

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING – JULY 9, 2013 - 7:00 P.M.
PALMER LIBRARY COMMUNITY ROOM

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, July 9, 2013 at 7:00 p.m. with the following in attendance: Chairman Rich Wilkins, Vice Chairman Bob Blanchfield, Virginia Rickert, Ron Grandinetti, Tom Grube, and Chris Briglia; Engineer Ralph Russek and Attorney Charles Bruno. Chairman Wilkins opened the meeting by leading those present in the Pledge to the Flag.

MINUTES OF JUNE 2013 MEETING – On motion by Rickert, seconded by Grandinetti, and agreed by all, the minutes were approved as written.

NEW BUSINESS

0299 Ventures Minor Subdivision Plan
2916 Charlotte Avenue
Request by 0299 Ventures, LLC

Engineer Greg Noll from Keystone Consulting Engineers was present representing Donald Wenner of 0299 Ventures, LLC. This plan is proposing a minor subdivision of an existing lot into two lots. No development is being proposed at this time. Lot 1 is proposed to contain the existing dwelling and garage. Lot 2 is proposed to remain undeveloped. On May 21, 2013 the Palmer Township Zoning Hearing Board granted variances relating to minimum lot size, minimum side yard setback and minimum rear yard setback for the existing dwelling and garage. Noll also stated he had submitted a letter for a deferral of the sidewalk. It has been practice that the sidewalk be shown on the plan but be deferred until such time as other sidewalk in the area is installed or at a time that the Board of Supervisors requires it. Favorable comment letter has been received from the Lehigh Valley Planning Commission. Wilkins asked if there were any further comments or questions from Commission members or audience. Solicitor Bruno questioned if the alleyway is being incorporated into these lots. Noll stated yes but they are not proposing any building or landscaping in the unapproved alley. Bruno asked if the

alleyway was being included as part of the subdivision plan. Noll stated yes as it had never been dedicated to the Township. Bruno asked if it had been more than 21 years and Noll stated yes. Bruno explained that after 21 years, half the width of an unopened alley can be incorporated into a property that it abuts but all the property owners in that original subdivision still have a right to access it and it must remain clear and unobstructed. Noll stated even if alley was not taken they would still have enough land. Bruno recommended that the final approval of this plan should address this issue and that if these lots are to be sold this should be conveyed on the deeds or this plan cross-referenced in the deed to identify that restriction. Wilkins called for a vote at this time. On motion by Blanchfield, seconded by Grube and agreed by all, the Commission recommended final approval by the Board of Supervisors conditioned that all comments of the Township engineer's letter dated July 5, 2013 are satisfied; all Township departmental comments dated July 5, 2013 are satisfactorily addressed; recreation fee is addressed to the satisfaction of the Board of Supervisors; the need for any voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors and the deferral for the sidewalk is approved by the Board of Supervisors.

Chrin Lot #30 Preliminary/Final Subdivision and Land Development Plan

1560 Van Buren Road

Request by Charles Chrin Real Estate Trust

Attorney Steve Goudsouzian was present for Mr. Chrin; Keith Ottes was representing Langan Engineering and Tom Meehan from DCT. Goudsouzian stated the developer is ready to move forward with their plan and would like to run the rezoning and land development plans together to the Board of Supervisors.

Ottes explained what his client was proposing: the subdivision of two existing lots into three lots located at the corner of Van Buren and Hollo Roads. The properties are located within the LI and RA zoning districts and are within the TI-2 Overlay District 2. Lot 1 is proposed to contain a 425,000 sq. ft. building which will include 400,000 sq. ft. of warehouse and 25,000 sq. ft. of office space, as well as associated parking spaces, two driveways connecting to Van Buren Road and one to Hollo Road. Meehan stated the traffic count was completed and also that the

25,000 office space could be for other uses but thought it would be offices for the warehousing. Bruno asked if there was more office would this prompt a need for higher traffic counts. Meehan stated no, the office would be for the warehouse uses. There are three lined detention ponds proposed and they are prepared to use irrigation for stormwater management due to this being prime sinkhole area.

The Township's engineer's letter was reviewed and Ottes stated they will set up a meeting with the Pidcock Company to review some items they have questions about. They are requesting three waivers: to allow turf lining instead of concrete and to change the interior and bottom slopes of the basin. The engineer's letter also asks for confirmation that the tops of the basin slope will be 5' from the property line.

Wilkins asked Russek if they had any other issues and he stated the only issue he has is resolving the traffic situation and whether the ultimate right-of-way lines would go through the sidewalk. They will discuss this at their meeting. They discussed the widening of Van Buren Road and they anticipate another lane in the future. This would be a center lane for turning. Russek said they need to make sure the basin is in far enough to allow for the future road improvements. The variance request for driveway width in excess of 35 feet was discussed as they have to accommodate larger trucks. Also the maximum aisle length may need a variance. Bruno stated they should try to get their application in as soon as possible to get on the August agenda. Carman stated she will check with the zoning officer and see what his interpretation of these issues is, as they had the same issue with the Porsche project and it was resolved. Lammi stated that this section of the ordinance should be reviewed and revised since it will come up every time we have a building in this area proposed. Wilkins stated that he would like to see the 3 lanes on Van Buren go all the way up to lot 2 in case this lot is developed in the future. Carman explained how this would be handled in conjunction with future work.

Wilkins asked if there were any further questions/comments by the Commission. There were none and it was noted that this was very good for a first time submission. Grube asked if they had any issues with any departmental comments and Ottes stated no. Wilkins then called for a vote.

Grube motioned to recommend approval on the preliminary/final subdivision and land development plan for Chrin Lot #30 conditioned that all comments on the Township engineer's letter dated June 28, 2013 are satisfactorily addressed; Township departmental comments dated July 5, 2013 are satisfactorily addressed; comments by the Township's geotechnical consultant in their letter dated July 5, 2013 are satisfactorily addressed; any comments received by the Township's lighting consultant are addressed to the satisfaction of the Township; the waivers requested are approved by the Board of Supervisors; any required variances are granted by the Zoning Hearing Board or issues receive a favorable interpretation from the Zoning Officer; recreation fees are addressed to the satisfaction of the Board of Supervisors; the need for any traffic improvements or voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors; the requested rezoning for a portion of the tract from RA to LI is approved by the Board of Supervisors and a public improvements agreement is entered into to the satisfaction of the Township solicitor.

Rusek noted that they had reviewed the plan according the LI district and Bruno stated that is how it should have been reviewed. Briglia seconded the motion and it was approved by all.

Planning Director Comments – Carman showed the Commission the work that the Pidcock Company has done to update the Northern Tier Traffic Study.

Public comment – Robert Lammi informed the Board that Becky Bradley will be the speaker at the Two Rivers Chamber of Commerce on Wednesday night at 7:00 p.m. at the Community Center. She will be reviewing the comprehensive plan that the City of Easton is going through now. Everyone is invited and input will be welcomed.

On motion by Rickert, seconded by Grube, and agreed by all, the meeting was adjourned at 7:58 p.m,

Diane Grube, Secretary