

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING – MAY 20, 2014 - 7:00 P.M.
PALMER LIBRARY COMMUNITY ROOM

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, May 20, 2014 at 7:00 p.m. with the following in attendance: Bob Blanchfield, Rich Wilkins, Virginia Rickert, Ron Grandinetti, Jo-Ann Stoneback and Robert Lammi. Also in attendance were Planning Director Cyndie Carman; Solicitor Ryan Fields, and Engineer Ralph Russek. Supervisor Dave Colver was also in attendance. Chairman Blanchfield opened the meeting by leading those present in the Pledge to the Flag.

MINUTES OF NOVEMBER 2013 MEETING – On motion by Rickert, seconded by Grandinetti, and agreed by five, Lammi abstained, the minutes of the November 2013 minutes were approved.

MINUTES OF APRIL MEETING – On motion by Lammi, seconded by Rickert, and agreed by four, Wilkins and Stoneback abstained, the minutes of the April meeting were approved.

Chrin Commerce Centre NW Quadrant
Preliminary/Final Subdivision Plan
Main Street & Van Buren Road – J8-14-6, J8-22-2, J8-23-1 and J8-23-2
TI-1, TI-2 and MSC Districts
Request by Charles Chrin Real Estate Trust

Paul Szewczak of Liberty Engineering and Elky Wetherill of Verus Partners were present. Szewczak noted the engineering issues that the township engineer's letter lists will be discussed and worked out between the two engineering firms. He also noted that Upper Nazareth Township has given this development approval. The lot is between the two townships but the building is completely in Palmer. Blanchfield noted that the sanitary sewer for all five will flow towards and into the Nazareth Borough Municipal Authority's Treatment Plant. At this time there are no development plans proposed on lots 2 through 5.

Langan, the traffic consultant, has made a submission to the Pidcock Company and they are reviewing it. Russek did not that the majority of the comments have already been addressed. Langan is responsible for the highway since they are the traffic consultant. The submission was also sent to PennDOT.

Szewczak noted the sketch plan is outdated as far as the deferrals/waivers that are on the plan but the concept is the same. The plan will be updated as soon as all approvals are received.

Street trees - These trees along Van Buren Road, on the subdivision side only, are to be moved from the public right-of-way onto Verus Partners' private property, which is Lot #1. They will be requesting a complete waiver for the opposite side of Van Buren Road for the street trees. Blanchfield asked if these trees that are on your property would need to be replaced due to damage or they would die, how does township have protection on this? How would the owner know it was their responsibility to replace them? Wetherill stated there should be a note on the plan, that would cover this issue.

Length of cul-de-sac – secondary roadway – Blanchfield asked when would this secondary get to be built as a permanent roadway. It will now be used as an emergency access. Lammi asked when it will become a public roadway, not just a roadway that supports lot 4. There are other lots that will have large warehouses and will need this public roadway. Wetherill felt any developing of lots 2 or 3 or 4 should require that this roadway be built as a public road.

Discussion followed regarding the construction of the roadway; where it will be constructed and the design. Will it be a straight thoroughfare or curved? Wetherill noted if lot #3 is developed next he would like to have this roadway built but then noted when lot #4 gets developed, will this roadway be in the way. Commission noted that when there were any plans to develop any of the other lots the developer must appear before this Commission and this would be discussed at that time. Lammi also noted that the design and the approval of the

roadway must be by the township engineering firm, the township solicitor and then the Board of Supervisors.

Wilkins asked about the property to the south and the possibility of the road coming off Van Buren Road. When it becomes permanent will it match up as another intersection? Carman stated that as far as PennDOT is concerned this is where the intersection must be. The question is how the roadway will be built at the other end – curvy, straight?

Wetherill was asked who will maintain this temporary roadway. He replied that lot #1 will be responsible. All easements and maintenance agreements are completed and need to be submitted to our Solicitor for review.

It was asked the percentage of completion of the interchange and Bruno replied it is a little over 50% complete. Soon you will see paving of the ramps and they are still on the schedule for the opening at the end of October.

There were no other issues/items to discuss with the developer. Blanchfield called for a vote. Lammi motioned to recommend approval on the Chrin Commerce Center NW Quadrant preliminary/final subdivision plan on Main Street and Van Buren Road conditioned that the comments of the township engineer's letter dated May 9, 2014 be satisfactorily addressed; that all township departmental comments dated May 9, 2014 be satisfactorily addressed; any comments by the township Geotechnical Engineer to be satisfactorily addressed; all waivers/deferrals listed in the engineer's with one exception. The approval of this waiver is conditioned upon the Developer making a commitment to the Township that the road design for the future right-of-way extending south from the cul-de-sac to Main Street is designed and secured to the satisfaction of the Township Engineer, Township Solicitor, PennDOT and the Township of Palmer before any further lots besides Lot 1 within this subdivision can be sold or leased by the Developer.

The Township reserves the right to require a traffic study to be performed at such time any further land development is proposed on the lots within the subdivision and the Developer shall be required to design and construct the traffic improvements required by the Township as a result of said studies. This condition shall be set forth on the plan and be approved by the Board of Supervisors. Also that future development will trigger that another traffic study must be done for Main Street; Lot #1 owner is responsible to take care of street trees that are on their private property; all Recreation Fees be satisfactorily addressed by the Board of Supervisors; any traffic improvements/voluntary traffic contribution be addressed by the Board of Supervisors and any other conditions determined at the Board of Supervisors' meeting. Motion was seconded by Wilkins. Blanchfield asked if there were any questions from the Commission or audience. Seeing none he called for a vote which was approved by all.

