

The Easton Planning Commission met on Wednesday, April 6, 2023, at 6:00 p.m. in Council Chambers. Planning Commissioners Ken Greene, Hubert Etchison, Ron Shipman, William Heilman, and Kim Wagner were in attendance. Planning Director Stephen Nowroski, Planning Administrator Carl Manges and City Solicitor, Jeremy Clark, were also present.

Approval of Agenda – The Agenda was approved.

Approval of minutes from March 1, 2023 – Minutes were approved.

Privilege of the Floor – None

Special Exception for 329 Clinton Terrace – Mr. Manges read the proposal for a fence. Mr. Etchison asked about the setbacks of the fence. Mr. Heilman asked if it mattered if the fence was wood or vinyl. Mr. Manges said it didn't matter. Mr. Heilman made a motion to accept the staff's resolution to recommend to the Zoning Hearing Board to grant this application with Mr. Shipman seconding. All were in favor.

Special Exception for 536 Northampton Street – Mr. Manges read the proposal for a Short-term Rental. Mr. Shipman asked the owner what he has to do to convert this building. The owner stated they are going to put in a new roof, but nothing else needs to be converted. Mr. Heilman asked if this was going to be rented out as a single-family. The owner said just strictly on a nightly basis like an Air B&B. Ms. Wagner asked if they are renting rooms or the entire house. The owner responded that the whole house will be rented. Dr. Greene asked the owners if they lived nearby. They said they live in Forks Township and across the river in New Jersey. Mr. Shipman made a motion to accept the staff's resolution to recommend to the Zoning Hearing Board to grant this application with Mr. Heilman seconding. All were in favor.

Land Development/Lot Consolidation – Mr. Manges read the proposal for a 5-story mixed-use building. The applicant, Eric Reidinger, gave a presentation of his proposal. Ms. Wagner asked if the parking was just for the apartments. Mr. Reidinger said it was mostly for the residents, but once the commercial space is occupied then customers could use the spaces. Mr. Reidinger stated it might be in his best interest to just have the residents use the parking and will look into this further. Mr. Etchison asked about alternative energy solutions. Mr. Reidinger said that was a good idea and said he would investigate that. Mr. Etchison said he is concerned that there will be no rear access for fire trucks. Dr. Greene asked if the garage would be gated. Mr. Reidinger said currently it is an open entrance. Linda Coughlin, the owner next to this proposal, said she is concerned with the safety of her building when excavation begins. Mrs. Coughlin is also concerned that the proposed building will block the windows of her building. Mr. Heilman made a motion to accept the amended resolution for conditional preliminary approval with condition #7 being added, "The development of the subject property may not result in a codes nonconformity/noncompliance of any adjoining property" with Mr. Shipman seconding. All were in favor.

Dr. Greene adjourned the meeting at 7:58pm.