

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING – NOVEMBER 12, 2014 - 7:00 P.M.
PALMER LIBRARY COMMUNITY ROOM

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, November 12, 2014 at 7:00 p.m. with the following in attendance: Chairman Bob Blanchfield, Vice Chairman Bob Lammi, Virginia Rickert and Ron Grandinetti. Also in attendance were Planning Director Cyndie Carman; Solicitor Charles Bruno, Engineer Ralph Russek and Supervisor Liaison Jeff Young. Chairman Blanchfield opened the meeting by leading those present in the Pledge to the Flag.

1. Minutes of September 2014 Meeting

On motion by Grandinetti, seconded by Lammi, and agreed by all, the minutes of the September 2014 meeting were approved.

NEW BUSINESS

2. Division Street Apartments - Preliminary/Final Land Development Plan
Fisher Street - M8NE2-25-1, M8NE2-25-2, M8NE2-25-3
HDR District
Request by N. J. Pugliese, Inc.

Nick Pugliese was present with his Engineer Gene Weber of Finelli Consulting Engineers. Pugliese explained that the plan is for two buildings with four dwelling units in each. The plan proposes three existing lots of record being combined with lands of unopened and abandoned rights-of-way, to create one building lot. Weber stated the main issue for this proposal is the storm water management. Russek noted that the two things they look for is quality and quantity of water coming off the site. Weber noted there were no drains in the proposed parking lot, that everything drains towards the northeast corner towards the unopened Milford Street. Weber stated there are two proposals they could go with: a grass vegetative filter, which would be in the grass strip on property which Pugliese owns; or a vegetation swale. They already have the swale that this could discharge into but it is not on this property. Pugliese stated he has owned and maintained this property for 25 years. Weber was aware that they are required to submit peak flows from this site stating there is such a very small increase. It is only 1.7 cu. Ft. per sec. for large storms and is much less for more frequent storms. Pugliese stated that he has 1/3 of the swale not in operation yet. This could be increased.

Russek stated they need to demonstrate that they are controlling the water run-off. They have not received any plans for any type of run-off control. They have nothing to review to make any recommendations.

Lammi suggested making the detention area a little larger since there is room. Russek stated they are open to meetings, calls, etc. to discuss further. Weber has to do a lot of work to see which way they want to go and if it is going to work.

Pugliese stated he owns all of this property and wondered why he couldn't use it. Russek stated it might be an option, but the applicant needs to do the research for all options and discuss with the engineers. What he sees so far does not warrant exemptions from any requirements. Pugliese asked what if he comes in for one building and do the project in "piecemeal". He was told would still need to comply with all the requirements when he comes in for the second building. He cannot get around the requirements.

Bruno highlighted what everyone was saying, to find common sense on what was being asked for. He asked if there was some potential for some relief to get a recommendation of what needs to be done. Blanchfield stated he has some concerns that there aren't any plans on the water flow, just verbal, nothing for the engineers to review. He would be more comfortable if there was a review of plans by the engineer.

Lammi asked if the Fire Commissioner reviewed the turning radius for fire vehicles. Carman noted he reviewed for the hydrants and will ask him about this. Pugliese stated it is a straight road that they could drive straight through. Weber stated he was looking for template for this. Russek stated it was sent to them.

After discussion, Blanchfield called for a vote. On motion by Lammi, seconded by Grandinetti, and agreed by all, the Commission voted to table action on this plan.

2. Schafer Place - Lot Line Adjustment Plan
324, 326 & 328 Berks Street - M9NW4-15-10, M9NW4-15-9 & M9NW4-15-8
HDR District
Request by GALMIL, LLC

Carman reviewed the plan with the Commission, noting this area had been approved for a housing development in the past. The developer decided not to develop the property and has offered the property to the Township, which is interested in acquiring it. The old building has been demolished already and the Township would like to keep it as open space for the neighborhood.

This plans calls for an adjustment of the existing lot lines in order to remove a strip of land which is used as a driveway and convey it to the adjoining properties that use the driveway.

Seeing no further questions or comments Blanchfield called for a vote. On motion by Lammi, seconded by Grandinetti, and agreed by all, the Commission voted to recommend approval of the lot line adjustment plan as presented, subject to the township review letter being satisfied by the applicant.

PLANNING DIRECTOR COMMENTS

Carman informed the Commission that Palmer Township was a recipient of an award from the Lehigh Valley Planning Commission for the rezoning that was done in the

North End around the interchange. Tatamy Borough adapted our zoning in this area with theirs and submitted the nomination for the award. We received a plaque and certificates.

Carman reported that the interchange was to be opened by mid-October but due to the cold weather they can't do any further work. Charles Chrin had agreed to do cold weather concrete pouring, which constitutes paying additional monies as well as heaters and/or other means to be able to keep working and be open by the end of January.

Lammi noted that the Lehigh Valley Planning Commission is in the process of conducting a large project with a grant from HUD. It is researching types of housing in the valley. He would like to see this reviewed at the next meeting.

There being no further business to come before the Commission, on motion by Rickert, seconded by Grandinetti, and agreed by all, the meeting was adjourned at 7:55 p.m.

Diane Grube, Secretary