

Zoning Hearing Board

624 Lehigh Drive

Appeal 2012-4151

Application 11090070

The Easton Zoning Hearing Board met on June 18, 2012, to hear the appeal of Visiting Angels for a special exception for a new use in a flood plain for a personal service use at 624 Lehigh Dr, a RC-A zoning district.

Present: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke
Absent: None

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Three area owners were notified by mail of the hearing date. The secretary then read the resolution of the EPC in which they recommend approval. Witnesses were sworn in.

Kelley Kluesner, representing Visiting Angels of Northern Lehigh Valley, rents one 200 sf office with desk, computer, and a table. They interview potential employees (care givers) at this site. No changes or renovations are proposed to this space. Hours of operation will be 8:00 am to 4:00 pm, five days a week. No medication is kept on site, just paperwork and schedules. No customers/clients will ever come to the site.

As there was no other business to come before the Board, the meeting was adjourned.

A motion was made by Mrs. Panto, seconded by Mr. Civitella, to grant the request with the stipulation that all conditions of the EPC be met.

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke
Nays: None

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

1054 Northampton Street

Appeal 2012-4152

Application 12040053

The Easton Zoning Hearing Board met on June 18, 2012, to hear the appeal of Cesar Montesdeoca, 2810 Jewel Street, Easton, PA 18045, for a special exception to establish a grocery store on the first floor at 1054 Northampton Street, a WW-SC-B zoning district.

Present: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke
Absent: None

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Nineteen area owners were notified by mail of the hearing date. The secretary then read the resolution of the EPC in which they recommend approval. Witnesses were sworn in.

Mr. Montesdeoca would like to establish a family-run deli/grocery store at this site. There is a 15 minute parking spot on 11th street and there is parking in the rear as well as a garage. No tractor trailer deliveries will be needed. Hours of operation will be 8:00 am to 8:00 pm with two employees on site at a time. Trash will be contained in a secure dumpster, which will be supplied by a private hauler, and kept in the rear of the building. Deliveries will be made in the rear, also. There are apartments upstairs.

As there was no other business to come before the Board, the meeting was adjourned.

A motion was made by Mrs. Starke, seconded by Mr. Civitella, to grant the request with the stipulation that all conditions of the EPC be met, the dumpster is kept secure and all deliveries be made in the rear (no double parking on Northampton).

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke
Nays: None

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

698 Northampton Street

Appeal 2012-4148

Application 12030133

The Easton Zoning Hearing Board met on June 18, 2012, to hear the appeal of Riken Patel for a special exception for a food establishment at 698 Northampton Street, a WW-SC-B zoning district.

Present: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke
Absent: None

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Twelve area owners were notified by mail of the hearing date. The secretary then read the resolution of the EPC in which they recommend approval. Witnesses were sworn in.

Riken Patel, 1522 Washington Street, Easton, PA 18042, would like to operate a convenience store in a space that has been used as such for many years. Hours will be 8:00 am to 8:00 pm. There will be no drive through and no residential use on first floor or below. Trash will be stored in the store as there is no storage space outside (one or two bags only, no food items, paper only). Mr. Patel signed a lease in January 2012 but has not been operating as he is awaiting approvals and licensing from the City.

Keith George, Assistant Zoning Administrator for the City, stated it was his understanding the previous store was closed for a length of time, which requires the applicant to come before the Board for approval.

As there was no other business to come before the Board, the meeting was adjourned.

A motion was made by Mr. Civitella, seconded by Mrs. Panto, to grant the request with the stipulation that the applicant comply with all conditions of the EPC.

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke
Nays: None

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

2750 Hugh Moore Park Road

Appeal 2012-4153

Application 12040147

The Easton Zoning Hearing Board met on June 18, 2012, to hear the appeal of Henry Meeker, 60 Wottring Mill Road, Easton, PA 18042, for a special exception for a new use in a flood plain for a bicycle rental business at 2750 Hugh Moore Park Road, a RC zoning district.

Present: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke
Absent: None

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. One area owner was notified by mail of the hearing date. The secretary then read the resolution of the EPC in which they recommend approval. Witnesses were sworn in.

Elizabeth Snelling, 120 Porter Street, is representing her son in this application. She stated Mr. Meeker would like to operate a bicycle rental/tour business at Hugh Moore Park from April to October, Monday, Wednesday, Friday, Saturday, and Sunday with hours of operation from 8:00 am to 5:00 pm. He has a variety of bikes, helmets, cabooses, etc. He will offer a variety of tours and packages at \$8.00 per rental. Mr. Meeker wants to promote the towpath as a viable bicycle route for sight seeing and recreation. He has nine bikes to start, that will be stored in the Emerick Bldg. when not in use.

It was recommended that the applicant return to the Board in July to tie up some loose ends, particularly to supply some sort of lease or agreement with the City in regards to the use of the park. Ms. Snelling signed the waiver for her son asking for a continuance to the July meeting.

As there was no other business to come before the Board, the meeting was adjourned.

A motion was made by Mr. Edinger, seconded by Mr. Brett, to grant the continuance.

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke
Nays: None

The motion was approved.

Linda Thomas
Secretary