

RESOLUTION
EASTON PLANNING COMMISSION
December 4, 2019

RE: Dutchtown Commons Subdivision & Land Development Plan
616-630 Northampton Street & 627 Pine Street
Zoning District: West Ward/Street Corridor Zoning District, Block Class C
Applicant: Louis Schwartz
Tax Parcels: L9SE1B 25 10 through L9SE1B 25 15, plus L9SE1B 25 25

WHEREAS, The Easton Planning Commission is in receipt of subdivision and land development plans for 616-630 Northampton Street & 627 Pine Street, Tax Parcels: L9SE1B 25 10 through L9SE1B 25 15 plus L9SE1B 25 25; and

WHEREAS, 616-630 Northampton Street is located in the West Ward/Street Corridor Zoning District, Block Class C where the proposed A12- Mixed-Use building is permitted per Article XXIII §595-125; and

WHEREAS, The applicant proposes to build a 7-story mixed-use building with a first floor Retail Sales – Large Scale (C10) use, basement and second level parking with 39 residential apartments on the upper floors; and

WHEREAS, The Bureau of Planning has reviewed the applicant’s proposal and recommends that the Planning Commission grant conditional final approval of the Subdivision and Land Development Plans as they are generally consistent with the Comprehensive Plan and with City Codes.

NOW, THEREFORE, BE IT RESOLVED that the Easton Planning Commission grants conditional final approval of the submitted Subdivision and Land Development Plans titled, “Dutchtown Commons” subject to the receipt of final plans which meet the following conditions:

- 1) The plans shall comply with the Planning Staff’s analysis memorandum dated November 18, 2019
- 2) The plans shall note the Special Exception and variances granted by the Zoning Hearing Board on September 16, 2019.
- 3) Three street trees shall be provided in accordance with the City forester’s recommendation.
- 4) Additional comments and concerns of the City Engineer, City Forester, Zoning Administrator, Codes Department and Fire Department shall be met.
- 5) The plans shall not be recorded with the County of Northampton, Pennsylvania until the Easton Planning Commission has granted approval of final plans and all plan titles and certificates are endorsed by authorized signatories.