

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING - SEPTEMBER 11, 2012 - 7:00 P.M.
PALMER LIBRARY COMMUNITY ROOM

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, September 11, 2012 at 7:00 p.m. with the following in attendance: Chairman Rich Wilkins, Vice Chairman Bob Blanchfield, and members Virginia Rickert, Ron Grandinetti, Tom Grube, and Chris Briglia. Also present were Planning Director Cyndie Carman, Solicitors Charles Bruno and Victoria Opthof, Supervisor Liaison Robert Lammi and Engineer Brian Dillman. Chairman Wilkins opened the meeting by leading all those present in the Pledge to the Flag.

MINUTES OF JUNE 2012 MEETING – On motion by Blanchfield, seconded by Grandinetti, and agreed by all, the minutes were approved as written.

NEW BUSINESS -

1. Revised Preliminary/Final Plan - Palmer Business Park Lot 1E/1K
Kunkle Drive/Community Drive - L8-17-1E & L8-17-1K
PO/B District
Requested by Nicholas J. Pugliese

Owner Nick Pugliese was present along with his engineers Gene Weber and Kevin Smith from Finelli Engineering. Weber highlighted this plan which received conditional approval in 2007 for a three story office building on Lots 1E and 1K of the Palmer Business Park off Kunkle Drive. At that time they had waivers and deferrals that were approved. Some of these approvals are no longer relevant so a revised list of what is relevant must be submitted to the Planning Director. Weber stated the previous plan did not have sufficient parking. This new plan is the same footprint, same size but with the re-designed storm water management they were able to get the parking corrected and make the lot larger as well as being able to occupy all three floors of building. There will now be two entrances/exits. There was discussion on the ditch/box culvert. This newly designed box culvert is enclosing the “ditch”. They have gone through NPDES which noted there is very little water if any in the ditch. The water that did come into the area was from the school district but when they put in the environmental pond it took all the water from the school property. Blanchfield asked for more review of the box culvert. Smith stated it will be 200 ft. in length and 22 ft. wide. Water runs into a manhole and then travels across the easement into the area. The township engineer’s comment letter was discussed and the applicant did not have a problem with the items. Dillman noted that they feel there is a need for a walkway within the property, from the east side of parking lot. Also the sewer lateral location for the existing building north of Lot 1K should be confirmed. It appears there is a sewer vent on the south side of this building. There may have to be an easement for this lateral. The applicant needs to make sure the box culvert structure can accommodate anticipated traffic load. Pugliese stated he has no problem with these three comments. Wilkins asked if there were any further comments from Commission members, engineer, solicitor and/or audience. Seeing none he called for a vote. On motion by Grube, seconded by Blanchfield and agreed by all, the Commission voted to recommend preliminary/final approval for Palmer Business Park Lot

1E/1K on Kunkle Drive, conditioned that all outstanding conditions of the 2007 approval are addressed, the township engineer's letter dated September 7, 2012 and departmental comments also dated September 7, 2012 are satisfactorily addressed; comments by the township Geo-Technical Consultant in their letters dated August 14 and September 5, 2012 are satisfactorily addressed; recreation fees are addressed to the satisfaction of the Board of Supervisors as well as the voluntary traffic contribution and that the waivers/deferrals approved in 2007 are updated and submitted to the Planning Director.

ADMINISTRATIVE REVIEW

An update was given on the following project which is still under review:

2. Revised Preliminary/Final Plan – Madison at Palmerview
Van Buren Road – K8-11-3 & K8-10A-5
Proposed HDR District
Requested by Palmerview Acquisition, L.P.

Three gentlemen were in attendance representing the applicant and to do a review of the project; Mr. Gregory Davis, Solicitor, William Rearden, Engineer from Bohler Engineering and John Forde from BPG Development Company. Mr. Rearden discussed the plan that was shown and noted it was mostly the same as the one that was submitted in February except one change which has already been reviewed by the township engineer. They needed to do infiltration testing on the grounds. This system would hold the storm water and then it would run into various drip fields. The box culvert design, which was reviewed by the Pidcock Company, has wing walls extending out and there are some revisions that need to be done. Dillman stated they are happy with what they have so far. There was discussion on the water flow from the Rt. 248/north properties. They have done a lot of fill in the flood plain areas so now they have to get a plan to FEMA for them to determine if this area is a flood plain area anymore. Rearden noted they did have to get approvals from other authorities. He also noted that the buildings and number of units are all the same. They did shift the maintenance building slightly, but for the most part everything is the same. There will be two main detention basins and rain gardens. The 2 large basins will handle the majority of the property. The water is pumped out into fields and disbursed into the drip field areas. They have met the infiltration requirements. The electrical and maintenance of these pumps will remain the responsibility of the owner as will the rain gardens. These are rental properties so there will always be an owner that will be responsible for these. Bruno noted there will need to be a maintenance agreement so this carries with this property if it would ever be sold. Wilkins asked if there were any further comments or questions.

Dillman stated the box culvert and Corriere Road are the large issues and felt the developer is almost there. The type of culvert has to be decided on. There was discussion on the bridge. Most bridges are turned over to the county so does the county have a say as to what type of bridge they want. If the county doesn't take over this bridge it will be the township's responsibility for all future work/inspections, etc. Bruno felt this plan is going the way it is supposed to go. They will

be before this Commission next month and a public hearing will be held at the end of next month in front of the Board of Supervisors along with the land development plan.

Bill Dengler – Glenmoor Circle – asked if this development has any effects on the bridge on Van Buren Road. He was told no, that bridge is part of Strausser’s project that is on the east side of the roadway.

He then asked if this would make more flow go into the Schoeneck and Dillman explained that it will actually produce less. Dengler asked how many units and was told 306 and he stated that it is going to be a very nice development.

PLANNING DIRECTOR COMMENTS – None

PUBLIC COMMENTS – None

On motion by Rickert, seconded by Grube, and agreed by all, the Commission adjourned the meeting at 7:59 p.m.

Diane Grube, Corr. Sec.