

Zoning Hearing Board

1325 E Lynn Street

Appeal 2011-4121

Application 10030095

The Easton Zoning Hearing Board met on December 19, 2011, to hear the appeal of Hans-Christian Ertl, 114 E Wilkes Barre Street, Easton, PA 18042, for a special exception to develop in a flood plain and use variance to establish an auto repair shop at 1325 E Lynn St. (RC-A).

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. Ten (10) area owners were notified by mail of the hearing date. The secretary then read the resolution of the EPC dated October 5, 2011, in which they recommend approval of the proposal. Witnesses were sworn in.

Mr. Erl stated he has a lease with the property owner, Albert Abdouche. His use is general automotive repair. He noted the business was established without the benefit of zoning approval, as he was unaware it was required.

Cindy Cawley, City of Easton Zoning Administrator, stated the use was established in 2004, had a business license and was paying related taxes to the city. When it was discovered there was no zoning for this use, the applicant was advised to obtain the required approvals.

Mr. Erl noted there are five employees, between 10 and 20 vehicles daily and a tow vehicle that can move two cars at a time. No more than 20 vehicles shall be located on the site at any one time. They have signed paperwork from a neighboring property owner to relocate vehicles to that site if necessary. He also stated they are already in compliance with the EPC conditions. Nothing is stored outside.

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

The Board reviewed the testimony as presented and a motion was made by Mrs. Panto, seconded by Mr. Civitella, to grant the request with the stipulation that no more than 20 vehicles be on site at a time, and 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

700 Philadelphia Road Unit B

Appeal 2011-4125

Application 10090217

The Easton Zoning Hearing Board met on December 19, 2011, to hear the appeal of Ji Wang, 7356 Lincoln Court, New Tripoli, PA 18066, for a special exception for an eating and drinking establishment at 700-B Philadelphia Rd. (SS-SC-B).

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. Fifteen (15) area owners were notified by mail of the hearing date. The secretary then read the resolution of the EPC dated December 7, 2011, in which they recommend approval of the proposal.

As applicant did not appear, a motion was made by Mr. Edinger, seconded by Mr. Civitella, to grant a continuance to the January 17, 2012 meeting.

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke

Nays: None

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

1458 Northampton Street

Appeal 2011-4126

Application 11110033

The Easton Zoning Hearing Board met on December 19, 2011, to hear the appeal of Arthur Skrzenski, 50 N 18th Street, Easton PA 18042, for a special exception for a cottage industry use (food processing) at 1458 Northampton St. (WW-SC-C).

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. Eighteen (18) area owners were notified by mail of the hearing date. The secretary then read the resolution of the EPC dated December 7, 2011, in which they recommend approval of the proposal. Witnesses were sworn in.

Mr. Skrzenski stated he wants to use this facility for himself and two employees to process salsa one day a week. He will occasionally process hot sauce which only requires one person. Little to no garbage is generated. His current location will soon undergo construction hence his need to relocate. No drive-in use is proposed and no residential use on the first floor.

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

The Board reviewed the testimony as presented and a motion was made by Mr. Civitella, seconded by Mrs. Starke, to grant the request with the stipulation 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

600 Bushkill Drive

Appeal 2011-4127

Application 11050133

The Easton Zoning Hearing Board met on December 19, 2011, to hear the appeal of Liberty Discount Fuels, 600 Bushkill Drive, Easton PA 18042, for a special exception and use variance for a liquid fuel sales office in an existing commercial building at 600 Bushkill Dr. (RC-A).

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 (3) area owners were notified by mail of the hearing date. The secretary then noted the Board is in receipt of a hearing deferment request to continue the hearing until the applicant can appear before the EPC.

A motion was made by Mr. Edinger, seconded by Mr. Civitella, to grant a continuance to the January 17, 2012 meeting.

