

The Easton Planning Commission met on Wednesday, September 6, 2023, at 6:30 p.m. in Council Chambers. Planning Commissioners Hubert Etchison, Frank Pintabone, William Heilman, Ron Shipman 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 August 2, 2023 – Minutes were approved.

Privilege of the Floor – None

Special Exception for 824-32 Ferry Street – Mr. Manges read the proposal for a Multifamily. Mike Brett from the RDA gave an overview of the project. Mr. Shipman asked if the RDA has ever gone through the planning process before. Mr. Brett said there have been many projects that have gone through process. Mr. Shipman asked if this application required off-street parking. Mr. Manges said the requirement of the proposed use is less than the previous use of a church. Mr. Heilman asked about the rates for affordable housing. Mr. Brett explained the rent guidelines and utilities. Ms. Wagner asked about the lofts in the proposed dwelling units. Mr. Brett said they would not be used for bedrooms. Mr. Etchison asked if this was Section 8 housing. Mr. Brett said they would work with 3rd Street Alliance, Safe Harbor, and the Housing Authority. Mr. Etchison asked about accessibility. Scott Volker, the architect, said the first unit would be ADA compliant. Mr. Etchison asked about solar. Mr. Brett said it was a great idea, and they will look into it. Mr. Shipman made a motion to accept the staff's resolution recommending the Zoning Hearing Board to grant this application with Ms. Wagner seconding. All were in favor, with Mr. Etchison abstaining.

Special Exception for 525-27 Northampton Street- Mr. Manges read the proposal for a Retail Specialty. Attorney Jim Preston gave details about how the business was to operate. Ms. Wagner asked the owner, Mr. Patel, what was going to be different from 668 Northampton Street. Mr. Patel said they were going to have more premium items, such as cigars. Mr. Heilman asked about the recent Cigar Lounge that was recommended for approval. Mr. Manges said the applicant informed staff that he was not going to go through with that business any longer. Mr. Etchison said he is grateful that no consumption will occur on the premises. Mr. Shipman made a motion to accept the amended resolution with condition #3 stating no consumption will be permitted on the premises and recommending the Zoning Hearing Board to grant this application with Mr. Heilman seconding. All were in favor.

Land Development for 935 W Nesquehoning Street – Mr. Manges read the proposal for the construction of a two-family building. Mr. Shipman asked about the off-street parking. The applicant, Eric Reidinger, said they will be located on the side where the proposed building will be. Mr. Heilman asked about the slope in the rear of the property. Mr. Reidinger said there will be a plateau between the house and the slope. Mr. Etchison asked if Mr. Reidinger would be willing to put up a fence at the slope. Mr. Reidinger said he would. Mr. Pintabone made a motion to accept the staff's resolution granting conditional final approval with Mr. Heilman seconding. All were in favor.