

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - TUESDAY, JUNE 12, 2018 - 7:00 PM

PALMER TOWNSHIP LIBRARY COMMUNITY ROOM - 1 WELLER PLACE, PALMER, PA

The June meeting of the Palmer Township Planning Commission was held on Tuesday June 12, 2018 at 7:00 pm with the following in attendance: Chairman Robert Blanchfield, Vice-Chairman Robert Lammi, Robert Walker, Jeff Kicska, Richard Wilkins and Karin Vangeli. Also in attendance were Planning Director Cynthia Carman Kramer, Ralph Russek of the Pidcock Company, Solicitor Charles Bruno.

1. Minutes of May 2018 Public Meeting

Motion: Approve, Moved by Robert Lammi, Seconded by Karin Vangeli. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli, Walker, Wilkins

OLD BUSINESS

2. New Palmer Elementary School - Preliminary/Final Land Development Plan
3050 Green Pond Road - L8-16-1 & L8-16-2
CR District
Request by Easton Area School District

DISCUSSION

Present on behalf of the applicant were attorney Terrance Faul, Richard Roseberry of Maser Consulting, John Reinhart of Easton Area School District, Robert Fehnel of Easton Area School Board and Josh Grice of D'Huy Engineering.

The plans propose the construction of a 54,374 square-foot, 3-story elementary school building, parking lot, driveways, sidewalks, multi-purpose field, and other typical site appurtenances on a 23.45 acre site. The project will utilize the two existing dual-access driveways along Green Pond Road.

Roseberry gave a recap of the events since the last meeting. They received approvals from PennDOT and Easton Suburban Water Authority and their NPDES permit should be issued within 2 to 3 weeks. Lammi stated he has heard concerns from residents about the stormwater basin. Roseberry explained it is a subsurface or underground basin to mitigate stormwater. It is a completely sealed system, and the water is evacuated by irrigation.

Bernard Johnson, 2904 Hay Terrace, asked if the street would be dug up and a new pipe installed, where it would discharge, how long it would take to put the drain in, and would the pipe hold 10 inches of water in 2 hours.

Sandra Hughes, 2933 Liberty Street, asked where the first swale is, if it would attract mosquitoes, and if it would pick up more water exiting the parking lot.

Richard Humes, 2911 Hay Terrace, asked where the pipe is coming from and what happens to the 25th Street water.

Debra Werkheiser, 12 Devon Drive, asked why they were here now, they were supposed to start work in February.

Charles Diefenderfer, 2918 Hay Terrace, commented on the easement and asked if there was an alternative, if they could keep the water on the property by making the basin bigger.

James Duffy, 2906 Hay Terrace, stated the 18" pipe discharge is right behind his house, and is concerned it could create a bigger problem.

Eric Adams, 110 S Greenwood Avenue, stated he was opposed to the swale and rip-rap, any future connection could double the flow rate onto his property, there would be manhole covers on his property, and two mature trees would have to be removed. He has put time and money into his property and said the beauty would be forever compromised. He is not opposed to the school project. He then provided a hand out which included a copy of the report he received from Keystone Consulting that stated they did not see the need for this swale. Adams asked the Commission not to recommend approval to the Board of Supervisors. He said he and his wife were given very little notice of this meeting and could not have their attorney or engineer present, and asked that this be tabled. They have been very responsive to the school district and their goal is to leave their property undisturbed.

Bruno asked Mr. Adams if there was an agreement with the school district that he would be told about the meeting. Adams said no. Bruno stated if it is not tabled, it would be placed on the Board of Supervisors agenda for Tuesday, June 26, 2018 to make a final decision and Adams should bring his representation to that meeting.

Faul stated Adams has been very responsive and forthcoming. Pidcock is not willing to accept Adams' engineers report. Bruno asked Roseberry if the easement is necessary. Roseberry said yes. Bruno asked if the easement could be made less intrusive. Roseberry said this is the least intrusive option. Lammi asked if the pipe could tie into the Greenwood Avenue pipe. Roseberry said no. Wilkins asked why this was put on hold. Faul stated that the School District had not replenished its escrow with the Township.

Lammi commented that this area looks like a park and he has a problem with the need to go through this property. The issue regarding the easement is really a policy issue so the best thing the Commission can do is to move it to the Board of Supervisors so they can make the decision.

Seeing no other comments, Blanchfield called for a motion.

By a vote of 4-2, the Commission recommended that the plan be approved by the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letter dated February 8, 2018 are satisfactorily addressed.
2. Township Departmental comments dated June 7, 2018 are satisfactorily addressed.
3. The proposed method of recreation contribution is approved by the Board of Supervisors. The required amount for a fee in lieu of contribution as required by ordinance would be 23.45 acres x \$3,000 = \$70,350. This amount is proposed to be reduced or eliminated through the provision of a recommended trail connection.
4. The need for any voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors. If warranted, the typical contribution would be \$1,000 per peak PM trip for any new trips generated. No additional trips are proposed.
5. The applicant acquires any and all easements and rights-of-way depicted on the plans, at its own expense.

