



PALMER TOWNSHIP PLANNING COMMISSION

2024 ANNUAL REPORT





PALMER TOWNSHIP PLANNING COMMISSION

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2025 PLANNING PRIORITIES



TOWNSHIP OF PALMER

NORTHAMPTON COUNTY, PENNSYLVANIA

3 Weller Place, Palmer Township, PA 18045

February 11, 2025

Palmer Township Board of Supervisors,

On behalf of the Palmer Township Planning Commission, and in accordance with Section 207 (a) of the Pennsylvania Municipalities Planning Code (MPC), we respectfully submit the 2024 Annual Report. This report summarizes the reviews and actions of the Commission in 2024 and outlines upcoming planning initiatives.

The Planning Commission administers the duties and functions authorized by the MPC and the Board of Supervisors. We are optimistic our collective efforts will improve the quality of life in the Township of Palmer.

Respectfully Submitted,

Jeffrey Kicska
Chair
Palmer Township Planning Commission

PALMER AT A GLANCE



Total Population

22,317



Total Housing Units

9,121



Median Household Income

\$107,386



Employment Rate

63.3%



Total Households

8,758



Bachelor's Degree or Higher

38.8%

Race and Ethnicity

White Hispanic or Latino Black Asian American Indian



INTRODUCTION

In Pennsylvania, the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, P.L. 805, as reenacted and amended, 53 P.S. § 10101, et seq., is the uniform planning and land use enabling law for all municipalities and counties, including those under home rule, with the exceptions of the cities of Philadelphia and Pittsburgh. The MPC sets the ground rules that a municipality must follow. Section 201 of the MPC provides the municipal governing body with the legal authority to establish a planning commission.

Membership Structure

The Palmer Township Planning Commission was established in 1954 and consists of a seven-member body comprised of Township residents. Planning Commission members are appointed by the Board of Supervisors. Each member serves a term of four years before reappointment.

Powers and Duties

The Planning Commission acts as an advisor to the governing body. Under the Township Code, the Planning Commission is empowered and responsible to:

1. Prepare a Comprehensive Plan.
2. Maintain and keep records.
3. Make recommendations to the Board of Supervisors and the Zoning Hearing Board.
4. Prepare suggested amendments to the Zoning Ordinance, Land Subdivision or Planned Residential Development Ordinances, or other related ordinances, including the Building or Housing Code.
5. Study the growth of the township, and things related thereto, including safety and environment, and report on the same.
6. Review, administer and report on proposed land subdivision plans, planned development and zoning special exceptions, conditional uses, and variances.
7. Make recommendations and reports to other governmental agencies and promote public interest in planning.
8. At the request or authorization of the Palmer Township Board of Supervisors, prepare a new zoning, land subdivision, planned residential development or other similar ordinance or map.
9. Give notice and hold public hearings consistent with the foregoing.

Meeting Schedule

Planning Commission regular meetings are scheduled for the second Tuesday of each month of the calendar year. Meetings are held at 7PM in the Municipal Meeting Room in the Municipal Center, 3 Weller Place, Palmer, PA 18045.

2024 ACTIVITY SUMMARY

2024 Planning Commission Members

Name	Position	Term Expiration
Jeffrey Kicska	Chair	12/31/2024
Richard Wilkins	Vice-Chair	12/31/2024
Robin Aydelotte	Member	12/31/2026
Thomas Grube	Member	12/31/2026
Christopher Hess	Member (Appointed Jan 2024)	12/31/2027
Angelo Perucci III	Member (Appointed Apr 2024)	12/31/2025
Anthony Lauro	Member (Appointed Apr 2024)	12/31/2025
*Charles Diefenderfer	Former Member	Resigned January 2024
*William Ruch	Former Member	Removed February 2024

2024 Township Staff and Consultants

Name	Position	Organization
Joseph Armato	Board of Supervisors Liaison	Palmer Township
Kent A. Baird, AICP	Director of Planning	Palmer Township
Craig S. Beavers, AICP Candidate	Deputy Director of Planning	Palmer Township
Justine Caiazzo-Strouse	Planning, PR, & Communications Administrator	Palmer Township
William D. Oetinger, Esq	Township Solicitor	Grim, Biehn, & Thatcher
Justin M. Coyle, PE	Township Engineer	Carroll Engineering Corp.
Daniel J. Wilusz, PE	Township Engineer	Carroll Engineering Corp.
Justin Stottlar	Project Manager	Carroll Engineering Corp.
Shawn R. Casey, PE	Geotechnical Consultant	CMT Services Group
Christopher Green, RLA	Landscape/Lighting Consultant	Gilmore & Associates
Valerie Liggett, RLA, ASLA	Township Arborist	Gilmore & Associates

2024 Meetings & Attendance

In 2024, meetings were held on January 9, March 12, April 9, May 14, August 13, October 8, November 12, and December 10.

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Jeffrey Kicska	P	C	P	P	P	C	C	P	C	P	P	A	7
Richard Wilkins	P	C	P	P	P	C	C	A	C	P	P	P	7
Robin Aydelotte	P	C	P	P	P	C	C	A	C	P	P	P	7
Thomas Grube	P	C	P	P	P	C	C	P	C	A	P	P	7
Christopher Hess	-	C	P	P	P	C	C	P	C	P	P	A	6
Anthony Lauro	-	-	-	P	P	C	C	P	C	P	P	P	6
Angelo Perucci III	-	-	-	P	P	C	C	P	C	P	P	P	6
Charles Diefenderfer	P	-	-	-	-	-	-	-	-	-	-	-	1
William Ruch	A	-	-	-	-	-	-	-	-	-	-	-	0

Note: P = Present; A = Absent; C = Meeting Cancelled

2024 Matters Reviewed

The following items were reviewed by the Planning Department Staff and the Planning Commission in 2024.

