

**PALMER TOWNSHIP PLANNING COMMISSION**  
PUBLIC MEETING - TUESDAY, AUGUST 11, 2015 - 7:00 PM  
PALMER TOWNSHIP LIBRARY COMMUNITY ROOM - 1 WELLER PLACE, PALMER, PA

The August meeting of the Palmer Township Planning Commission was held on Tuesday, August 11, 2015 at 7:00 p.m. with the following in attendance: Robert Blanchfield, Chairman; Robert Lammi, Vice Chairman and members Tom Grube, Ron Grandinetti, Rich Wilkins, Jeffrey Kicska. Also in attendance were Solicitor Ryan Fields and Engineer Ralph Russek. Chairman Blanchfield opened the meeting by leading those present in the Pledge to the Flag.

1. Minutes of June 2015 Meeting

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

OLD BUSINESS

2. Lots 2 & 3 Chrin Commerce Centre NW - Preliminary/Final Land Development Plan

1611 & 1620 Van Buren Road - J8-23-1C & J8-23-1D  
Proposed TI-1 District  
Request by Duke Realty, LP

DISCUSSION

Blaine Paul and J. Michael Davis of Duke Realty; Matthew Chartrand of Bohler Engineering; and John Wichner of McMahon Transportation Engineers were all in attendance to discuss this project. Paul stated he would review any new issues that have not been previously discussed and do a quick review of the site plan, if this was okay with the Commission. The main issue was the storm water management since there is a very large volume of water that would be going under ground. They are proposing the use of deep wells. This is a new technique for this area and he went on to explain that sinkholes occur in the top layer of soil that sinks down into the earth, which creates the crevices or sinkholes as it travels down. The deep wells skip this level as there is a "well" that is put into the ground that prevents the water from hitting the various levels of soil. The water goes directly to the bottom where there is a bioretention area. They have been meeting with DEP and they are on board with this concept and understand the reasoning for this. Palmer 's geotechnical consultant is also aware and approves this technique. There will be an abundance of data that will need to be submitted to the geotech engineer for review as well as to the State for their NPDES permit. The wells are all gravity fed; no pumping.

Lammi noted that just north of this site is a quarry that is very deep and they are continuously pumping water out. Paul stated their geotech engineer is aware of this quarry. They are constantly doing testing and working with the conservation

district as well. Everyone is working together and seems to be accepting this technique for the storm water. Wilkins asked where this water will run to, the Schoeneck or Bushkill Creek and was told the majority goes to the Bushkill.

Mrs. Clair Golden of Babbling Brook Drive stated she is concerned about her property, especially when they will be digging and blasting. Paul noted that they are a part of the overall Chrin Commerce Center. She asked what this was going to do to her property value and noted that years ago this was supposed to be all homes. She is concerned about the value of her property as well as all the tractor trailers that will be in the area. She stated that all her neighbors are concerned also.

Paul stated that in the geotech engineer's letter he stated he is comfortable with these injection wells but does need to review all the technical materials as well as the results of testing. They are also doing another type of testing, sort of like a radar test to be able to see what is going on. There is pre-testing being conducted and studies being completed for the pre-work of the next test which is drilling. This next round of testing takes six to eight weeks. Casey stated he felt the flow rates were conservative in nature.

Kicska asked about the waivers that are being requested and the slope management. Russek stated they deferred this to the geotech engineer and noted that he is not opposed to any of these requests but did add that there is one that he still needs to review, the 2 to 1 slope.

John Wichner, traffic engineer discussed the traffic and the duration of studies. He noted that PennDOT and Pidcock would like more studies to be done for northbound Van Buren Road and Main Street. There could be a necessity for turning lanes. He noted this would be under the Commerce Center plan and Chrin as well as Duke Realty are in agreement with this. He also noted that the interchange study had been done years ago and PennDOT is requesting a post development study as well as another review of the HOP.

