

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING - TUESDAY, JULY 12, 2016 - 7:00 PM
PALMER TOWNSHIP LIBRARY COMMUNITY ROOM - 1 WELLER PLACE, PALMER, PA

The July meeting of the Palmer Township Planning Commission was held on Tuesday, July 12, 2016 at 7:00 p.m. with the following in attendance: Robert Blanchfield (Chairman), Robert Lammi (Vice Chairman), Tom Grube, Richard Wilkins, Jeffrey Kicska and Robert Walker. Also in attendance were Planning Director Cynthia Carman, Engineer Ralph Russek and Attorney Charles Bruno. Chairman Blanchfield opened the meeting by leading those present in the Pledge to the Flag.

1. Minutes of June 2016 Public Meeting

Motion: Approve, Moved by Thomas Grube, Seconded by Jeff Kicska. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Grube, Kicska, Lammi, Walker, Wilkins

NEW BUSINESS

2. Aldi Building Expansion - Site Plan
2510 Freemansburg Avenue - M9NW1-13-2
GC District
Request by Aldi, Inc.

DISCUSSION

Jess Anesi, Director of Real Estate for Aldi, and Brett Skapinetz of Dynamic Engineering were present on behalf of the applicant. The applicant, Aldi, Inc. is seeking approval of a 2,947 square foot addition to the existing Aldi Food Market located on Freemansburg Avenue.

Skapinetz noted they will be striping the fire lane closer to the entrance which will make an aisle. They will be losing three parking spaces which will not be an issue as they are still six over the required spaces. There are no changes in the impervious coverage and they do not have any issues with the Township engineer's comment letter. He spoke with the Fire Commissioner in regards to the turning radius at the rear of the building and his concerns have been satisfied. They can provide enough hose length from either side without needing to get a fire truck behind the building. Lammi asked how were trucks going to be able to deliver around the building. Skapinetz noted they would drive around to the back of the building and then back into the loading/unloading area. Lammi noted this is a small addition/site plan and meets all codes and ordinances, as long as the fire department issues are resolved. Carman noted they had also addressed the comment about a crosswalk access from the sidewalk.

There being no further questions or comment by Commission members, staff or the public Blanchfield called for a motion. The Planning Commission recommended approval of this site plan by the Board of Supervisors on the condition that all comments of the Township Engineer's letter dated June 28,

2016 are satisfactorily addressed; all Township departmental comments dated July 8, 2016 are satisfactorily addressed and any comments of the Township's lighting consultant are satisfactorily addressed. Russek noted that changes should be made to the plan before they appear before the Board of Supervisors.

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

3. Lehigh Valley 33 Logistics Center - Preliminary/Final Land Development Plan
Van Buren Road - K8-4-2A
TI-2 District
Request by IDI Gazeley, LLC

DISCUSSION

Attorney Blake Marles and Keith Ottes of Langan Engineering were present on behalf of the applicant, IDI Gazeley, LLC. The plan proposes the construction of a 242,620 square foot "warehouse/distribution" building on a 23.011 acre lot, along with associated parking facilities, including 179 car parking spaces, 49 trailer parking spaces and 35 loading docks. The property is located on the west side of Van Buren Road between Main Street and Hollo Road.

The Township engineer's comments were reviewed and the applicant does not have any issues with them, they will be complied with. This building will be a two tenant building with truck docks; office space and parking. The sanitary sewer line is being moved to accommodate the building location. The engineer reviewed the storm water system.

Lammi noted his concern of not seeing any sidewalks in the area and noted he believed there was going to be a bus stop somewhere along Van Buren Road. He didn't want to see anyone walking in the roadway where the tractor trailers travel. Ottes noted there is sidewalk in front of the DCT building and it will be extended in front of this property. They do have room to put in a walkway from the building to Van Buren Road.

Waivers were discussed and Russek stated they did not have an issue with them as long as our Geotechnical Engineer has reviewed them and was satisfied. Ottes was asked who would own the storm sewer line and he responded that presently it was Chrin but they will be dedicating it to Palmer Township. The sanitary sewer lines will be dedicated to the Nazareth Borough Sewer Authority.

Kicska asked the height of the building and was told 40-45 feet to the top of the wall panel. This will be the same height as the building next door. Carman verified that 60 feet is permitted in this district.

Ottes informed the Commission that he had satisfied the fire department's comments as far as the fire hydrants, they will be relocated. Lammi asked about

the fire protection system and Ottes stated it would be sprinklered as well as having a tank. They are in the process of working on this with PA Water Authority.

There being no further questions or comments from Commission, staff or public, Blanchfield called for a motion.

Motion: Tabled, Moved by Thomas Grube, Seconded by Jeff Kicska. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Grube, Kicska, Lammi, Walker, Wilkins

PLANNING DIRECTOR COMMENTS

Carman reported the kick-off meeting for the Comprehensive Plan was held and felt it was very successful. There was a very good question and answer period as well as good discussion. Blanchfield asked if any residents attended and was told one resident and one reporter. They set a schedule for meetings through the end of 2017. They will be the third Wednesday of every month at the Community Center except for August, which will be the third Monday. The consultants will have an agenda to follow. Lammi and Walker both stated this will be a very important process that we will be undertaking.

PUBLIC COMMENT

None

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Diane Grube, Secretary

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