Action Type	Count
Land Development and Subdivision Plans	7
Lot Line Adjustment and Minor Plans	3
Sketch Plans	3
Ordinance Amendment Review	1
Curative Amendment Review	1
Recommendation to Zoning Hearing Board	1
Comprehensive and Long-Range Planning Review	1
Public Workshops	2

Land Development and Subdivision Plans

Project Name	Description	Review Status
537 Milford Street – Personal Care Facility (Palmer Manor)	Preliminary Land Development Plan – A plan for a 4-story personal care facility with 70 beds.	Recommended preliminary approval on August 13, 2024.
2215 Newlins Mill Road – Trucking Terminal Expansion	Preliminary Land Development Plan – A plan for the expansion of a trucking terminal parking facility.	Tabled
3106 William Penn Highway – Bank	Preliminary Land Development Plan – A plan for a 2,621 square foot drive-thru bank.	Tabled
2620 Kingston Road – Car Wash (Shammy Shine)	Preliminary Land Development Plan – A plan for a 4,032 square foot self-service car wash with 6 wash bays.	Recommended preliminary approval on November 12, 2024.
2463 Nazareth Road – Restaurant and Retail	Preliminary Land Development Plan – A plan for a 6,500 square foot building for 3 retail tenants and 1 drive-thru restaurant.	Tabled
2260 Corriere Road – Membership Club (Brown and Lynch)	Preliminary Land Development Plan – A plan for a 5,000 square foot enclosed pavilion.	Tabled
2210 Corriere Road – Recycling Center (Rizz Containers)	Preliminary Land Development Plan – A plan for a 4,900 square foot recycling building and scale house.	Tabled

Minor Plans and Sketch Plans

Project Name	Description	Review Status
150 Commerce Lane - Grading and Drainage (Lot 9)	Minor Plan – A plan for minor grading alterations from previous approval.	Recommended approval
Old Nazareth Road Drainage Improvement	Minor Plan – A plan for stormwater upgrades along Old Nazareth Road	Recommended approval
2215 Newlins Mill Road – Lot Line Adjustment	Lot Line Adjustment – A plan for combining two lots at the corner of Newlins Mill and Tatamy Road.	Tabled
1280 Main Street - Convenience Store (Rutter's)	Sketch Plan – A plan for a 13,467 square foot convenience store.	No Action
2025 Edgewood Avenue – Multi-family Dwelling (Water's Edge)	Sketch Plan – A plan for adaptive reuse for 108 apartment units.	No Action
3601 Corriere Road – Group Care Facility	Sketch Plan – A plan for a 6-story group care facility with 130 beds.	No Action

Ordinance Amendment Reviews

Amendment Request	Description	Review Status
Zoning Ordinance	Zoning Ordinance amendments related to various elements of the code	Tabled

Zoning Request Reviews

Project Name	Description	Review Status
2025 Edgewood Avenue – Multi-family Dwelling (Water’s Edge)	Variance Request Review – A variance request for multi-family apartment use in a Light Industrial/Mixed Use zoning district.	Recommended denial
1492 Van Buren Rd - Manufactured Home Park (Villages at Palmer)	Curative Amendment Review – A proposed curative zoning amendment and site plan related to an applicant’s challenge to a substantial validity challenge.	Recommended denial

Public Workshops

Project Name	Description
Palmer Township Active Transportation Plan	April 2024 – First Public Workshop to discuss active transportation needs, conduct mapping exercises, and community visioning.
Palmer Township Active Transportation Plan	May 2024 – First Public Workshop to discuss active transportation needs, conduct mapping exercises, and community visioning.

Comprehensive Planning Review

Item	Description
Palmer Township Comprehensive Plan	December 2024 – Annual review of Comprehensive Plan to review action items accomplished and reevaluate items yet to be completed.

