

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING - TUESDAY, OCTOBER 13, 2015 - 7:00 PM
PALMER TOWNSHIP LIBRARY COMMUNITY ROOM - 1 WELLER PLACE, PALMER, PA

The October meeting of the Palmer Township Planning Commission was held on Tuesday, October 13, 2015 at 7:00 p.m. with the following in attendance: Robert Blanchfield (Chairman), Rich Wilkins, Ron Grandinetti, Jeffrey Kicska. Also in attendance were Planning Director Cynthia Carman, 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 September 2015 Meeting

Approval of the minutes was tabled until the next meeting.

Motion: Tabled, Moved by Richard Wilkins, Seconded by Ronald Grandinetti. Other. 4-0. Commission Members voting Ayes: Blanchfield, Grandinetti, Kicska, Wilkins

Commission Members Absent: Grube, Lammi

NEW BUSINESS

2. 2400 Northampton Street Medical Office - Final Land Development Plan

2400 Northampton Street - L9-35-1

LI District

Request by JERC Partners XXIX, LLC

DISCUSSION

Attorney Catherine Durso, engineer Rocco Caracciolo and Joseph Correia were present on behalf of the applicant. Blanchfield asked if they had any particular item they would like to discuss from the Township Engineer's letter dated October 9, 2015. Caracciolo stated he did not. Blanchfield had a few questions/comments which were reviewed. He asked about the inlet along Wood Avenue and Russek responded that there are one or two inlets that the water bypasses. He also stated that this is resolvable, installing one more inlet on the site would capture more of the water that runs along that roadway.

Also discussed was the intersection of Route 22 and 25th Street. It was noted that this is PennDOT's jurisdiction and they are in favor of the split phase timing that the applicant is proposing.

The sight triangle issue was resolved. The applicant has removed parking spaces from the sight triangle area, which resolves any of the zoning issues. They will also be removing the vegetation at the intersection.

The address issue was discussed and they will be submitting for approval through the post office. Generally if it was a new building the Township would assign the address but since it is an already existing building they need to get approval from the post office to change it. They are proposing the new address

as 2401 Northampton Street.

Carman noted the retaining wall plans will need to be submitted prior to construction as previously discussed. A letter for all waivers and deferrals was submitted. Blanchfield asked if there were any further questions or comments. Wilkins noted he felt this is great that there won't be a vacant building.

The Commission recommended approval by the Board of Supervisors with the following conditions:

1. Comments of the Township Engineer's letter dated October 9, 2015 are satisfactorily addressed.
2. Township Departmental comments dated October 9, 2015 are satisfactorily addressed.
3. Comments of the Township's geotechnical consultant's letter dated September 2, 2015 are satisfactorily addressed.
4. Waivers and deferrals, as requested, are approved by the Board of Supervisors. The request for waiver from §165-26.D should be changed to §165-36.A(2)(a).
5. The recreation contribution is addressed to the satisfaction of the Board of Supervisors.
6. The need for any traffic improvements or voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors.
7. All conditions of the preliminary plan approval are satisfactorily addressed.

Waivers:

- §165-36.A(2)(a) - Requirement for preliminary plan to be approved before final plan is submitted
- Checklist Item C.4 - Requirement to show lot lines of adjacent lots and locations of buildings, open spaces, detention basins and drainage channels within 200 feet
- Checklist Item G.5.B - Requirement to show widths and locations of rights-of-way, curblines and cartway widths of streets within 200 feet

Deferrals:

- §165-69.A - Construction of sidewalk along Wood Avenue
- §165-75.A - Construction of curb along Wood Avenue

Motion: Approve, Moved by Richard Wilkins, Seconded by Ronald Grandinetti. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Grandinetti, Kicska, Wilkins

Commission Members Absent: Grube, Lammi

PLANNING DIRECTOR COMMENTS

Carman informed the Board that the Chrin Interchange was awarded a Transportation Planning Award from the Lehigh Valley Planning Commission. There were representatives from the Chrin Companies also in attendance at the awards ceremony.

Commission Members Absent: Grube, Lammi

PUBLIC COMMENT

None

ADJOURNMENT

The meeting was adjourned at 7:20 P.M.

Diane Grube, Secretary

Motion: Approve, Moved by Richard Wilkins, Seconded by Jeff Kicska. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Grandinetti, Kicska, Wilkins
Commission Members Absent: Grube, Lammi