

The Easton Planning Commission met on Wednesday, April 1, 2015 at 6:00 p.m. in City Council Chambers, Alpha Building, One South Third Street, Easton, PA 18042. Planning Commissioners Charles Elliott, Ronald Shipman, Bonnie Winfield, Bill Carr, and Robert Sun were in attendance. The following Planning Bureau staff members were present: Chief Planner Carl Manges and City Planner Mike Handzo. City Solicitor Joel Scheer was also present.

Mr. Elliott called the meeting to order at 6:09 p.m.

Mr. Elliott welcomed new Planning Commissioner Bill Carr to the Commission, and briefly spoke about Mr. Carr's background.

Mr. Elliott stated the applicant for 250 Line Street had requested another continuance until May 6.

**Approval of Minutes.** Mr. Shipman moved, with Ms. Winfield seconding, that the minutes of the March 4, 2015 meeting be approved as presented. The motion passed unanimously.

**Privilege of the Floor.** No members of the public wished to address the Commission.

**Lands of JA & JM Associates – Intersection of W. Lincoln & Storm Streets – Subdivision and Land Development.** Mr. Handzo read that the applicant, JA & JM Associates LLC., proposes to subdivide a vacant parcel at the intersection of W. Lincoln & Storm Streets into five lots to construct five single-family, three bedroom townhomes. An access drive would extend from Storm Street to the proposed development, branching out into five individual driveways leading to garages for each unit. A grass-filled stormwater detention basin would be constructed behind the access drive. The applicant proposes to construct sanitary sewer laterals for each unit, as well as a new sewer line to connect to existing infrastructure along W. Berwick Street.

The applicant proposes to subdivide the subject property into five (5) new lots with this application, with each dwelling located on its own parcel. The existing parcel is 22,532 square feet. The proposed subdivision would create three lots of 3,927 square feet for the middle units, and two lots of 5,099 and 5,652 square feet for the end units. The two proposed end units would be A2 – Single-Family Semidetached Dwellings, and the three proposed middle units would be A3 – Single-Family Attached Dwellings. The subject property is located in the South Side Zoning District, Block Class A, where both Single-Family Attached Dwellings and Single-Family Semidetached Dwellings are permitted per Article XIV §595-68.

The applicant's proposal received Conditional Preliminary Approval from the Easton Planning Commission on February 4, 2015. The applicant received the necessary variances from the Easton Zoning Hearing Board for steep slope and sight triangle.

Mr. Handzo reported that the plans were generally consistent with the Comprehensive Plan and City Codes, and stated that Pennoni Associates had delivered a satisfactory review of proposed stormwater management facilities. Therefore, he communicated staff's recommendation that the Planning Commission grant conditional final approval of the submitted plans titled, "Land Development for JA & JM Associates LLC. Located at the Intersection of West Lincoln & Storm Streets."

Neil Policelli of Robert L. Collura Engineering, the applicant's engineer, was in attendance. He asked the Commission if a waiver had been granted for the 100% stormwater release rate as mentioned in Pennoni's review. Mr. Elliott deferred the question to staff, who explained that no specific waiver had been issued. Mr. Elliott proceeded to suggest the addition of language granting the waiver to the staff draft resolution.

Mr. Scheer and Mr. Shipman discussed the necessity of adding language to the proposed covenant agreement holding unit owners jointly and severally liable for maintenance of stormwater management facilities. Mr. Scheer indicated he would need to continue working with the applicant's attorney to produce a satisfactory covenant. Mr. Elliott suggested that the staff draft resolution should mandate the insertion of this "jointly and severally liable" clause into the covenant agreement.

Mr. Shipman moved the staff draft resolution by which the Easton Planning Commission would grant conditional final approval of plans titled, "Land Development for JA & JM Associates LLC. Located at West Lincoln & Storm Streets," along with Mr. Elliott's suggested amendments regarding a release rate waiver and joint and several liability. Mr. Sun seconded the motion, which passed unanimously.

**Comprehensive Plan Update.** Mr. Manges reported that Urban Matrix performed individual interviews with Comprehensive Plan stakeholders on Friday, March 27. He advised the Commission that they would be receiving draft Comprehensive Plan strategies for review and prioritizing shortly.

As there was no further business, the meeting was adjourned at 6:37 p.m.