Ongoing Projects

Project Name	Description
300 Trolley Line Drive - Hotel	A four-story, 12,449 SF hotel, consisting of 122 rooms. This project is currently in its Maintenance Period.
530 Milford Street - Palmer Residences	An apartment building, consisting of a four-story building with a total of 84 units. This project is still coordinating plan approval conditions prior to recording and has not yet started construction.
2723 Guyton Street	A lot-line adjustment that also includes installation of public improvements.
A to Z Self Storage (Tatamy)	A self-storage facility, consisting of 39,000 SF total building area. This project is still coordinating plan approval conditions prior to recording and has not yet started construction.
A to Z Self-Storage (Fox Hill)	An RV storage lot, consisting of 119 parking spaces for RVs and 21 parking spaces for cars. This project is currently in its Maintenance Period.
Carson Lots 4-5-6	An industrial complex of 2 warehouses, consisting of 340,760 SF total building area. This project is eligible to be closed out.
Carson Lot 100-200	An industrial complex of 5 warehouses, consisting of 1,140,727 SF total building area.
Carson Northwest Quadrant Lot 4 East	A warehouse, consisting of 403,896 SF of total building area. This project is currently in its Maintenance Period.
Carson Northwest Quadrant Lot 4 West	A warehouse, consisting of 400,000 SF of total building area. This project is currently in its Maintenance Period.
Chrin Commerce Center	An industrial complex, incorporating numerous developments between Main Street and Newlins Mill Road. This project is still coordinating documents prior to beginning its Maintenance Period and has not yet been closed out.
Chrin Southeast Quadrant Lot 1	A planned community, consisting of a Wendy's, a Sheetz, a Woodspring hotel, and a future restaurant.
Duke Lot 1	The Amazon facility, consisting of 1,108,033 SF total building area. This project is still coordinating inspection comments prior to beginning its Maintenance Period and has not yet been closed out.
Duke Lot 2-3	The UPS and Radial facilities, consisting of 1,645,270 SF total building area. This project is still coordinating inspection comments prior to beginning its Maintenance Period and has not yet been closed out.
First Park 33	An industrial complex of 4 warehouses, consisting of 761,850 SF total building area.
MRP Industrial	An industrial complex of 2 warehouses, consisting of 645,460 SF total building area.
Palmer Elementary	A three story, 94,974 SF elementary school.
Palmer Pointe	An apartment complex, consisting of 13 three story building (each approximately 10,000 SF) with a total of 312 units.
Parkview Estates	A major subdivision, consisting of 33 single-family homes.
Villages at Wolf's Run	A major subdivision, consisting of 107 townhomes.

2025 PLANNING PRIORITIES

The 2018 Comprehensive Plan serves as the basis of the Planning Commission and Planning Department's recommendations to the Board of Supervisors in making informed policy decisions on zoning, land development and other planning matters. Projects and priorities for Palmer Township should ideally be based on recommendations and goals within the Comprehensive Plan.

The following is a brief overview of the Planning Department and Planning Commission's priorities for 2025. These priorities will rely on a planning process strengthened by community feedback, strong data, and continued guidance from the Palmer Township Board of Supervisors and the Comprehensive Plan.

- Revisit the 2018 Comprehensive Plan annually, reviewing its recommendations for necessary updates and to track progress on implantation efforts.
- Consider and adopt Bylaws for the Planning Commission.
- Attend trainings, workshops, and conferences to stay informed on current planning trends, initiatives, and procedures.
- Support the rewrite of the Subdivision and Land Development Ordinance.
- Support the development the Bushkill Creek Greenway, Parks, and Trail Master Plan.
- Support the implementation of the 2018 Comprehensive Plan, 2020 Parks, Recreation, and Open Space Plan, 2024 Park Accessibility Study, and 2025 Active Transportation Plan.
- Support the review and analysis of any proposed Zoning Amendments.
- Support the review and analysis of any proposed Subdivision/Land Development plans.
- Support the Board's pursuit of safe and accessible improvements to the parks and trails.
- Support the Board's pursuit of deferred public improvements.
- Support the regional goals of the Lehigh Valley Planning Commission

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING - TUESDAY, JANUARY 9, 2024 - 7:00 PM
PALMER TOWNSHIP MUNICIPAL MEETING ROOM, LOWER LEVEL, 3 WELLER
PLACE, PALMER PA 18045

The January meeting of the Palmer Township Planning Commission was held on Tuesday, January 9, 2024 at 7:00 PM with the following in attendance Chairman, Chuck Diefenderfer, Vice Chairman, Jeff Kicska, Rich Wilkins, Chris Hess, Tom Grube, and Robin Aydelotte. Also in attendance were Solicitor Will Oetinger, Kent Baird, Director of Planning and Craig Beavers, Assistant Planning Director.

1. Opening Comments

Robert Williams , Township Supervisor, thanked Chairman Diefenderfer for all his years of service for the Palmer Township community. He also thanked all members of the Planning Commission, recognizing that it is not an easy job.

Williams went on to thank our current legal team. Palmer Township has taken a more aggressive approach in trying to curb overcrowding, traffic, pollution, noise, and the overpopulation of warehouses.

The community has voiced their opinion about the approval of warehouses in a conditional use process without the use being defined. The Board challenged the land use of Greystone Capital.

Their attorney took a very aggressive stance. They went to court. However, the court with Judge Samuel Murray denied the Appeal. The Board of Supervisors decision is sustained.

Williams read the decision of the court.

Williams said Palmer Township is a leader. He said it is a tough fight for good government and we are doing the work of the people.

Commission Members Absent: Ruch

2. Pledge to the Flag

Chairman Diefenderfer led the Pledge of Allegiance. Commission Members Absent: Ruch

3. Nomination for Chairperson

Baird led the meeting as interim Chairman to take nominations for Chairperson of the Planning Commission.

Rich Wilkins nominated Jeff Kicska as Chairperson

Tom Grube seconded the nomination.

There were no other nominations.

All were in favor.

Motion: Approve, Moved by Richard Wilkins, Seconded by Tom Grube. Passed. 6-0. Commission Members voting Ayes: Aydelotte, Diefenderfer, Grube, Hess, Kicska, Wilkins

Commission Members Absent: Ruch

4. Nomination for Vice Chairperson

Jeff Kicska as Chairman of the Planning Commission asked for nominations for Vice Chairman.

Tom Grube nominated Rich Wilkins

Chris Hess seconded the nomination

There were no other nominations and all were in favor.