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke

Nays: None

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

44 South 2nd Street

Appeal 2011-4128

Application 11100090

The Easton Zoning Hearing Board met on December 19, 2011, to hear the appeal of Jim Funari, Cornerstone Church, 411 March Street, Easton PA 18042, for a special exception to convert a single family dwelling, formerly a church parsonage, to a Community Service Building at 44 S. 2nd St. (DD-A).

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. Thirteen (13) area owners were notified by mail of the hearing date. The secretary then read the resolution of the EPC dated December 7, 2011, in which they recommend approval of the proposal. Witnesses were sworn in.

Jim Funari, 516 Church St Steve Glickman Matthew Millen,

Mr. Funari stated they are proposing to convert the existing parsonage building to a counseling life skills center. During the past three floods, floodwaters did not enter the building. Some minor repairs/renovations will be made. The first phase of the new use is for 10 counselors to offer their services from this facility. Each will see four to five clients per week in hourly sessions. There may be a total of 40 -50 counseling hours per week. The life skills classes are still in the planning stages but would be designed to accommodate larger groups of people per session. Hours will be Monday through Friday, 8:00 am – 8:00 pm at the latest to accommodate people before and after work. Someone would be present in the building at all times. Saturday hours to be determined. Deacon Paul Harrison will be responsible for the implementation of any evacuation, if needed.

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

The Board reviewed the testimony as presented and a motion was made by Mrs. Panto, seconded by Mr. Brett, to grant the request with the following stipulations: 1) that all conditions of the EPC be met, 2) The Deacon of the Church shall be formally appointed by the Applicant (Church) as the individual responsible for implementation of the evacuation plan; and 3) The Deacon shall be provided with a copy of the evacuation requirements, which are as follows: in the event that the river(s), as measured by the National Oceanic and Atmospheric Administration (NOAA) and the National Weather Service (NWS) at Glendon, reaches Action Stage (16.0 ft.), flood evacuation procedures of the structure shall commence. Evacuation must be completed before the river(s) reach(es) flood stage (19.0 ft.) and before flood water reaches evacuation route(s). Returning the structure to pre-flood conditions and resumption of occupancy therein may only take place after the flood has crested (determined by NOAA or NWS), all roads are passable and the river has fallen below Action Stage (16.0 ft.).

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke

Nays: None

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

432-442 Northampton Street

Appeal 2011-4129

Application 11100092

The Easton Zoning Hearing Board met on December 19, 2011, to hear the appeal of Schy-Rhys Redevelopment Inc, 11 Centre Square, Easton PA 18042, for a variance to allow residential on the first floor of a mixed use building and variances from parking lot design standards regulating number of canopy trees required and planters per number of parking stalls to combine two lots into one establishing a mixed use building with first floor commercial and 23 residential units at 432-442 Northampton St. (DD-SC-B).

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. Fifteen (15) area owners were notified by mail of the hearing date.

Daniel Cohen, representing the applicant, stated the two properties are being merged for redevelopment purposes. The parking area is on Pine Street and not visible from Northampton Street. They are requesting the parking lot variances to establish as much parking as possible.

Greg Schyler, President, Schy-Rhys Redevelopment, presented App. Exh A-1, a plan of the site, which he explained. The lot on the east is the former A & D Tile building. The building on the west side was the WEST building. Approx. 2/3 was demolished in the rear to make way for parking. The building is in great structural condition. The plan is to construct 20 apartments in the A & D Tile building and two commercial spaces. The WEST building will be first floor commercial, second floor apartment, third floor apartment. Nine two story townhouses will have access from ground level on the east side of the building. The WEST building façade will be redone in accordance with HDC approvals. The EPC approved fewer canopy trees and planters to allow for more parking spaces. The project will have no adverse affect to the neighborhood. The commercial space is too large to lease as is, however, the space is conducive to a residential use. They are requesting minimal relief.

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

The Board reviewed the testimony as presented and a motion was made by Mrs. Panto, seconded by Mr. Civitella, to grant the request.

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke

Nays: None

The motion was approved.

Linda Thomas
Secretary