Verus Partners – Lot 1 Chrin Commerce Centre
Preliminary/Final Land Development Plan
Main Street & Van Buren Road –J8-22-2, J8-23-1 and J8-23-2
TI-1 District
Request by Verus Partners

This is Lot #1 of the subdivision and the building is located in Palmer Township. Russek stated they had recommended approval of this plan after items were satisfactorily addressed as shown in their letter dated May 9, 2014. The waiver that was requested was for the slope on the bottom of the basin. They didn't have any problems with this request. There are no problems or issues as far as the engineers are concerned. Blanchfield asked for any further questions or comments by the Commission. Seeing none he called for a vote. Wilkins motioned to recommend approval for Verus Partners, Lot #1 of the Chrin Commerce Center, Main Street and Van Buren Road conditioned that comments from the township engineer's on their letter dated May 9, 2014 are satisfactorily addressed; township departmental comments dated May 9, 2014 are satisfactorily addressed; any comments from the Township's Geotechnical Consultant are satisfactorily addressed; the requested waiver in regards to the minimum slope of the basin bottom is approved by the Board of Supervisors; the

Recreation Fees are addressed to the satisfaction of the Board of Supervisors; any traffic improvements or voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors and that the subdivision plan for the Chrin Commerce Center Northwest Quadrant is approved by the Board of Supervisors. Motion was seconded by Lammi. Blanchfield asked if there were any further questions from the Commission and audience. There were none and he called for a vote which was approved by all.

Rita's Italian Ice

Storm water Site Plan

3730 William Penn Highway – M8NE4 13A1B

Request by Tykelsco, LLC / Anthony Scott Curto

Owner Scott Curto and Engineer Terry DeGroot of Terraform Engineering were seeking approval of their site plan for Rita's Italian Ice located on William Penn Highway. DeGroot reviewed their request for the construction of approximately 10000 sq. ft. of new paved parking area for the existing building which currently houses Rita's Italian Ice. The need additional parking as he would like to lease out the remaining park of the building. Russek noted there are no issues from the engineers. DeGroot stated the rear of the property slopes down towards the rear of Redner's parking lot. There will need to be a small retaining wall in the rear which at the highest point will be between 3 and 4 feet. There will not be any changes to front area except for an additional handicap space. The trash dumpsters will be in an enclosure in rear. The lighting will change slightly as they will provide more on the side and rear but will be within what is required. They will be installing LED's which are very efficient.

If approved there will be a total of 36 parking spaces. The remaining number of spaces from what is required for the Rita's business will warrant the type of proposed business that will be allowed. This information is to be submitted to the Zoning Officer who will review it. DeGroot did note that there is one existing parking space that is in the PennDOT right-of-way. Carman felt they should check with PennDOT before going through all this work. DeGroot noted there will not

be any additional signs for Rita's but any future signs will be addressed at that time.

Blanchfield called for a vote. Rickert motioned to recommend final approval for the proposed site plan for Rita's Ice located in the GC/William Penn Overlay district conditioned that all comments of the township engineer's letter dated May 9, 2014 are satisfactorily addressed; all township departmental comments dated May 9, 2014 are satisfactorily addressed; any comments by the township's Geotechnical Technical Engineer are satisfactorily addressed; the lighting plan is provided and satisfied by the township's lighting consultant and any comments from Penn DOT in regards to the parking condition in relation to the right-of-way are satisfactorily addressed.

Lammi asked if we want to touch on the PennDOT issue or leave it out of the motion. Commission agreed to leave it out and Rickert amended her motion as stated.

Motion was seconded by Stoneback. Blanchfield called for any questions and then the vote which was approved by all.

Zoning text amendment – Carman reviewed the background of the floodplain management ordinance. She noted in the last couple of years FEMA has been updating the flood maps for Northampton County. There are certain standards that must be met by every community that is part of the National Flood Insurance program. This was already in our ordinance and there were some areas that we exceeded the required standards, but there are some that we didn't. This is a revision of this ordinance which will make us in compliance with FEMA.

Lammi asked if this has been to the Lehigh Valley Planning yet and Carmen noted by the end of the month. He asked if she felt we should hold this until they have reviewed it and she responded that she did not since they will run side-by-side and not be an issue. Blanchfield called for any comments and a motion. Rickert motioned to approve the Zoning Text Amendment as recommended by the

Planning Director. Motion was seconded by Grandinetti and agreed by all. This will now go before the Board of Supervisors for final approval.

Annual report – Summary of 2013 – Commission commented Cyndie Carman for a good job with the report and her outstanding work with the planning aspect for the township.

Wilkins asked if anyone knew what the stake were for around the Freemansburg Avenue bridge in Bethlehem Township and Russek noted that the St. Luke's development triggered that the bridge needs to be renovated.

Lammi noted that it has been 11 years since our Comprehensive Plan was updated. Since we do not have a lot of developing going on and not a lot of land left, some land may need to be zoned differently. This may be time for the township to review these lands and see what could be done with them. Commission felt that they would like to discuss this more internally before going outside for public review. The Freemansburg Avenue corridor needs to be revisited and Carman stated she is back to reviewing this and will be ready for the next meeting. As there are no plans to review at the July meeting it may be a good time to review this.

This will be a workshop type meeting for the Commission members with no discussion from the neighbors. Commission needs to get themselves reacquainted with this project as well as do a better job getting the residents to understand the concept.

Planning Director's Comments –

Carman informed the Commission that the Joseph I Rezoning and Car Wash project withdrew their application.

She also informed the Commission that the Hookah Lounge applicant withdrew the lounge request and re-applied for just a retail sales store which was approved by the Board of Supervisors.

On motion by Wilkins, seconded by Stoneback, and agreed by all, the meeting was adjourned at 8:05 p.m.

Diane Grube, Secretary