Motion: Approve, Moved by Tom Grube, Seconded by Christopher Hess. Passed. 7-0. Commission Members voting Ayes: Aydelotte, Diefenderfer, Grube, Hess, Kicska, Ruch, Wilkins

5. Introduction of Chris Hess

Baird introduced Chris Hess as a new member of the Planning Commission.
Commission Members Absent: Ruch

6. Approval of Minutes - December 12, 2023

Approve/Disapprove the Minutes of the October 10, 2023 Planning Commission Meeting.

Motion: Approve, Moved by Tom Grube, Seconded by Robin Aydelotte. Passed. 5-0. Commission Members voting Ayes: Aydelotte, Diefenderfer, Grube, Kicska, Wilkins

Commission Members voting Abstain: Hess
Commission Members Absent: Ruch

NEW BUSINESS

7. 2023 Annual Report

New Business Item: Draft 2023 Annual Report

DISCUSSION

Baird reviewed the Annual Report.

Motion: Approve, Moved by Richard Wilkins, Seconded by Tom Grube. Passed. 6-0. Commission Members voting Ayes: Aydelotte, Diefenderfer, Grube, Hess, Kicska, Wilkins

Commission Members Absent: Ruch

PLANNING DIRECTOR COMMENTS

There was discussion regarding the absence of Bill Ruch from all meetings of the Planning Commission. Kicska made a motion to move the decision to the Board of Supervisors to remove Bill Ruch from the Planning Commission.

Motion: Approve, Moved by Jeff Kicska, Seconded by Tom Grube. Passed. 6-0. Commission Members voting Ayes: Aydelotte, Diefenderfer, Grube, Hess, Kicska, Wilkins

Commission Members Absent: Ruch

PUBLIC COMMENT

Supervisor Bellis welcomed Chris Hess and thanked Charles Diefenderfer for all the great things he's done for the Township.

He commended Baird and Beavers for how knowledgeable quick and efficient they are.

Commission Members Absent: Ruch

ADJOURNMENT

The meeting was adjourned at 7:40 PM.

Motion: Adjourn, Moved by Tom Grube, Seconded by Richard Wilkins. Passed. 6-0. Commission Members voting Ayes: Aydelotte, Diefenderfer, Grube, Hess, Kicska, Wilkins

Commission Members Absent: Ruch

**PALMER TOWNSHIP PLANNING COMMISSION
GENERAL BUSINESS MEETING
March 12, 2024
7:00 PM**

1) CALL TO ORDER

The Palmer Township Planning Commission held a meeting on Tuesday, March 12, 2024, at 7:00 p.m. in the Municipal Building meeting room. The following were in attendance: Chair Jeff Kicska, Vice Chair Rich Wilkins, Commission Members Robin Aydelotte, Tom Grube, and Chris Hess. Also in attendance were the Vice Chair of the Board of Supervisors, Joseph Armato, Kent Baird, Planning Director, Craig Beavers, Assistant Planning Director, Will Oetinger, Solicitor and Brady Flaharty, Township Engineer.

2) APPROVAL OF MEETING MINUTES

2.a) Approval of Minutes - January 9, 2024

INFORMATION

The Planning Commission shall approve or disapprove the minutes of the January 9, 2024 Planning Commission meeting.

The Meeting Minutes from the January 9th Planning Commission Meeting were approved.

Motion: Approve, Moved by Commission Member Thomas Grube, Seconded by Chris Hess. Passed. 5-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Chris Hess

3) OLD BUSINESS

3.a) 150 Commerce Lane - Grading and Drainage (Lot 9) - Minor Plan

INFORMATION

The Charles Chrin Real Estate Trust request Planning Commission review of a minor plan revision for 150

Commerce Lane. The site only consists of minor grading and drainage changes, which have also been approved by the Conservation District and recommended for approval by the Township Engineer.

Present for the applicant were Shaun Haas, Langen Engineering and Greg Chrin.

The subject property (Lot 9) is in the southeast quadrant of the Chrin Commerce Center at the intersection of Trolley Line Drive and Commerce Lane. Lot 9 is located in both Palmer Township and Tatamy Borough and contains 4.9 acres mostly within Tatamy Borough. The Applicant wishes to disturb approximately 2 additional acres within the previously approved NPDES limit of disturbance of 163.45 acres.

The Applicant is proposing to stockpile topsoil and perform minor regrading. The disturbed area will be stabilized and restored back to meadow conditions once construction activities are complete.

Beavers gave a quick overview. He mentioned all engineering comments have been addressed and it has received approval from the Conservation District.

Haas said it is a stockpiling project. It is making the site a little flatter for future development. There is no development going hand in hand with it.

The majority of the site is in Tatamy with just a small sliver in Palmer Township.

Flaharty added that all engineering comments have been addressed.

Kicska asked for any public comment. There was none.

Motion: Approve, Moved by Commission Member Richard Wilkins, Seconded by Thomas Grube. Passed. 5-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Chris Hess

4) NEW BUSINESS

4.a) 1280 Main Street - Convenience Store (Rutter's) - Sketch Plan

INFORMATION

M&G Realty Inc. seeks Sketch Plan Review for a project at 1280 Main Street. The plan proposes to construct a 13,467 square foot convenience store and quick-service restaurant with 142 parking spaces (44 car, 2 handicapped, and 96 truck). The property is to be served by public water and public sewer and is zoned Main Street Commercial MSC. Carson Van Buren LLC is the equitable owner of the property.