Lammi asked about Road Y and Wichner noted the Board of Supervisors had amended the Land Development Plan for the Commerce Center for Lot 4 and this road is now totally included with this lot. But he noted they will construct it as an emergency access for now.

Paul stated the fire department comments were addressed as far as the hydrant placement and truck turning radius. The fire pump and water tank were discussed and he noted that the tank is not designed yet since it will be done by the actual sprinkler company that they contract with, but did note that there will be adequate fire protection for both buildings. The pump will have an electric generator with diesel back up and the water from the tank will come from PA American Water.

Paul noted that the central access driveway is a private roadway and the two abutting property owners will be responsible for maintenance, etc. For the foreseeable future this will be Duke Realty and they will maintain this roadway.

Blanchfield stated our geotech consultant needs to review the stormwater issues and noted there were a few items that need to be reviewed. Lammi felt they are more technical than planning and as long as the geotech is comfortable and approves the storm water issues and the same with the Township engineer as far as the engineering issues then his feelings were it should be passed through.

The Commission recommended final approval of the Chrin Commerce Center Lots 2 & 3 Preliminary/Final Land Development Plan with the following conditions: That all comments of the Township engineer's letter dated August 6, 2015 are satisfactorily addressed which includes any conditions that were set at the May meeting; all Township departmental comments are satisfactorily addressed which includes any prior conditions from the May meeting; any comments from the Township's Geotechnical Consultant are satisfactorily addressed; any comments from the Township's Lighting Consultant are satisfactorily addressed; waivers are approved by the Board of Supervisors which includes the one outstanding review; the rezoning request from TI-2 to TI-1 is approved; the recreation contribution is 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; and Road Y is constructed into an emergency access, as previously approved.

Blanchfield asked if there were any questions or comments on the motion that is on the table. Mrs. Golden again stated her concerns and that she is unhappy with this developing in her backyard.

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

3. Zoning Map Amendment - TI-2 to TI-1  
1611 Van Buren Road - J8-23-1C  
TI-2 District to TI-1 District  
Request by Duke Realty, LP

#### DISCUSSION

Blaine Paul, representative from Duke Realty, was present requesting a zoning map amendment for 1611 Van Buren Road. This is a change in the zoning district on portions of this property from TI-2 to TI-1 in order to reflect the entire property within the TI-1 District. It is currently split between the two zoning districts. This property is located in the Chrin Commerce Center Northwest Quadrant subdivision.

Carman noted she is in agreement with this proposal and noted that zoning district lines should be established along property boundaries or a natural line such as streams and roadways. She noted this was also a condition of approval from the Northwest Quadrant subdivision.

Commission recommended final approval by the Board of Supervisors for the Zoning Map Amendment for 1611 Van Buren Road from TI-2 District to TI-1 District, with the condition that the map amendment run concurrently with the land development plan.

Motion: Approve w/ Conditions, Moved by Richard Wilkins, Seconded by Thomas Grube. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Grandinetti, Grube, Kicska, Lammi, Wilkins.

#### NEW BUSINESS

4. Zoning Text Amendment - Day-Care Centers in PI/C District  
Request by Jeffrey M. Coleman Revocable Trust

#### DISCUSSION

Attorney Erich Schock of Fitzpatrick Lentz & Bubba was present on behalf of the applicant, Jeffrey M. Coleman Revocable Trust, who has submitted a petition to the Board of Supervisors requesting an amendment to Section 190-122 of the Zoning Ordinance to allow day-care center, child or adult, as a permitted by right use in the PI/C zoning district but only where it is also located within the Route 248 overlay district.

