



Minutes - Final

Community and Economic Development Committee

Wednesday, February 22, 2023

5:30 PM

Roll Call: Chair Mota, Napoli, Affa

Present: 1 - Cynthia Mota

[15-5648](#) R47 Community and Economic Development Committee, forwarded favorably, 3-0
Denial of a Certificate of Appropriateness – 1024 W. Chew Street

Sponsors: Administration

Attachments: [R47 HARB Resolution to DENY - 1024 W Chew St](#)
[1024 W Chew Street -Final Review](#)

Ms. Vicky Kistler stated that this is a situation that the individual homeowner installed a roof vent, and the roof vent is not in compliance with HARB regulations. It does not meet the Certificate of Appropriateness. The owner applied to HARB and HARB held a meeting. The denial is based on the fact that the vent does not comply with the HARB regulations.

Ms. Cynthia Mota asked if there were any questions from the dais.

Mr. Santo Napoli asked was the property owner aware of the HARB regulations.

Ms. Vicky Kistler stated yes. They talked about penetration. They gave a number of options.

Ms. Candida Affa stated that it is hard to tell with this one picture. She asked if it is going to be repointed.

Ms. Cynthia Mota asked what is the alternative.

Ms. Vicky Kistler stated that the alternative would be to vent in the back of the building, make it less visible, and not have a secondary heat source.

Ms. Cynthia Mota stated that the gentleman is not here.

Mr. Santo Napoli stated that he guess the option he chose was a more economical one. It doesn't mean it is the appropriate one.

Ms. Vicky Kistler stated that the staff was not adamant that this can't happen. They agree with the HARB Board that it is not in compliance.

Ms. Candida Affa asked what are his choices now. Does he have to take this all down and repaint.

Ms. Vicky Kistler stated that he is going to repaint either way. He does not want to put the vent. He wants to put the vent, where he wants to put the vent. A direct wall vent was offered to the applicant. The applicant seemed willing to conceal the vent. The HARB Board felt it did not belong there.

Ms. Cynthia Mota asked if there were any other comments from the dais. This is what happens when people move in the Historic District. Sometimes they don't understand the regulations. He knew he was not in compliance, but yet he chose to.

Ms. Vicky Kistler stated that every person who buys a home in the Historic District receives a copy of the regulations.

Mr. Santo Napoli stated that he received a postcard two months ago letting him know that he is in the Historic Preservation area. The postcard detailed procedures going forward with maintaining the home.

Ms. Vicky Kistler stated that Meredith Keller has been here for well over a year and at least for the past year and a half has been regularly dealing with anybody that buys a home in the HARB and automatically and has been making sure that the website has been updated with the appropriate regulations.

Ms. Candida Affa stated that it happened to her when she had her property at 247 with a bar. After 10 years, she moved up stairs and she inquired about that. A lot of the times, you know you are in a historic district and if you want to do something, you need to call and find out what you can and can not do.

Ms. Cynthia Mota asked if there were any other comments from the dais. She asked if there were any other comments from the public.

Mr. Daryl Hendricks stated that he can see the problem if you start allowing people to do these things it kind of detracts from the area and makes your board ineffective. It is not an attractive thing to see on the side of the building when you have a nice brick which in itself is attractive.

Ms. Cynthia Mota stated that it does not go along with the structure.

A motion was made by Santo Napoli, seconded by Candida Affa, that this Resolution be approved for the denial.

Yes: 3 - Cynthia Mota, Santo Napoli and Candida Affa

[15-5655](#)

Bill 8 Community and Economic Development Committee, forwarded favorably 3-0.

Amending the Part Two General Legislation, Chapter 298 Flood Control, Article VIII Existing Structures in Identified Floodplain Areas, Section 38 Improvements, Part E by repealing it in its entirety.

Sponsors: Administration

Attachments: [Bill 8 Flood Control Amendment](#)

Ms. Vicky Kistler stated that she has Hannah Hart, the Flood Plains Manager here on Teams. They have an ordinance that has been more complicated than it needed. It was confusing in the written in a language.

Ms. Hannah Hart stated that the legislation was part of the original ordinance. It is perceived as a higher standard. It is not once that is part of the Pennsylvania Model Code. It is not once that FEMA has suggested for ordinances. The city is still in compliance with federal regulations.

Ms. Vicky Kistler stated that it is easiest to explain that this is regulations on improvements on existing structures and that the modifications reconstructions and improvement of any kind to the extent of the amount less than 50 percent of its market value has to be elevated or flood proofed to the greatest extent possible.

Ms. Cynthia Mota asked what is the benefit of this again.

Ms. Hannah Hart stated what FEMA requires that anytime there is improvements on an existing structure, if the money going into the improvements is 50 percent or more going to the market value than the structure has to go into full compliance with the flood control ordinance. When renovations and alterations are less than 50 percent, it doesn't need substantial improvement and the structure does not have to come into compliance. This language contradicts what FEMA intent on substantial improvement.

Ms. Vicky Kistler talked about a renovation that costs \$300 and now have a floodplain. If she is in a 600 structure she may have to, but if she is in a 6,000 structure she does not have to adjust these tiny little changes.

Ms. Cynthia Mota asked if there were any comments from the dais.

Mr. Santo Napoli stated that he likes it because when they make things

easier for folks it is always a good thing. Whether it is for customers or residents or employees. He is a big plain language guy. Making it easier for people to understand is always a good thing.

Ms. Cynthia Mota stated especially for insurance purposes. She asked if there were any other comments from her colleagues or the public.

A motion was made by Candida Affa, seconded by Santo Napoli, that this Bill be forwarded to Council.

Yes: 3 - Cynthia Mota, Santo Napoli and Candida Affa

[15-5656](#)

Bill 9 Community and Economic Development Committee, forwarded favorably, 3-0.

Provides for the expenditure of certain monies received by the City of Allentown under Title I of the Housing and Community Development Act of 1976, as amended; The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009; and Title II of the National Affordable Housing Act of 1990, as amended; for the purpose of undertaking programs of housing and community development within the city.

Sponsors: Administration

Attachments: [Bill 9 DCED ESG Accounts](#)

Ms. Vicky Kistler stated that her understanding is that the city has done year after year after year. It is simply allocating the funds. The Homeless Emergency Assistance and Rapid Transition Housing Act requires the expenditure. The city has to allocate the funds.

Ms. Cynthia Mota asked if there were any comments from the dais or the public.

Mr. Santo Napoli asked if it is an annual cost or something that has not been made recently over the last couple of years.

Ms. Vicky Kistler stated no, this is annual.

Ms. Cynthia Mota asked if there were any other comments from the dais or the public.

A motion was made by Candida Affa, seconded by Santo Napoli, that this that this Bill be forwarded to Council.

Yes: 3 - Cynthia Mota, Santo Napoli and Candida Affa

Updates: NONE

Adjournment: 5:47 PM