Present for the applicant were Brian Carter, Associate General Counsel and David Hall, Project Manager.

The subject property contains 13.08 acres and is located at the southeastern corner of the entrance ramp to southbound State Route 33 and Main Street (S.R. 1002) (refer to the attached aerial photograph – Attachment “A”). The property is presently a vacant lot with agricultural use.

The property is in both the Township MSC-Main Street Commercial and AHO-Airport Hazard Overlay Zoning Districts. The proposed uses listed in the application are Convenience Store and Quick Service Restaurant, which are permitted uses.

The Applicant proposes to construct one (1) building with a floor area of 13,468 Square Feet (SF). One-hundred-forty-two (142) parking spaces are proposed including forty-four (44) standard automobile spaces, two (2) ADA compliant spaces, and ninety-six (96) truck (tractor-trailer) stalls. Stormwater management facilities are proposed at the rear and west sides of the property. The development is proposed to be served by public sewer and water.

The Applicant is seeking comments from the Township Planning Commission.

Beavers reviewed some of the Township concerns such as traffic conditions, regulations regarding sidewalks and street improvements, location of the gas pumps, open space, landscape and lighting, and pedestrian and bicycle accommodations.

Hall gave a background on Rutters. This proposed location would be the most eastern store.

This site will provide 13,468 sq ft convenience store and quick service restaurant with regular dispensing in the front

and truck dispensing on the side. Truck parking will be on the eastern and western sides. Trucks would access from the back.

The convenience store would be approximately 7000 sq ft with a quick service restaurant/cafe.

Kicska asked if there would be showers.

Hall said there would not be showers. They do not want to promote overnight stays for truckers.

Wilkins asked if there was a time limit for trucks.

Hall said they post signage.

Wilkins asked what the standard policy is for the time limit.

Carter said they work with the municipality. They generally see a short rest time in between loading and unloading.

Wilkins asked if they could drink while eating.

Carter said that if they acquired the license that they would allow alcohol sales while eating.

Wilkins mentioned that there is a possibility that patrons could get drunk.

Hall said that there is a possibility, but it is not the norm.

Kicska said there are issues at Sheetz that it becomes a hangout place. He asked what the deterrent for that behavior occurring at their establishment.

Hall said they have well-lit parking lots, security cameras, and employees who regularly visit the parking lot area. They also try to be proactive working with local law enforcement.

Wilkins asked about the entrances.

Hall said there are three, one in the front and one on each side.

Grube asked how much seating they will have.

Hall replied approximately 67 seats.

Kicska asked if the customers tend to be in and out in 15-20 minutes.

Hall said the majority are in and out.

Kicska asked how many truck spots they have.

Hall said 96 are proposed.

Kicska said nothing will necessarily stop the truck drivers from staying 8 hrs.

Carter said not necessarily. However, he noted that a concern was truck drivers in the area parking alongside roads. This will alleviate that problem by providing space for them to pull off.

Wilkins said he thinks it's a good thing.

Kicska said the location works for something like this.

Kicska mentioned their intention was to pay a fee in lieu of open space. He felt that there would be a need for open space for truckers with pets, or the ability to go for a walk after driving.

Carter responded that they had not discussed that yet.

Kicska mentioned that the staff had given a lot of great comments.

Carter said the staff comments were extremely helpful. He said they will address those comments during the land development phase.

Hess asked if they found a necessity for recreation areas at their other stores.

Hall said they have a few stores with some small picnic areas.

Wilkins asked if after going through the comments there is something that might give the pause on wanting to develop there.

Hall said they would like to have fueling in the front of the store. They find it works better for traffic circulation.

Kicska said there are some items that need to be worked through such as parking spaces, and the gas pumps in back of store creating a better flow.

Baird mentioned some of the concerns to be truck and car circulation, street trees and green space, recreation areas and total impervious surface.

Kicska asked about collection of accidental spills.

Hall said they have them on almost all sites. They just were not included because it is a sketch plan. In terms of circulation, they can sign the parking lots for direction. He said one way traffic was mentioned but that doesn't work well near the pumps because of gas tanks being on different sides.

Armato asked if any employees are hazmat trained.

Hall said he didn't know but could find out.

Armato said fumes and emissions were a concern.

Carter said they will post no idling signs. There is an industry trend the auxiliary measures are being used rather than idling as well as the additive in the exhaust really decreases hazardous fumes.

Armato asked about EV charging stations.

Carter responded that they are in discussion with a provider, but the discussions are very early on.

Armato stressed green space is very important for the plan.

Aydelotte mentioned due to the amount of travelers that may pull off the highway there, it may be a good idea for an area to be able to walk your dog.

Beavers reviewed staff comments. They included zoning variances, electric, landscaping, sinkholes, sidewalks, open space, and crosswalks.

Kicska asked how many entrances and exits they typically have.

Flaherty added regarding the circulation and parking, they recommend a second entrance and separation of trucks and

cars on different parts of the site. He referenced the Kutztown facility as an example.

Wilkins said if the gas pumps are in the back, there would be no entrance from the gas pump side into the store. He said he would rather have the pumps out front than look at the back of the store. He also mentioned the possibility of a second access point.

Hall said they would love a second access point but he believes there is some type of agreement with PENNDOT and accessing Main St.