Motion: Approve, Moved by Richard Wilkins, Seconded by Karin Vangeli. Passed. 4-2. Commission Members voting Ayes: Blanchfield, Vangeli, Walker, Wilkins

Commission Members voting Nays: Kicska, Lammi

3. Carson Companies - Conditional Use Application - Industrial and/or Limited Distribution Use and Increased Building Height in PO/IP District

Newlins Mill Road - K8-5-1 & K8-5-6

PO/IP District

Request by Carson Companies

DISCUSSION

Present on behalf of the applicant were Chris Hermance of the Carson Companies, Jim Chrin of the Charles Chrin Real Estate Trust, Gregory Elko of Langan Engineering, and Attorney Christopher McLean.

The applicant, Carson Companies, is requesting conditional use approval for construction of two buildings to be used for industrial and/or limited distribution use, one at 239,760 sq. ft and one at 160,336 sq. ft., on a portion of a 58.36 acre tract. The applicant is also requesting conditional use approval for the buildings to be up to 47 feet high. The property is located on the north side of Newlins Mill Road. The property is located in the Planned Office/Industrial Park (PO/IP) zoning district.

The applicant is seeking conditional use approval under the following provisions of the Zoning Ordinance:

- §190-125.D - Industrial activities such as manufacturing. packaging. production. etc.
- §190-137.E - Limited distribution center
- §190-126.H - Maximum building height above 40 feet, up to 60 feet.

The requested uses are permitted as conditional uses in the Planned Office/Industrial Park zoning district subject to the performance criteria listed in

the zoning ordinance.

Based on comments from the previous meeting, Elko said they had the ability to lay out a left turn lane and align the driveways. Wilkins asked if there were objections to anything in the Pidcock Letter dated June 7, 2018. Elko said no. Lammi asked about the buffer from the residential property. Elko said it will be defined on the land development plan, they will do whatever is required.

Karen Miller, 2310 Newlins Mill Road, said they cannot get out of their driveway now, they will never be able to get out of their property with the driveway right across the street.

John Halligan, 12 Canterbury Lane, asked why they asked for Conditional Use for increased height on a spec building, how they are going to limit the distribution and warehouse space to 200,000 square feet, and if there is a way of bringing trucks in from McFadden Road instead of Newlins Mill.

Wayne Conrad, 41 Moor Drive, asked about the multiple uses being proposed on the lot.

Seeing no other comments, Blanchfield called for a motion.

The Commission recommended that the Board of Supervisors approve all three components of the conditional use request, subject to the following conditions:

1. Since a specific use or user is not identified at this time, it should be required that all occupants or tenants of the building must submit a conditional use application to the Township for review by the Zoning/Code Officer and the Fire Commissioner. A Zoning Permit and Certificate of Occupancy will be required to verify that each proposed use is in compliance with all applicable ordinance requirements.
2. The comments of the June 7, 2018 Township Engineer letter are satisfactorily addressed.

Motion: Approve, Moved by Robert Lammi, Seconded by Richard Wilkins. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli, Walker, Wilkins

NEW BUSINESS

4. Werner Enterprises - Preliminary/Final Subdivision and Land Development Plan
1470 Tatamy Road & Newlins Mill Road - K8-5-2 & K8-5-9
PO/IP District
Request by Werner Enterprises, Inc.

DISCUSSION

Present on behalf of the applicant, Werner Enterprises, were Attorney Joseph Fitzpatrick, Paul Szewczak of Liberty Engineering, Thomas Meagher and Andrew Coombs of Blue Rock Construction.

The plans propose the resubdivision of a 49.94 acre tract at the northwest corner of Newlins Mill Road and Tatamy Road and construction of a 67,005 square foot tractor-trailer training and maintenance facility, along with parking spaces for 76 tractors, 198 trailers and 150 cars, on a 37.7-acre lot .

Fitzpatrick said this was the first time back before the Commission since receiving their conditional use approval. Szewczak responded to comments on Pidcock's letter dated June 8, 2018. Under general comments #4, the zoning data shouldn't be the same. Russek said he would check into that. For general comment #5, they will be taking the pet run and smoker pavilions off the plan. Blanchfield asked about Newlins Mill Road being widened. Szewczak said we cannot widen Newlins Mill Road with out the right-of-way and that was not part of the conditions of their approval. Wilkins asked if the notches in the right-of-way were on their property. Szewczak said no. Bruno asked if they had provided the Deed of Dedication yet. Szewczak said no. Bruno said they needed to provide a legal description of the right-of-way, what it will be used for and a plan showing the right-of-way. Blanchfield asked about a concrete pad for LANTA users. Szewczak said they are not putting in a pad, no employees will use it. Kramer said information on the plan was provided to LANTA and they may wish to comment on the proposal. Lammi said if there is a pad, there should be a section of sidewalk for it. Wilkins asked about the waivers and deferrals. Lammi said the deferrals are important. Blanchfield asked if there was anything new on stormwater management. Szewczak said their previous plan was rejected and they currently have a new submission in to the DEP.

Michael Miller, 2310 Newlins Mill Road, asked if they are going to widen the road in front of his house.

John Haligan, 12 Canterbury Lane, asked if they had conditional use approval.

Seeing no other comments, Blanchfield called for a motion.

The Commission voted to table the application.

Motion: Tabled, Moved by Robert Lammi, Seconded by Richard Wilkins. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli, Walker, Wilkins

PLANNING DIRECTOR COMMENTS

Kramer said the first meeting of the Zoning Ordinance Update Committee would be Wednesday June 13, 2018 at the Charles Chrin Community Center, and all are welcome to attend.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 9:10 pm.

Motion: Adjourn, Moved by Robert Walker, Seconded by Karin Vangeli. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli, Walker, Wilkins