

PUBLIC MEETING – SEPTEMBER 9, 2014 - 7:00 P.M.
PALMER LIBRARY COMMUNITY ROOM

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, September 9, 2014 at 7:00 p.m. with the following in attendance: Chairman Bob Blanchfield, Vice Chairman Bob Lammi, Tom Grube, Rich Wilkins, Virginia Rickert, Ron Grandinetti, and Jo-Ann Stoneback. Also in attendance were Planning Director Cyndie Carman; Solicitor Charles Bruno and Engineer Ralph Russek. Chairman Blanchfield opened the meeting by leading those present in the Pledge to the Flag.

1. Minutes of May 2014 Meeting

On motion by Lammi, seconded by Stoneback and agreed by six, the minutes of the May, 2014 minutes were approved, Grube abstaining.

NEW BUSINESS

2. Oieni Construction

Minor Subdivision Plan

2160 Stocker Mill Road – K8SE2-1-1

Request by Oieni Construction Company

Bruno Ventresca was present representing the applicant, Frank Oieni. Oieni acquired this lot that fronts on Stocker Mill Road and backs onto Lewis Circle. There is an existing home on this lot and he is debating whether to tear it down based on costs and extent of renovation that would be required. Blanchfield asked what the status is for obtaining access on Lewis Circle. Does he have permission from the owner of that subdivision since it is a private street? Ventresca stated that they will need to get a letter of approval from the owner but it shouldn't be an issue. Blanchfield questioned the status of water and sewer in the area. Ventresca stated they have spoken with the Township sewer department as well as Easton Suburban Water Authority about connecting both lots to the public systems. Lammi had a concern with storm water runoff from the Stocker Mill

property crossing properties to the rear. Ventresca responded that Mr. Oieni has experience and will deal with any storm water issues. Russek noted that the existing impervious area needs to stay below 10,000 sq. ft. to avoid having to do any type of storm water management. The plan should show the limits of impervious coverage for each lot. Blanchfield asked about the need for sidewalks. Carman noted that Lewis Circle already has a waiver for sidewalks under the Estates of Penn's Grant subdivision but this will need to be re-affirmed for this plan. The applicant should request a deferral of the sidewalk on Stocker Mill Road. Russek noted there was an issue with the front property line. The Township should be seeking a dedication of right-of-way which would require them to take another look at the front setback and minimum lot area. Lammi stated if the house is not torn down they would be creating a non-conformity. Russek suggested the Township defer any acceptance of the dedication until such time as a building permit is pulled. They would still need to make sure the lot area is sufficient. Carman reviewed the Township staff comments. Seeing no further questions or comments Blanchfield called for a vote.

On motion by Lammi, seconded by Grube, and agreed by all, the Commission voted to recommend approval of the minor subdivision plan for 2160 Stocker Mill Road on condition that the comments of the Township Engineer's letter dated September 4, 2014 are satisfactorily addressed; the Township Departmental comments dated September 5, 2014 are satisfactorily addressed; the 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; the future right-of-way is shown on the plan and is to be granted and accepted by the Township at the time of permits being issued for a new house on Lot 1; a deferral of sidewalk along Stocker Mill Road is granted by the Board of Supervisors, as recommend by the Commission and that the adequacy of the sight triangle for Lot 2 on Lewis Circle is determined.

PLANNING DIRECTOR COMMENTS

3. Project Updates

Carman gave an update on existing projects:

- DCT – Plans have been recorded and construction should begin soon.

- Verus/Chrin Commerce – Still working to clean up plans.
- Rita's – Working with PennDOT on access

Lammi asked about the Comprehensive Plan and noted we should look at SWOT analysis from the previous Comp Plan.

Carman stated she is still putting together information on Freemansburg Avenue in preparation for a public meeting. Bruno questioned if Bethlehem Township has recently rezoned their part of Freemansburg Avenue to commercial.

There being no further business to come before the Commission, on motion by Rickert, seconded by Grube, and agreed by all, the meeting was adjourned at 7:35 p.m.

Cynthia Carman, Planning Director