th</sup> Street; Brian Tipton, Attorney, 235 Frost Avenue, Phillisburg, NJ 08865.

Attorney Tipton submitted App. Exhibits A, a copy of the deed for the property; Ex. B, a copy of the sales agreement; Ex. C, a series of nine photos; and Ex. D, a copy of a letter from Becky Bradley, City of Easton Director of Planning and Codes, to Attorney Cohen in which she notes the planning department supports the proposal.

Ms. Haviland stated their intent is to convert the second and third floor to their residence with a first floor remaining as a commercial use. They would like to make a two-car garage in the rear (Church Street) for their safety and convenience.

Mr. Greene explained the photos and noted they chose the right side of the building to construct the garage as Church Street is wider at that point. He noted there are similar garage uses in the immediate neighborhood.

Mr. Glickman noted there is a narrow 3-ft sidewalk that is not used often by pedestrians.

Attorney Daniel Cohen, representing the seller, noted the applicants are making a large investment in downtown and is in favor of the proposal.

Keith George stated the City of Easton Codes/Zoning Office has no objection to the proposal.

Attorney Tipton noted that the location of the drive gives extra sight due to the width of the alley and the use should not create any detriment to neighborhood.

A motion was made by Mrs. Panto, seconded by Mrs. Starke, to grant the request with the stipulation that a mirror be installed for aide in entering/exiting the garage.

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

Nays: None

The motion was approved.

Linda Thomas  
Secretary