Grube added that he thinks two entrances and exits are a good idea based on another Rutters site he visited.

Hall added that was their preference.

Kicska asked if the signs would be high.

Carter said their preference is to put sign where it can be seen from the highway when it's allowed.

Kicska mentioned it is near an airport area.

Carter said he understands that height would be non negotiable in that type of scenario.

Kicska said this is something the Township probably needs in this area and we hope to see them back again with the changes mentioned.

- 4.b) 1492 Van Buren Rd - Manufactured Home Park (Villages at Palmer) - Curative Amendment

INFORMATION

Exchange 12 LLC challenges the Palmer Township Zoning Ordinance's validity regarding mobile home parks. The applicant has filed a substantive challenge, accompanied by a curative amendment and development plan to cure the proposed challenge.

Motion: Approve, Moved by Commission Member Richard Wilkins, Seconded by Thomas Grube. Passed. 5-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Chris Hess

Representing the applicant were Julie Von Spreckelsen - Eastburn and Gray, Charlie Schmehl - URDC, John Tresslar, Engineer- T&M Associates

Von Spreckelsen said Exchange 12 submitted a substantive validity challenge to the 2023 Palmer Township Zoning Ordinance based upon the total exclusion of a mobile home park being a permitted use in any zoning district within the Township. The exclusionary zoning is unconstitutional and violates section 6044 of the PA municipalities planning code. Exchange 12 submitted a curative amendment. If it is adopted by the Board of Supervisors, it would cure the exclusionary zoning.

Oetinger advised the Commission that the constitutionality will be decided by the Board of Supervisors. The Commission should just be focused on the potential plan that would be associated with the amendment. Oetinger further explained to the Commission what their role is.

Oetinger and Von Spreckelsen explained the process if it would go to the court.

Schmehl gave an overview of the need and plan for manufactured housing. He referenced the Greenbriar project in East Allen Township as an example of successful modern manufactured housing.

He mentioned that the typical single wide in running around \$100,000. He said this is an alternative for affordable low maintenance housing. The amendment being offered is similar to the previous ordinance.

The new ordinance adopted gives a definition of manufactured home parks but it does not currently allow them in any districts. The proposal submitted would cure the defect by allowing them in one of the districts with reasonable standards.

Kicska said the PO/B district is not where he would want to see manufactured housing. It is an office and business district. These homes should not be built in a riparian buffer zone. Manufactured/Mobile homes should not be in a flood zone. He was also concerned about site access.

Beavers gave comments based on the ordinance, such as buffers and landscaping and signing regulations.

Tresslar reviewed the plan in detail.

Grube asked how many acres this would be.

Tresslar said it is 36

Grube mentioned the bridge was mentioned to be approved by the Zoning Board.

Baird approved special exception for a stream crossing for a distribution center. The conditions of the approval required state and federal sign off which we have not received.

Kicska said the concern is that the bridge looks to be the only entrance on the western side that could be accessible to rescue equipment. If the bridge is inaccessible, it could be a very hazardous situation for the residents.

Wilkins asked if the plan was still to connect to the shopping center.

Tresslar said yes. He said he does not believe they have the necessary easements but the plan is to connect to the shopping center.

Wilkins said the shopping center parking lot is already poorly designed and adding 186 units access to it will most likely make it worse.

Tresslar mentioned that the entrance/exit through the parking would be emergency only.

Baird said that there were already concerns about the bridge. Adding 90 homes raises even more concerns as well as internal traffic congestion.

Kicska said when they saw the bridge previously, they asked for a pedestrian crossing.

Von Spreckelsen said that this was a sketch plan and that was all that was required to submit with a curative amendment challenge.

Kicska said there are too many thing wrong with this plan even as a sketch plan that would not be allowed in the district or on that particular piece of property.

Oetinger said taking it back to the ordinance, the subdivision

ordinance requires 2000 square ft of recreational space set aside. He estimated that to be about 8.5 acres, which is roughly a quarter of the site. He said that should be addressed.

Schmehl said they were under the assumption they would pay recreation fees in lieu of.

Armato expressed that the current Board was not generally in favor of fees in lieu of recreational space.

Oetinger added that is up to the discretion of the Board of Supervisors and he would be surprised if that would be acceptable to them.

Schmehl said that could be addressed. He also mentioned the first several drafts of the zoning ordinance allowed apartments in the PO/B district. He said there have been discussions with the Board of allowing apartments in this district. He feels that warrants opening discussion about housing not being allowed in the PO/B district.

Baird made the point that we don't need affordable housing at the cost of quality of life.

Schmehl said trails are easy to add. They are open to discussion to improve the plan.

Beaver reviewed the concerns again based on the current ordinance.

Schmehl added that most of the items Beavers mentioned could be resolved with more detail on the plan.

Kicska asked for public comment.

Harry Graack- 1380 Van Buren -Graack voiced concerns on the additional traffic. He said he would not allow access through his land. He said he has seen multiple plans from the same developer for this piece of land and would like to see them bring in a plan that was beneficial to the township residents.

Tim Fisher - 68 Moor Dr. - Fisher said this piece of property is pristine. He said the bridge they mentioned was approved, but with so many conditions. He doesn't feel the plan is correct for this piece of property.