Schock explained that the particular building owned by the applicants is a strip mall with a variety of uses and noted this is not an uncommon situation or use request for this type of area. Wilkins asked if the property fronts Route 248 and was told yes. Wilkins asked what type of outdoor activity would children have at this location. Schock stated there is a blacktopped area out back and can be fenced in. Lammi felt it was a good use for this area but asked why they did not go to the Zoning Hearing Board for a use variance. Lammi asked if someone along the William Penn overlay district could come in with the same type of request. Schock stated no because this is particular to the PI/C district. Wilkins asked if what is decided on here tonight, will it affect other overlay districts. Fields noted it would be up to the individual applicant to argue this.

Across the swale behind the property is the PI/C area and it was questioned what type of industry could go in there, something that we wouldn't want children to be exposed to? Schock introduced Tom Buckas who is the primary owner of the daycare facility who wants to locate here and he noted that he has other centers in areas such as this and which also have industry around them. Supervisor Young read the zoning ordinance and what is allowed in the PI/C district. He is concerned about this. He is not opposed to a day-care but very concerned with the PI/C district in the back.

Lammi stated from a planning perspective this is a good location for a child care facility but the concern is not the building, but rather what is in the back. Kicska feels the same, he is concerned with the surrounding businesses. He asked about the dry cleaner next door, if they use chemicals of any type and Mrs. Coleman noted they send everything out to be done, they just have their customers drop off there and pick up. Schock noted the owner is aware of this

use and doesn't have a problem with it.

Blanchfield asked if there were any further questions or comments by anyone. Seeing none he called for a vote. Lammi questioned if the motion was for the use in the PI/C zoning district or in the 248 overlay district. Wilkins verified that it was for the PI/C district where it is also in the Route 248 overlay district.

The Planning Commission recommended approval to the Board of Supervisors for a zoning text amendment to include day care centers for both children and adult in the PI/C district but only where it is also located within the Route 248 overlay district.

Motion: Approve, Moved by Richard Wilkins, Seconded by Jeff Kicska. Passed. 5-1. Commission Members voting Ayes: Blanchfield, Grandinetti, Grube, Kicska, Wilkins.  
Commission Members voting Nays: Lammi.

5. South 27th Street Townhouses - Minor Subdivision Plan  
621 South 27th Street - L9SW4D-4-8  
HDR District  
Request by Signature Construction Group, LLC

#### DISCUSSION

Engineer Terry DeGroot was present on behalf of the applicant, Signature Construction Group, LLC, along with Eissa Hassanein, the principal of the company. The plan proposes the subdivision of an existing vacant lot into two lots for the purpose of constructing two single-family semi-detached dwellings. The existing lot contains 5,400 square feet and is proposed to be subdivided into two 2,700 square foot lots. The minimum lot size for a semi-detached dwelling in the HDR district is 6,000 square feet. They do have an application submitted to appear before the Zoning Hearing Board in September for variances to the minimum lot size, width and building height.

DeGroot noted they are aware that they need zoning relief and stated if the Township required a dedication of right-of-way they would need additional relief. He noted that there more than 50% of the homes in the neighborhood have less than the required frontage/and or lot size.

Lammi informed the applicant and his attorney that there nothing the Planning Commission can do until a decision is made by the Zoning Hearing Board. DeGroot noted he understood that but just wanted the Commission to be informed of what they were proposing. He noted there are no sidewalks along South 27th Street and they will be asking for a deferral if they get approval by zoning. Carman reviewed what the required lot size is in this district and what they are proposing. DeGroot noted there are several in the area that are on smaller lots than what is required. Some Commission members felt it was a good fit in the area but we need to wait until the Zoning Hearing Board makes a decision on this.

Ed Dietrick, executor to the estate for the family that owns the property, noted there is a paper alleyway behind the home which everyone uses. Lammi noted that they cannot use this footage in the figuring of the lot size. Dietrick noted he understood that but thought for aesthetic reasons they could show it.

Blanchfield asked if there were any further questions or comments by anyone. Seeing none he called for a vote.

