

Zoning Hearing Board

311 Paxinosa Avenue

Appeal 2011-4114

Application 11030081

The Easton Zoning Hearing Board met on September 19, 2011, to hear the appeal of Pegasus Tower, 139 Steelsburg Hwy, Cedar Bluff VA 24609, for a special exception and variances for non stealth type antennas and to allow a 195' monopole to accommodate communication antennas in an A block at 311 Paxinosa Ave (CH-A).

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

Absent: Mr. Edinger, Mr. Civitella

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 eight (28) area owners were notified by mail of the hearing date. The solicitor then noted there is a second Hearing Deferment Request in which the applicant requested a continuance to October 17, 2011.

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. Starke, seconded by Mr. Brett, to grant the request.

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

Nays: None

The motion was approved.

Linda Thomas  
Secretary

Zoning Hearing Board  
154 Northampton Street

Appeal 2011-4115

Application 11070103

The Easton Zoning Hearing Board met on September 19, 2011, to hear the appeal of Dani Aslan, 154 Northampton Street, Easton PA 18042, for an off street parking to expand an existing eating and drinking establishment to 94 seats at 154 Northampton Street (DD-SC-B).

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

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 two (22) area owners were notified by mail of the hearing date. Witnesses were sworn in.

Mr. Aslan stated he would like to expand. Business is doing well and they have the space to put in more seating. He recently took over the business and is just looking to expand from 40 seats to 94. They have created a second exit and have recently obtained a liquor license. He anticipates needing the 94 seats as business progressively gets better. The space is large enough to accommodate the increase. He has leased some parking spaces (four) from the L&D building and is not far from the parking garage.

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. Starke, seconded by Mr. Brett, to grant the request.

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

The motion was approved.

Linda Thomas  
Secretary

Zoning Hearing Board

434 Cattell Street

Appeal 2011-4116

Application 11080094

The Easton Zoning Hearing Board met on September 19, 2011, to hear the appeal of Monica Wolinski, 839 Cattell Street, Easton PA 18042, for a special exception to establish a Barber Shop at 434 Cattell Street (CH-C)

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

Absent: Mr. Edinger, Mr. Civitella

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. Thirteen (13) area owners were notified by mail of the hearing date. Witnesses were sworn in.

Robert Patterson, property owner, noted the property was posted. Ms. Wolinski stated she intends to open a barbershop in one of the first floor spaces. She is proposing three stations, however, she will probably be there by herself for a while until business picks up. She may sell hair products in the future. Hours of operation will be Tuesday and Thursday, 9-5, Wednesday and Friday 9-6, and Saturdays 9-3. Ms. Wolinski will comply with all special exception criteria.

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. Starke, seconded by Mrs. Panto, to grant the request with the stipulation that the applicant comply with the EPC resolution conditons.

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

Nays: None

The motion was approved.

Linda Thomas  
Secretary

Zoning Hearing Board

40 North 3<sup>rd</sup> Street

Appeal 2011-4117

Application 11060165

The Easton Zoning Hearing Board met on September 19, 2011, to hear the appeal of Jane Nordell, 1500 Liberty Street, Easton PA 18042, for a variance to allow a food processing use in a Downtown/Street Corridor Overlay District at 40 North 3<sup>rd</sup> Street (DD-B)

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

Absent: Mr. Edinger, Mr. Civitella

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. Witnesses were sworn in.

Scott Kindred, property owner, 93 E. Somerset St., Raritan, NJ 08869.

Attorney Nitchkey confirmed the application should be amended to reflect a variance to allow a food processing use in the Downtown/Street Corridor Overlay District, 595-114 C (2).

Ms. Nordell stated the rear of the space will be for processing and the front will be retail. Hours will be Wed – Sun 10-7. She needs a larger production facility and less retail space. Deliveries will be made through the alleyway next to the property and there is a parking pad in the rear. She will comply with all zoning and codes requirements. The building is 20 feet wide. They wholesale to larger retailers and is hoping to be picked up by more pet stores in the NE.

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. Starke, seconded by Mr. Brett, to grant the request.

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

Nays: None

The motion was approved.

Linda Thomas  
Secretary