Bill Hartin -1575 Van Buren Rd - He said he agrees with many things that Graack and Fisher commented. His concern was the stormwater runoff goes into Schoeneck and the Schoeneck goes into his property. He said he is often already flooded when it rains. He talked about wanting good things for the township. He doesn't feel this plan will address that. He doesn't feel it is our responsibility to address housing shortage because we already have alot of high-density residential area. Another concern would be the ingress and egress of emergency vehicles.

Beavers mentioned the staff recommendation is to not recommend the ordinance.

Kicska felt this is not the right use for this property. Kicska said he would hope the owners would do something productive to this land. He feels this is destructive not productive.

Motion to deny/not adopt the ordinance submitted by Exchange 12 LLC in its current form.

5) DIRECTOR'S REPORT

Baird mentioned how much progress has been made in the last year. Many of the legacy projects will come due and be built. Baird gave a quick update on the some of the projects. The Planning department has been working on grants. He invited the Planning Commission to stop by anytime with questions or if they need updates.

Kicska asked what the Green Light Go program was.

Baird and Beavers explained that it is a program the Planning is working in conjunction with Public Services to upgrade pedestrian signals and crosswalks.

6) PUBLIC COMMENT

There was some discussion on the Stormwater Fee. Oetinger gave a brief explanation of the mandate.

There was some discussion on public awareness and knowledge as well as how the staff is doing their best to provide information.

Baird said how they are going after grants to try to get ahead of the issue as well at the Stormwater Authority trying to mitigate the current issues.

Harry Graack commented that he had questions regarding his bills and would like to know how things are determined regarding stormwater.

Beaver mentioned that the best place for comment on Stormwater would be at the Stormwater Meetings.

Rich Stocker - 3804 Hollo Rd.- was upset that nothing has been done about the flooding near his home. He is upset that the Township has done nothing to alleviate it . The bridge was fixed but the flooding problem was not. He had difficulty for many years trying to sell his property because of the flooding.

The meeting was adjourned at 8:52

7) ADJOURNMENT

Motion: Approve, Moved by Commission Member Richard Wilkins, Seconded by Thomas Grube. Passed. 5-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Chris Hess

**PALMER TOWNSHIP PLANNING COMMISSION
GENERAL BUSINESS MEETING**

**April 9, 2024
7:00 PM**

1) CALL TO ORDER

2) APPROVAL OF MEETING MINUTES

2.a) Approval of Minutes

INFORMATION

Approve/disapprove the meeting minutes from the March 12th Planning Commission Meeting

The Palmer Township Planning Commission held a meeting on Tuesday, April 9, 2024, at 7:00 p.m. in the Municipal Building meeting room. The following were in attendance: Chair Jeff Kicska, Vice Chair Rich Wilkins, Commission Members Robin Aydelotte, Tom Grube, and Chris Hess, Anthony Lauro, and Angelo Perucci III. Also in attendance were Kent Baird, Planning Director, and Craig Beavers, Assistant Planning Director.

3) OLD BUSINESS

4) NEW BUSINESS

4.a) Active Transportation Plan Progress Report and Workshop

INFORMATION

Brief Power Point Presentation followed by Interactive Mapping Exercise.

Baird began by explaining they have been working on some updates to the current open space plan. They pursued an ADA assessment report as an update. Planning is working with Parks and Recreation to try to make parks ADA compliant as well as make the parks exciting. They are working on grants to help fund improvements.

Another update to the open space plan is the Active Transportation Plan. He said the ATP is less about transportation and more about getting residents more active. Baird said the recently won a small grant to get them started.

Beavers explained what the LVPC recognizes as active transportation. It includes walking, biking, wheelchairs as well as public transit. The goal of the plan is to connect people through parks, destinations, and other facilities throughout the Township. He said he has been working with at steering committee for ideas, input and guidance.

The next couple months they are working on data collection and public outreach. A draft plan should be available by June. Review by the Planning Commission and Board of Supervisors should happen mid to late summer.

They are partnering with Walkworks as well as an Engineer specifically for this

plan to get things done in a timely manner.

Grube asked about the who is tallying the survey they created for ATP.

Beavers said he and Kent were.

Grube said there were a lot of things of the survey that he never even thought of.

Hess said he heard at one point it was a plan to connect all trails.

Baird responded it was the plan and years ago and they plan to revive it.

Beavers gave a PowerPoint presentation. It showed some demographics of Palmer Township which may help indicate where good places for where Lanta stops could be, where sidewalks and bike lanes could be added to make transportation safer and also where connections could be made to be make travel to recreation, shopping and entertainment more accessible. Beavers also identified the most difficult and hazardous areas for transportation in the Township. These would be targeted areas for improvement.

Beavers said they are now focused on public interaction to survey where they would like improvements.

Beavers and Baird asked the Commission to participate in identifying areas on a map that they liked to walk, where there is difficulty for pedestrians, and where they feel it may be dangerous to walk.

Beavers said they plan on doing a workshop meeting with the public at the next Planning Commission Meeting.

Kicska mentioned that previously the planning commission generally was in favor of deferring sidewalks in some cases where they felt it wasn't necessary at that time. He mentioned that now that has changed and asked how we could go about getting those sidewalks put in.

Baird said Craig is working on this. He said there are about 3 million dollars' worth of sidewalks deferred. Craig is working on getting the deferred sidewalks put in.

There was some general discussion on the process of deciding where sidewalks get put in and how the feasibility will depend on many factors.