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

6. Palmer Point Apartments - Preliminary/Final Land Development & Lot Consolidation Plan

3100 Charlotte Avenue - L8-25-2, L8SE3-10-17, L8SE3-10-18, L8SE3-10-19, L8SE4-10-1, L8SE4-10-2, L8SE4-11-1, L8SE4-11-2  
Proposed HDR District  
Request by Greystone Capital, Inc.

DISCUSSION

Lou Pektor of Greystone Capital and Kevin Fruck of Comerstone Consulting Engineers were present with preliminary/final land development and lot consolidation plans for Palmer Point located at 3100 Charlotte Avenue. The plan proposes the consolidation of eight existing lots and the development of a 13-building apartment complex containing 312 dwelling units.

Fruck reviewed the plan showing 2 entrances on Hartley Avenue and the existing driveway from Charlotte Avenue would be used as an emergency access only. He gave a brief summary of what the development would consist of, noting that they will have everything on site as far as amenities and services for the residents. He also noted they were asking for a zoning map amendment from the LI District to the HDR District.

Pektor showed the design of the buildings, which will be stone and brick. He noted the market is improving for this type of housing. The existing building and land surrounding it were discussed and Pektor noted there will be quite a cost for demolition and surrounding land clean up. Storm water was discussed also.

Pektor noted that this type of housing is not a big draw for families, it is mostly singles and/or couples without children. They are highly functional luxury apartments and will be at a higher rental fee. He is seeking the traditional village option and Carman stated that makes sense but needs to clarify on the plan the breakdown on how the unit count was determined.

Pektor noted he knows there is a lot of work on their end, they just wanted to present this to the Commission and stated they would be back in a few months.

He also stated that there is a lot of review to get through with environmental issues on the property. Lammi asked if there was going to be an extensive study

for the underground and was told yes but they have already received their Act 2 clearance but they will be going to the next level since it is going to be residential.

Wilkins touched on the traffic traveling down Hartley Avenue to Greenwood. Pektor noted they are well aware of this issue and they have already priced signalization. Lammi asked if they have an eight foot wide proposed bike path on Hartley, to coordinate with the township path. Fruck noted they are working on this and Young stated in the past with the Recreation Board they discussed having this path on the south side of this street but realizes now the north side is definitely better and it could travel down to Greenwood Avenue to a traffic light and proceed through the high school property to the Township bike path.

Pektor stated he has an agreement with Abe Atiyeh to purchase the adjoining property which contains a billboard, which they will use for stormwater management and open space. They had asked for waivers for certain issues with stormwater but are withdrawing them as they are going to have rain gardens, etc., to take care of stormwater. It was noted that the adjoining property needs to stay in the LI District due to the electronic billboard.

Blanchfield asked if there were any further questions or comments. Seeing none he called for a vote.

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

7. Zoning Map Amendment - LI to HDR  
3100 Charlotte Avenue - L8-25-2  
LI District to HDR District  
Request by Greystone Capital, Inc.

#### DISCUSSION

Lou Pektor was present requesting a Zoning Map Amendment at 3100 Charlotte Avenue. He has submitted a petition to the Board of Supervisors to request to change the zoning district from LI to HDR. This subject property is being proposed for development of a 312 unit luxury apartment community.

Lammi stated they usually hold endorsements of this type, that is running concurrently with a development plan, but feels we need to give the applicant advice on this. He feels this is a good move as there is HDR adjacent to this property. Commission members agreed with this. There is no down-side to this request. They are all in agreement with it but there will not be a formal vote until such time as the preliminary/final development plan is voted on.

The Commission discussed the eight lots to be consolidated and changing them to the HDR zoning district. If this property with the billboard was changed, the billboard would not be allowed.

Young noted that the proposed development is a great addition to the Township and it's up to the applicant which way he wants to go with the other lots. Commission thanked Pektor for coming in and presenting their plan. Pektor thanked the Commission for their input and will return in a few months.

#### PLANNING DIRECTOR COMMENTS

None

#### PUBLIC COMMENT

None

#### ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

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