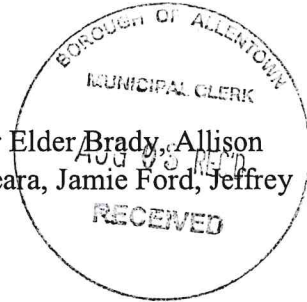


**BOROUGH OF ALLENTOWN  
PLANNING BOARD  
JULY 12, 2021**



Present: Ron Kuzma, Dan Payson, Mayor Thomas Fritts, Jennifer Elder-Brady, Allison Arnone, Joseph Fidler, Thomas Monahan, Sr., Lynne Meara, Jamie Ford, Jeffrey McLaughlin, and Vincent Tavernite

Absent: George Fallat, and Robert Mayer

Also, Present: Borough Attorney Michelle Donato, Esq., Board Planner Andy Thomas Board, Board Engineer Ian Hill, and Secretary April Claudio

Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meeting Act was provided to this meeting's date, time, place and agenda was mailed to the news media, posted on the Borough bulletin board, mailed to those requesting personal notice, and filed with the Municipal Clerk.

Public Comments: None

Mr. Fidler made a motion to waive the reading and approve the minutes of the June 7, 2021 meeting, which was seconded by Mr. McLaughlin and approved by the following vote:

AYES: Mr. Fritts, Ms. Elder-Brady, Mr. Payson, Ms. Arnone, Mr. Fidler, Mr. McLaughlin, Ms. Meara, Mr. Ford, Mr. Kuzma, Mr. Tavernite and Mr. Monahan

Mr. Payson discussed the Council adopting an ordinance to prohibit cannabis and Robbinsville's ordinance to support joint preservation. Mayor Fritts stated Robbinsville also did a resolution to support the truck ban. The Borough is working on the speed enforcement zones and putting truck ban signs in place. Ms. Meara stated the flags on Main Street look beautiful. Mayor Fritts thanked the Lions Club for putting up the flags.

The Board discussed the resolution for Mark Reme, 20 Church Street. Ms. Donato explained the business use is a permitted use but if they want to come back for a residential use and that is permitted, then they can do so. Mr. Thomas asked Ms. Donato to make some minor corrections to the resolution.

Mr. McLaughlin made a motion to approve the resolution granting site plan approval to Mark Reme, 20 Church Street, which was seconded by Mr. Monahan and approved by the following vote:

AYES: Mr. Fritts, Ms. Elder-Brady, Mr. Payson, Ms. Arnone, Mr. Fidler, Mr. McLaughlin, Ms. Meara, Mr. Ford, Mr. Kuzma, Mr. Tavernite and Mr. Monahan

**Informal Application:**

Attorney Peter Klauser, planner Art Bernard, Bill Hamilton and architect Larry Appel gave an informal presentation on a proposed project at the corner of Breza Road and Allentown Yardville Road. The site consists of 3 acres. The proposal is for 12 town homes and 48 apartments with 9 units being affordable housing. The site is next to an existing apartment complex and is near a church, a shopping center and a recreation area.

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Ms. Arnone requested to see north to south and east to west sections of the buildings so as to compare the scale of adjacent structures and proximity to the sidewalks and roadways.

Mr. Hill asked about the number of stories of the apartment buildings and the attic. Mr. Appel stated they are 3 ½ stories and the windows are for decoration only. The attics are not habitable.

Ms. Arnone stated the buildings are more than double the height of existing homes in the area and Allentown-Yardville Road is busy and narrow. The sidewalk is also heavily traveled. She was concerned about the setbacks and the height. She would like them to consider the scale and visual impact of the buildings. The proposal would need HPC review.

Ms. Donato stated the zone allows for 2 ½ stories at 35 feet with a 35 ft. front yard setback and a maximum of 35% for impervious coverage. The plan doesn't meet the new zoning requirements so they will need to decide if they will ask for a variance or ask for the site to be rezoned.

Mayor Fritts asked what the plan is for the long term maintenance of the buildings. Mr. Klauser stated Sterling Development will be responsible for management of the property.

Mr. Ford asked what the rear façade of the apartment buildings would look like. Mr. Appel stated it would be similar to the front.

Mr. Klauser stated Town Mews owns the property but Sterling Development will have an agreement to build and maintain the new development.

Ms. Arnone would like to see more trees return to the site.

Mr. Monahan asked about fire sprinkler systems. Ms. Donato stated that is not an issue for the Board. Mr. Appel stated they will comply with state codes. The apartment buildings will have fire sprinklers but the townhouses are not required to have them.

Mr. Hill asked if they received approval from the County yet for the right of way. Mr. Klauser replied no.

Public: Sue Bechamps, 8 Twain, suggested they consider buying out her home and others nearby. She was concerned about having a 3 story building against her fence when their homes are only 2 stories. She felt the proposed buffer is not enough. She asked that they consider the size and position of the buildings.

Lisa Kelly was concerned about building 2 and having 24 windows looking into her two story home.

Mr. Klauser thanked the Board and public for their feedback.

There was no further business for the Board to act on.

Ms. Arnone made a motion to adjourn the meeting, which was seconded by Mr. Monahan and approved unanimously.