

MEETING MINUTES

Pen Argyl Planning Commission of Thursday, February 15, 2024– 7:00 P.M.

LOCATION: Pen Argyl Municipal Building Social Hall
ADDRESS: 11 N. Robinson Ave., Pen Argyl, PA 18072

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDEES

Craig Reduzzi, Chairman
Eric Mesko, Vice Chairman
Stephen Marhevka, Commissioner
Fred Farino, Commissioner
Tyler Kemp, Commissioner
Peter Layman, Esq.
Paul Mastrogiovanni, Zoning Officer
Besfort Kaja
Mark Bahnick, P.E., Van Cleef Engineering Associates

RE-ORGANIZATION: Election of Officers

Mr. Farino made a motion to maintain the current officers of the Planning Commission. Seconded by Eric Mesko and the motion passed with all in favor.

APPROVAL OF MINUTES: April 20,2023

Mr. Farino made a motion to approve the minutes as written. Seconded by Eric Mesko and the motion passed with all in favor.

OLD BUSINESS:

None.

NEW BUSINESS:

Review of the Special Exception Permit Application submitted by Besfort Kaja for the conversion of an existing building at 21 North Lobb Avenue into an eight unit apartment building.

1. Peter Layman outlined the context of the application submitted and the Planning Commission's role in the review process.
2. Besfort Kaja presented his proposal for the building conversion and provision of the required off street parking. Mr. Kaja indicated that the parking spaces would be located on a parcel owned by Leonard Pollicelli. Mr. Pollicelli has indicated a willingness to

- provide a lease to Mr Kaja to enable the parking lot to be constructed.
3. The building is not presently in use.
 4. Historically the building was used to provide housing for approximately 12 Korean exchange students who attended the Immaculate Conception School. The exchange students did not have cars and no off-street parking was provided.
 5. Mark Bahnick reviewed his comment letter on the project, which is dated February 13, 2024.
 6. Paul Mastrogiovanni updated the Planning Commission on the status of the Mr. Kajas application.
 7. The proposed apartment building would have 8 dwelling units. Off street parking would need to be provided for 16 parking spaces.
 8. The parking sketch provided by Mr. Kaja shows 26 spaces.
 - a. 8 of those spaces would have cars backing out onto Bell Avenue, which is generally not desirable.
 - b. The Pollicelli parcel is presently used for parking of vehicles from 215 and 217 Pennsylvania Avenue. Likely 4 apartment units with a need for 8 parking spaces. This needs to be confirmed.
 - c. Mr. Pollicelli has not been willing to consider sale of the property. A lease is not a viable alternative to provide long- term assurance to the Borough that the required parking will be available. Alternate legal structure is needed.
 9. Heller and Bell Avenues are heavily used for school student drop off and pick up.
 10. Mr. Kaja has also submitted two variance requests to the Zoning Hearing Board related to this project.
 11. The Planning Commission's role in the Special Exception process is to provide comments to the Zoning Hearing Board.

Stephen Marhevka made a motion to provide the following two comments to the Zoning Hearing Board for their consideration relative to the Special Exception Permit Application. Seconded by Fred Farino and the motion passed with all in favor.

Comment Number One

The proposed conversion of the existing building at 21 North Lobb Avenue should include an off-street parking facility that meets the following criteria:

- I. A minimum of 16 spaces should be provided that are reserved for use by the proposed apartment building.
- II. Parking spaces should be designed so that cars will not back out onto any of the adjacent streets.
- III. If the parking spaces will be provided on land not owned in fee simple by the owner of 21 North Lobb Avenue, a Deed Covenant shall be provided on the property that is the site of the proposed parking facility, which will be recorded in the Recorder of Deeds Office. Said Covenant shall provide the Owner of 21 North Lobb Avenue with the right to construct, utilize and maintain 16 parking spaces reserved exclusively for use by the residents of 21 North Lobb Avenue. This Deed Covenant shall be enforceable by the Owner of 21 North Lobb Avenue and by Pen Argyl Borough Council. The 16 parking spaces shall be designed and constructed in accordance with all requirements of the Borough of Pen Argyl Zoning Ordinance, Borough of Pen Argyl Subdivision and Land Development Ordinance, and all other applicable codes. Handicapped parking space(s)

should be provided per applicable codes.

Comment Number Two

The proposed site of the apartment building does not appear to be compatible with provision of a protective planting strip to create a buffer yard(s) along shared property lines with existing adjacent uses.

PUBLIC COMMENT- AGENDA/NON-AGENDA ITEMS

None.

ADJOURNMENT

Meeting was adjourned at 8:45 PM