

**CITY PLANNING COMMISSION
MINUTES OF MEETING
July 14, 2022 – 5:00 P.M.
TOWN HALL MEETING**

Participants: Commission Members –Mr. Malozi, Mr. Barker, Mr. Burgos and Ms. Cohen. Mr. Melosky also attended virtually, therefore Mr. Malozi chaired the meeting. City staff included Darlene Heller and Craig Peiffer of the Planning and Zoning Bureau, Basel Yandem of the Engineering Bureau, and Attorney Matthew Deschler as Solicitor to the Commission. Attending in person were Mr. Andrew Bohl, Eng. and Mr. Matthew Campbell.

1. APPROVAL OF MINUTES – June 30, 2022.

Mr. Barker made a motion to approve the minutes of the June 30, 2022 Planning Commission meeting. The motion was seconded by Ms. Cohen and passed with a 5-0 vote.

2. STREET VACATION

- A. Consideration of the Street Vacation petition submitted by George and Charlene Mowers for the partial vacation of Second Avenue.

Atty. Recchiuti presented the plans and photos. Mr. Malozi stated that Ms. Cohen has informed City Staff and the Solicitor that she has recused herself from the project. Mr. Malozi asked Ms. Heller if she had any comments. Ms. Heller stated this parcel is a remnant piece from when the armory project was developed. The piece is not buildable, it is not large enough to put a home and Public Works has been mowing and taking care of it since it's been created. The City is fine with someone else taking responsibility for maintaining it over time.

Atty. Deschler asked Atty. Recchiuti if he was okay to go back to the original deed description that was attached to the petition presented to Council. Atty. Recchiuti concurred and stated they would most likely need to amend the easement and deed description.

There were no comments from the public.

Mr. Malozi made a motion to recommend to City Council that they approve the Street Vacation of a portion of 2nd Avenue as it was described in the May 4, 2022 petition with any necessary revisions to the meets and bounds. The motion was seconded by Mr. Melosky and passed with a 4-0-1 vote. Ms. Cohen abstained.

3. LAND DEVELOPMENT REVIEWS

- A. **(22-003 LD) – 22030014 – 1010 HARVARD AVENUE – Land Development and Subdivision Plan – Ward 16, Zoned IR, plan dated March 1, 2022 and revised June 6, 2022.** The applicant proposes to construct a 53,700 sf warehouse and distribution facility on a 5.73 acre lot.

Mr. Andrew Bohl presented the project and drawings. Mr. Melosky asked Mr. Bohl if there will be access off Route 412 into this facility. Mr. Bohl stated that there will be a driveway off Route 412. Mr. Melosky asked if it can be entered if driving from the City into Hellertown. Mr. Bohl stated that it could only be accessed if you are heading north. Mr. Malozi asked if there would be sidewalk on Harvard Ave. for pedestrians to go to Commerce Center Blvd. for LANTA buses. Mr. Bohl stated that the sidewalk is going to traverse all the way along their frontage which abuts Gilchrist Drive. Mr. Burgos asked the size of their gas main. Mr. Bohl stated it is a 16 inch medium pressure gas main. Ms. Cohen asked, because of the two

driveways, if there will be NO THRU signs. Mr. Bohl stated the applicant wouldn't have a problem posting those signs.

There were no comments from the public.

Mr. Melosky made a motion to approve the land development plan contingent upon the conditions outlined in the City's July 7, 2022 letter and compliant with the transportation study by PennDOT that will be incorporated as well for the property at 1010 Harvard Avenue. The motion was seconded by Mr. Barker and passed with a 5-0 vote.

- B. (22-004 LD) – 22030016 – 2680 COMMERCE CENTER BLVD. – Land Development and Subdivision Plan – Ward 16, Zoned IN, plan dated March 1, 2022 and revised June 6, 2022.** The applicant proposes to construct a 136,000 sf manufacturing warehouse facility on a 7.50 acre lot (LVIP VII Lot #63).

Mr. Andrew Bohl presented the project and drawings. Mr. Malozi asked Ms. Heller if she had any comments. Ms. Heller had no comments besides what is stated on the letter. Mr. Melosky asked Mr. Bohl if the applicant was a plastic packaging or a software company. Mr. Bohl stated they will manufacture plastic bottles. Mr. Malozi asked if the bulk material would be plastic pellets and Mr. Bohl concurred.

There were no comments from the public.

Mr. Melosky made a motion to approve the land development plan contingent upon the conditions outlined in the City's July 7, 2022 letter for the property at 2680 Commerce Center Boulevard. The motion was seconded by Mr. Barker and passed with a 5-0 vote.

4. DISCUSSIONS:

Ms. Heller confirmed the next meeting will be moved from August 11th to August 18th. All the Planning Commission members agreed with the date.

Ms. Heller brought up the SALDO which will be updated and will come to the Planning Commission for review.

Ms. Heller also stated that Mr. Peiffer will now be the Assistant Director of Planning.

The meeting adjourned at 6:00 p.m.

ATTEST:



Darlene Heller, Commission Secretary