

The Easton Planning Commission met on Wednesday, March 2, 2011 in the 6th Floor Council Chambers, Easton City Hall. The meeting was called to order at 6:30 p.m. by Charles Elliott. Present: Charles Elliott, Robert Sun, James Bloom, William Heilman, Dennis Lieb and Ronald Shipman. Also in attendance were staff members Becky Bradley, Director of Planning & Codes; Brian Gish, Chief Planner; Carl Manges, City Planner; and Tina Woolverton, Secretary. Joel Scheer, City Solicitor, was present.

The revised agenda was approved.

Mr. Elliott welcomed Ronald Shipman to the Planning Commission.

A motion to approve the minutes of the February 16, 2011 meeting was made by Mr. Bloom, seconded by Mr. Lieb, approved by all.

**Privilege of the Floor.** None

**Special Exception 1204 Northampton Street.** Mr. Manges said the applicant, Dirois Suero, proposes to establish a Personal Services (Barber Shop) use in the currently vacant first floor of 1204 Northampton Street. Previously a cell phone business was at this location. The property is located in the West Ward Zoning District, Street Corridor Overlay District where the proposed use is allowed by Special Exception. It was noted there is no off-street parking at this site, but the Zoning Administrator determined the requirement for off-street parking is grandfathered. The applicant was present. Mr. Heilman asked what is on the 2<sup>nd</sup> floor. Mr. Manges said it is residential. Mr. Shipman asked if there was additional parking for the residential component of the building. Mr. Manges said only on-street parking is available. Mr. Elliott asked if the applicant had licensed with the state. Mr. Manges said he didn't know. Mr. Sun asked the applicant if he would be leasing the entire first floor space. Mr. Suero said he would. Mr. Sun asked how many chairs there would be. Mr. Suero said there would be two. Mr. Sun asked if there would be a lounge area, Mr. Suero said there would be a reception area for the patrons. Mr. Leib said he questioned the suitability of the location for the business. A motion to approve the resolution recommending approval to the Zoning Hearing Board was made by Mr. Shipman, seconded by Mr. Heilman, approved by all. Harvey Mariano from Brooklyn Barbershop at 1154 Northampton Street requested to be heard. Mr. Elliott apologized for failing to ask if any member of the public had comment on the application and the vote was rescinded. Mr. Mariano said parking is very difficult in the area. Mr. Sun asked the approximate percentage of Mr. Mariano's customers who drive to their appointments. Mr. Mariano said around 60% drive. Mr. Elliott asked Mr. Mariano if he feels the parking situation has worsened over the last five years. Mr. Mariano said it has. Mr. Sun asked if Mr. Mariano was opposing the application. Mr. Mariano said he is not, but just wanted to comment on the parking difficulties. A new motion to recommend Special Exception approval to the Zoning Hearing Board was made by Mr. Bloom, seconded by Mr. Shipman, approved by all.

**Special Exception- development in the Flood Plain – Shad Hatchery at Hugh Moore Park.** Mr. Gish said the applicant, Jerre Mohler of the U.S. Fish and Wildlife Service, Northeast Fisheries Center proposes a temporary structure (shad spawning tank and accessory equipment) in Hugh Moore Park, adjacent to the existing gift shop. The proposed location is in the FEMA defined 100 year flood plain. He explained a modular 12' diameter fiberglass fish spawning tank will be assembled and placed near the canal boat ride. He said water from the canal will be pumped through the tank at roughly thirty gallons per minute, and discharged back into the canal. During the spawning migration, adult American shad will be captured by electro-fishing at a nearby location in the Delaware River and transported via truck to the project site. These shad will be placed into the spawning tank where under natural photoperiod, they will spawn unaided. Spawned eggs will go down the tank drain and into an egg trough containing a filter bag which will trap the fertilized eggs. Eggs will be picked up daily and transported to the PA-Fish and Boat Commission shad hatchery at Thompsontown, PA for rearing and otolith marking. After the

offspring have received the proper otolith marking pattern at Thompsontown, they will be transported back to Easton and stocked into the Lehigh River as part of restoration efforts for the species. The adults used for broodstock will be returned to the main branch of the Delaware River at the end of the spawning season. He added it is anticipated that the project site will be occupied by at least one person each day on a 24-hour basis from April to the end of May. This may consist of various individuals being on duty during different shifts throughout the course of the day. An alarm system which detects a water supply failure will be incorporated into the pump control system. Jerre Mohler was present to answer questions. Mr. Shipman asked the number of shad currently in the Lehigh River. Mr. Mohler said there is no way to know, but that the number is dwindling. Mr. Sun asked if taking the broodstock from the Delaware but releasing the offspring in the Lehigh posed a problem. Mr. Mohler said that is part of what will be learned from the process. Mr. Sun asked how many eggs would be harvested per season. Mr. Mohler replied up to 100,000 per female. Mr. Sun asked if there would be a public educational component to the proposal. Mr. Mohler replied the individual performing tasks on-site would be available to answer any questions from the public. A motion to approve the resolution recommending approval to the Zoning Hearing Board for the Special Exception was made by Mr. Heilman, seconded by Mr. Bloom, approved by all.

**Staff Update 600 Block of Northampton Street Master Plan.** Ms. Bradley said the last piece of the plan is being worked on and includes design of a treelawn from the street to sidewalk that allows for some access points. She said staff is working with the Natural Resource Committee of the west Ward Neighborhood Partnership.

**Staff Update 2011 Workplan.** A copy of the 2011 work plan was distributed with major projects highlighted. Mr. Elliott asked if the bids for the Karl Stirner Arts Trail were consistent with the expectations. Ms Bradley said they were. Mr. Elliott said it is useful to have an overall perspective of the department.

**EAC Update.** Mr. Elliott said the EAC reviewed the shad spawning project and discussed their role in the Comprehensive Plan re-write at their meeting, including how to incorporate business development into the floodplain.

As there was no further business, the meeting was adjourned at 8:20 PM.