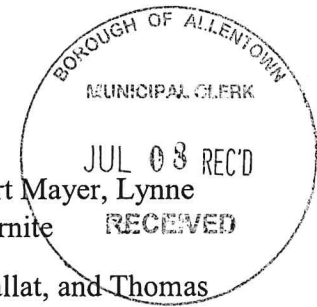


**BOROUGH OF ALLENTOWN
PLANNING BOARD
JUNE 7, 2021**



Present: Jennifer Elder Brady, Allison Arnone, Joseph Fidler, Robert Mayer, Lynne Meara, Jamie Ford, Jeffrey McLaughlin, and Vincent Tavernite

Absent: Ron Kuzma, Dan Payson, Mayor Thomas Fritts, George Fallat, and Thomas Monahan, Sr.

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 May 3, 2021 meeting, which was seconded by Mr. Mayer and approved by the following vote:

AYES: Ms. Elder-Brady, Ms. Arnone, Mr. Fidler, Mr. Mayer, Ms. Meara, Mr. Ford, and Mr. Tavernite

ABSTAIN: Mr. McLaughlin

KEVIN BURKE – 43 MAIN STREET

This application is a continuation from the May meeting. Mr. Burke stated he was unable to obtain a copy of his neighbor's surveys and a surveyor would charge \$1000 to have one done. He was concerned that the costs for his small project are adding up based on the Board's engineering review and the recommendations of the Historical Commission. He asked if a survey is really necessary. He advised the HPC would like him to wrap around the porch on both sides not just the one. The Board agreed to accept his measurements in lieu of having surveys done. Mr. Burke advised he was also concerned about the added cost of expanding the porch.

Ms. Donato explained the Board could approve his application pending HPC approval. Mr. Fidler felt Mr. Burke should obtain HPC approval first. Ms. Arnone stated it was difficult for the HPC to make a decision without having drawings. They want to see existing conditions, new construction and elevations to scale. Mr. Burke asked if he could prepare the drawings or should he use an architect. Ms. Arnone suggested an architect. Mr. Burke was concerned about the cost of doing that without knowing if the setback will be approved.

The Board agreed to carry this application to the August 2nd meeting without the need to further renote. This will allow Mr. Burke more time to obtain approval from the HPC and get more detailed drawings. Mr. McLaughlin made a motion to carry the application, which was seconded by Ms. Elder-Brady and approved unanimously.

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MARK REME – 20 CHURCH STREET

This application is also a continuation from the May meeting. Ms. Meara offered condolences to Mr. Reme on the loss of his wife. Mr. Goldberg, attorney for Mr. Reme, explained the concept of their application has since changed. They will no longer be doing the preschool. The building will just be used for an engineering office. It will not be used every day and will only be used by Mr. Reme and his two employees. There will be no changes to the exterior of the building. A use variance is no longer needed only site plan approval.

Mr. Reme stated there will now only be one sign on the property with a small light on it.

Ms. Arnone asked about impervious coverage, standing water and exterior lighting.

Mr. Reme stated he is no longer expanding the driveway. It will remain as is. There will be no additional exterior lighting. The driveway has room for four cars as is. He stated Mr. Hill had asked for commercial size parking spaces but he requested they remain as is to lessen the impact on the neighbors. Ms. Meara reiterated the municipal lot is two houses down for additional parking as well. Mr. Reme stated the sign will be 24x24 inches with a light on it similar to the one on the porch now.

Ms. Donato asked what will happen to the space that was to be used for the daycare. Mr. Reme stated he may use it for storage. He plans to only use the three rooms upstairs for his office which is about 800 square feet, not including the kitchen on the first floor. The attic will also not be used.

Mr. Thomas and Mr. Hill were concerned about how much of the building would be used and how that would affect parking. Mr. Goldberg stated if an additional future use were to be added they would have to come back before the Board first. Ms. Donato suggested adding a condition that if they add another use or there is a new owner/change of use the property would have to come back before the Board. Mr. Hill and Mr. Thomas were fine with that condition.

Mr. Thomas asked about the sign. Ms. Donato suggested Mr. Reme will need HPC approval and a permit for it.

Ms. Donato suggested a shaded out floor plan be submitted to show the 800 square feet to be used.

Mr. Fidler made a motion to approve the application, which was seconded by Ms. Elder-Brady and approved by the following vote:

AYES: Ms. Elder-Brady, Ms. Arnone, Mr. Fidler, Mr. Mayer, Ms. Meara, Mr. Ford and Mr. Tavernite

ABSTAIN: Mr. McLaughlin

Mr. Mayer made a motion to adjourn the meeting, which was seconded by Mr. Ford and approved unanimously.