

**CITY PLANNING COMMISSION  
MINUTES OF MEETING  
October 14, 2021 – 5:00 P.M.  
TOWN HALL MEETING**

Participants: Commission Members – Mr. Melosky, Mr. Malozi, Mr. Barker, and Ms. Cohen. City staff included Darlene Heller and Tracy Samuelson of the Planning and Zoning Bureau, Basel Yandem, Amy Rohrbach and Tiffany Wells of the Engineering Bureau, and Attorney Edmund Healy as Solicitor to the Commission. Attending in person were Atty. James Holzinger, Mr. Plamen "Rocky" Ayvazov, Mr. Kevin Horvath, Eng. of KCE, Inc., Ms. Karen Blanchard, architect of Sitio, Mr. John McGeehan, Mr. Bill Scheirer.

**1. APPROVAL OF MINUTES – August 12, 2021 and September 23, 2021.**

Mr. Malozi made a motion to approve the minutes of the August 12, 2021 Planning Commission meeting. The motion was seconded by Ms. Cohen but abstained by Messrs. Melosky and Barker. The vote will be delivered at next month's meeting.

**2. LAND DEVELOPMENT PLAN**

**(21-009 LD&S) – 21070005 – 26-44 W. Broad Street - Ward 7, Zoned CB, plan dated July 6, 2021 and last revised on September 7, 2021.** The applicant proposes the construction of a seven-story (including 1 below-grade parking level) mixed use building containing 195 residential apartments, 9 hotel rooms, and retail space, resident common areas and amenities (including a swimming pool) on the first floor. Also, lower level off street parking for approximately 49 vehicles is proposed. The combined property is .87 acres.

Ms. Karen Blanchard, architect presented the project and explained the redesign from a 13 to 6 story building with underground parking. Also, reduction of 276 units to 204. The footprint of the building is the same; it will have two courtyards for air and light. On the first floor, they have created an arcade to enhance the pedestrian experience with the residential entrance being 5 ft. back from the front facade.

Mr. Malozi requested more information of final materials. Mr. Melosky commented on the "inspirational images" which is something they look for in that corridor. Mr. Melosky asked is GFRC material can be used on the corridor. Ms. Blanchard stated that GFRC (Glass Fiber Reinforced Concrete) material can be utilized in the corridor and it is a trend that other cities are using.

Ms. Cohen asked if the glass is reflective as less reflective glass is more appropriate for the corridor. Ms. Blanchard stated that they are still working on the kind of glass but less reflective is more favorable. Ms. Cohen also asked if this was a lot line consolidation. Mr. Horvath stated the project is consolidating three lots totaling under 40,000 sq. ft.

Ms. Samuelson reviewed the City's letter dated September 22, 2021. Atty. Holzinger was concerned with the amount of contribution requested for the landscape median in Broad Street. He stated that they are willing to donate \$20,000. The Developer will consider affordable units as the project develops. Ms. Samuelson stated the recreation fee will be recalculated to reflect the revised number of dwelling units.

Mr. McGeehan, 375 13<sup>th</sup> Avenue, asked if the company has ever filed Chapter 7 or had any workers comp claims? He was also concern about the historic character of the district.

Mr. Bill Scheirer, 1890 Eaton Avenue, was concern with the façade. He felt it should be more historic. Ms. Blanchard stated that the building is of its time. It is inspired by nearby buildings and it provides an interpretation of that.

Mr. Melosky asked whether the plan should be tabled and returned next month so that the fees can be calculated and to view revised facades. Mr. Holzinger asked if the plan can be approved and that they would be willing to come back to show any facades.

Mr. Melosky asked the Planning Commission for their input on approving the plan. Mr. Malozi is in favor of taking a vote this evening. Mr. Barker also is in favor of voting this evening. Ms. Cohen agrees to vote this evening and stated as an architect she has concerns about duplicating historic elements. She's comfortable with a contemporary design so that historic buildings stand out as historic.

Mr. Malozi made a motion to approve the land development application for 26-44 W. Broad Street conditioned upon meeting all the criteria outlined in the City's September 22, 2021 letter based on the adjusted scale of the project down to a total of 204 units plus retail space with a few conditions; 1. the tapping fee will be adjusted based on the number of dwelling units; 2. the contribution for the landscape median will be \$20,000 to be set aside for the specific project of the Broad Street median as a contribution with a mutually agreeable timeframe with the City of 5 years. 3. the recreation fee to be adjusted based on the number of dwelling units. The motion was seconded by Mr. Melosky and passed with a 4-0 vote.

The revised facades will be presented to the Planning Commission when they are resubmitted.

## **2. DRAFT SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) DISCUSSION.**

Ms. Samuelson reviewed the October 8, 2021 memo and is looking for consideration of approval at the November 11, 2021 meeting. Mr. Melosky asked about Section #1349 of the Ordinance and wondered whether the design standards can mention developer contributions. Mr. Melosky supports the Climate Action Plan but would like to have a meeting to further discuss.

Mr. Malozi concurred with the Climate Action Plan presentation. Mr. Malozi asked if the City has a list of sidewalk inventory as South Whitehall does have of requiring sidewalks. Mr. Yandem responded that there's no existing list. One will need to be created. Mr. Malozi is in agreement with requiring curb and sidewalks and contributions from Developers where appropriate.

A presentation from Public Works will be scheduled for the November 11, 2021 meeting on the Climate Action Plan.

## **3. DISCUSSIONS:**

The meeting adjourned at 6:45 p.m.

ATTEST:

  
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Darlene Heller, Commission Secretary