

The Easton Planning Commission met on Wednesday, June 7, 2023, at 6:00 p.m. in Council Chambers. Planning Commissioners Hubert Etchison, Frank Pintabone, William Heilman, and Kim Wagner were in attendance. Planning Administrator Carl Manges and City Solicitor Joel Scheer were also present.

**Approval of Agenda** – The Agenda was approved.

**Approval of minutes from May 3, 2023** – Minutes were approved.

**Privilege of the Floor** – None

**Special Exception for 513 Centre Street** – Mr. Manges read the proposal for a fence. The applicant, Manuel Fontanez, said he wants the 6' fence to have privacy and this is only for the side yard. Mr. Fontanez said the fence will be located 15' from the street. Mr. Pintabone asked if the 4' high fence requirement is standard throughout the City. Mr. Manges said it was for the front and side yards, and rear yards can be 6' high. Mr. Pintabone made a motion to recommend the Zoning Hearing Board grant this application because the Commission believes this request is acceptable to ensure privacy from pedestrian traffic with Mr. Heilman seconding. All were in favor.

**Special Exception for 126 E Wayne Street** - Mr. Manges read the proposal for a Large Accessory Structure. The applicant, Brian DiSabatino, said he wants the addition for storage purposes. This will allow him to move the items in the garage to the 2<sup>nd</sup> floor and use the 1<sup>st</sup> floor to park vehicles. Ms. Wagner asked what the current height of the garage is. Mr. DiSabatino said it is 8' without the peak. Mr. Etchison asked if there would be any change to the driveway. Mr. DiSabatino said there will be no change to the driveway. Mr. Etchison asked if the walls were structurally sound for this addition. Mr. DiSabatino said he had plans from a structural engineer. Mr. Pintabone made a motion to accept the staff's resolution recommending to the Zoning Hearing Board to grant this application with Mr. Heilman seconding. All were in favor.

**Special Exception for 505-07 Northampton Street** – Mr. Manges read the proposal for a Retail Specialty (Cigar Lounge). The applicant, Tariq Nurridan, said this will be a retail store for cigars and no alcohol will be served. Mr. Nurridan said this space is 860 square feet and will be vented. Ms. Wagner asked if this building has been renovated. Mr. Manges said a new owner purchased this building and it has been completely renovated. Mr. Etchison said he is concerned if he will be selling CBD products. Mr. Nurridan said he will not sell these products. Mr. Pintabone made a motion to accept the amended resolution with #3 added stating that no cannabis products are to be sold with this proposed use with Mr. Heilman seconding. All were in favor.

**Sketch Plan for 624 Walnut Avenue** – Mr. Manges read the sketch plan review for a Residential Midrise. Mr. Etchison asked the applicant if solar was being considered for the roof. The applicant said they will look into it.

Mr. Etchison adjourned the meeting at 7:27pm.