

Zoning Hearing Board

1338 Northampton Street

Appeal 2010-4090

Application 10100038

The Easton Zoning Hearing Board met on January 18, 2011, to hear the appeal of Ricardo Urena, 222 N. 13th Street, Allentown, PA, for a special exception to establish a barbershop at 1338 Northampton Street, a WW-SC-C 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. Twenty-four area owners were notified by mail of the hearing date. She then read the resolution of the Easton Planning Commission, in which they recommend approval of the request. Witnesses were sworn in.

Mr. Urena explained he has family here and wants to stay in the area. Therefore, he is requesting a special exception use to establish a barbershop. The shop will have three chairs, two employees, with hours of operation Monday through Friday, 9:00 am to 7:00 pm, Saturday, 9:00 am to 3:00 pm and closed on Sunday. Clients can make appointments, but he is anticipating the majority of the business to be walk-ins. The property is a semidetached mixed use building with apartments on the upper floors and a vacant commercial space on the ground level. There are separate entrances for the residential units. The space most recently was used as a realty office.

No objectors appeared.

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 all conditions of the EPC be met.

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

As there was no other business to come before the Board, the hearing was closed. Finding of Fact will be submitted by the attorney.

Linda Thomas
Secretary

Zoning Hearing Board

S. Delaware Drive, TP#L10SW4D-7-2

Appeal 2010-4088

Application 10080205

The Easton Zoning Hearing Board met on January 18, 2011, to hear the appeal of Jeffrey Morgan for the Easton Area Joint Sewer Authority, for a special exception to demolish part of an existing pump station and reconstruct a new pump station in a flood zone at TP#, S. Delaware Drive, a RC-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. Ten area owners were notified by mail of the hearing date. She then read the resolution of the Easton Planning Commission, dated January 5, 2011, in which they recommend approval of the request. Witnesses were sworn in.

Attorney David Jordan, representing the applicant, stated the proposal is subject to §595-145 B criteria.

Jeffrey Morgan, engineer for the EAJSA, explained the location of the existing pump station and noted it has been flooded in recent years. The proposed renovations will include demolishing the upper portion of the building and constructing a 6' high wall on top of the existing foundation to flood-proof the structure. By doing so, it is less likely that debris will be swept down-stream in times of flooding. He noted this work is part of a capital project to improve and expand outside the treatment plant. Mr. Morgan stated the location of the pump station on the waterfront and the subsequent piping system, is crucial in the function of the system. The existing building was constructed in 1950 and added on to/renovated in 1978. It was flooded in recent floods. The station is visited at least three times per week and can be accessed from the neighboring Highlands development if the main access is flooded. The proposed project will increase the ability of the EAJSA to handle flooding. The building will be sided in accordance with the EPC requirement. All other EPC conditions will be addressed. The project will be beneficial to the City during any future flooding.

No objectors appeared.

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

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

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As there was no other business to come before the Board, the hearing was adjourned.
Findings of Fact will be submitted by the Attorney.

Linda Thomas
Secretary

Zoning Hearing Board

700 Philadelphia Road

Appeal 2010-4089

Application 10120004

The Easton Zoning Hearing Board met on January 18, 2011, to hear the appeal of Bhavna Patel for a special exception for a food establishment and a variance to install two signs at 700 Philadelphia Road, a SS-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. Fifteen area owners were notified by mail of the hearing date. Witnesses were sworn in.

Attorney Joseph J Plunkett stated the notice for posting was not received or posted by the applicant. Therefore, he requested a continuance until the property could be posted properly.

A motion was made by Mr. Civitella, seconded by Mrs. Starke, to grant a continuance until February 22, 2011 meeting.

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

Nays: None

As there was no other business to come before the Board, the hearing was adjourned. Findings of Fact will be submitted by the attorney.

Linda Thomas
Secretary

Zoning Hearing Board

115 Veile Street

Appeal 2011-4091

Application 10110064

The Easton Zoning Hearing Board met on January 18, 2011, to hear the appeal of Melissa Lutes for a setback variance and a variance to allow an accessory structure in a front yard at 115 Veile Street, a WW-C 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. Twenty-six area owners were notified by mail of the hearing date. Witnesses were sworn in.

Ms. Lutes explained she has a very small yard in which she cannot get anything to grown so she would like to construct a 10' x 15' wooden deck to be used as a patio. The deck will be less than 12" high, will be 4' from the house, and will be located on the south side of the building with one step up to access it. The only yard space is in the front/side of the building. There are 2' sidewalks on two sides of the house and a garage (not hers) is attached to the third side of the house. The deck will make the small yard more usable.

No objectors appeared.

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

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

Nays: None

As there was not other business to come before the board, the hearing was adjourned. Findings of Fact will be submitted by the attorney.

Linda Thomas
Secretary

Zoning Hearing Board

611 High Street

Appeal 2011-4092

Application 10110178

The Easton Zoning Hearing Board met on January 18, 2011, to hear the appeal of Lafayette College for a use variance and a variance to allow more than three unrelated persons to occupy a single residential unit at 611 High Street, an INS-1-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. Six area owners were notified by mail of the hearing date. Witnesses were sworn in.

Attorney Daniel Cohen, 8 Centre Square, explained the college wishes to reconfigure an existing dormitory to a residential use, keeping the occupancy load at its present level.

John Bunton, Studio ABK Architects LLC, 100 Crown Street, New Haven, CT 06510, presented App. Exh. A-2 a rendering of the exterior of the building; A-3 an overview of the campus showing the location of the building on campus. He explained the physical layout of the structure with a large foyer, a common dining room, and social room on the main floor, mechanicals in the basement, and the second and thirds floors with a long center corridor with rooms on either side. The renovations will convert the layout into five individual suites. He then presented App. Exh. A-4, a floor plan showing the proposed changes; A-5, a floor plan showing the common space and one ADA accessible suite on the first floor with an occupancy of three residents; A-6, the second floor plan with two suites; and A-7, the third floor plan identical to the second floor. Mr. Bunton then requested the application be amended to reflect a maximum occupancy of six. There will be one suite with an occupancy of three; two units with an occupancy of five each, and two units with an occupancy of six each. He then submitted A-8, elevation drawings showing exterior renovations as well as the removal of the existing fire escape, as the change in use eliminates the need. All renovations will keep in character with the building and will include use of the existing fire suppression system, new windows sized to code, and a maximum 50' travel distance to the fire stairwell from all units. All code requirements will be met.

It was noted the occupancy of the building will not change but the existing space will be redesigned to accommodate 25 students.

No objectors appeared.

The Board reviewed the testimony as presented and a motion was made by Mrs. Panto, seconded by Mrs. Starke, to grant the request with the stipulation that the building house students of the college only.

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

As there was not other business to come before the Board, the hearing was adjourned.
Findings of Fact will be submitted by the attorney.

Linda Thomas
Secretary