5) DIRECTOR'S REPORT

Baird said the focus right now is on the Active Transportation Plan. They are going to be revealing the Bushkill Creek Greenways Parks and Trail and the Mill Race Park and Trail RFP .

They are also working on grants for sidewalk gaps and acquiring property along the 9/11 trail.

6) PUBLIC COMMENT

6.a) Public Comment

7) ADJOURNMENT

7.a) Adjournment

The meeting was adjourned at 8:01pm

After the adjournment, the Planning Commission added their personal comments to the mapping activity

Motion: Approve, Moved by Commission Member Richard Wilkins, Seconded by Chris Hess. Passed. 7-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Chris Hess, Anthony Lauro, Angelo Perrucci III

**PALMER TOWNSHIP PLANNING COMMISSION
GENERAL BUSINESS MEETING
May 14, 2024
7:00 PM**

1) CALL TO ORDER

The Palmer Township Planning Commission held a meeting on Tuesday, May 14, 2024, at 7:00 p.m. in the Municipal Building meeting room. The following were in attendance: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Chris Hess, Anthony Lauro, and Angelo Perrucci III. Also in attendance were Kent Baird, Craig Beavers, and the Justine Caiazzo-Strouse.

2) APPROVAL OF MEETING MINUTES

- 2.a) Approval of Meeting Minutes from the April 9th, 2024 Planning Commission Meeting

The Planning Commission must approve/disapprove the Meeting Minutes from the April 9th, 2024 Planning Commission Meeting.

Motion: Approve, Moved by Commission Member Thomas Grube, Seconded by Robin Aydelotte. Passed. 7-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Chris Hess, Anthony Lauro, Angelo Perrucci III

3) OLD BUSINESS

4) NEW BUSINESS

- 4.a) Geotechnical Update for Palmer Township

INFORMATION

The Township Geotechnical Engineer, Shawn Casey, will provide an update on geotechnical activities within the Township, including sinkhole and other subsurface activity.

The Township Geotechnical Consultant, Shawn Casey, of CMT Services, provided an update on geotechnical activities within the Township, including sinkhole and other subsurface activity.

Shawn Casey Geotechnical Consultant from CMT gave the presentation with a focus on sinkholes. Casey began with information about the different types of geology in Pennsylvania and how sinkholes form. He discussed his experience in sinkhole repairs during a typical land development process.

4.b) Community Workshop for Active Transportation Plan

INFORMATION

Township Staff will present information regarding the upcoming Active Transportation Plan and host a community workshop to hear input from residents.

Township Staff presented information regarding the upcoming Active Transportation Plan and hosted a community workshop to get input from residents.

Baird introduced Beavers to provide a Power Point presentation on the Active Transportation Plan and invited residents to participate in an interactive activity regarding the plan's topics. Baird also introduced Matt Ludwig , principal engineer and planner with NV5. NV5 is a national planning and engineering firm is especially well known for its multi-modal transportation planning, and trail, pedestrian and bicycle network planning and engineering services.

Beavers gave the Power Point presentation and asked for everyone's feedback and concerns for the transportation infrastructure of the Township and places where people would like to be able to travel to easier. He asked attendees to interact with the displays and workshop maps in the room and invited everyone to share their ideas and concerns.

Baird and the Planning Commission members agreed that the Active Transportation Plan activity could continue on as a workshop outside of the meeting.

Kicska asked for public comment

5) DIRECTOR'S REPORT

6) PUBLIC COMMENT

Supervisor Bellis asked what the time frame for the Active Transportation plan is. Baird responded that they are looking to have the plan reviewed and adopted by the Board of Supervisors by September.

Ken Starace - 2661 Farmhouse Ct - asked how it would be funded.

Baird said it is a combination of in-kind staff hours matching grant dollars. Once a strategy is identified and an action plan is created, we will work with traffic fees we have on hand, grants, general fund and developer improvements. There is no obligation once the study is finished that we need to go forward with anything. The goal is to help encourage residents to be more active and to establish healthier lifestyles. Making sure the parks and trails are more accessible is a great start.

Susan Mertz - 2721 John St. - asked about rooming houses. She wanted to know how the Township has been handling applications for rooming houses.

Baird and Bellis together shared that the best response would come from our Code department. They told Mertz to give Codes a call regarding the question to get the most accurate information. Kicska said if you are seeing something out of the ordinary you should report it.

Karen Adams - 10 Devon Dr. - asked Matt Ludwig if there are models for making a Township like Palmer bikeable and walkable.

Ludwig responded Palmer has some great existing facilities, such as the trails and low stress streets. He said they look at the barriers on how to get from neighborhood to neighborhood. He said within Palmer there are a lot of contexts such as the more industrial areas vs residential areas. Each need different solutions. He said public input is very important. The Township is creating a plan that is proven to support safer environments for walking , biking, and that can also be context sensitive to the surroundings and what people truly want.

Starace added that businesses can grow around the changes that are made.

Baird summarized that by having a more accessible township, we will attract people to stay longer, raise families here and build businesses here. What Matt will do is help us come up with a strategy and potential initial costs for some of the improvements.

Rob Reese - 2635 Spring Garden St. - spoke to his experience in contract development for Easton High School where he was able to talk to the committee for the Community Center. He said at the time the committee was more interested in parking spaces. It made him wonder that as a center for fitness, where were the bike lanes and walking areas.

There was more conversation within the group discussing ways to improve walkability and bike-ability in the area. They identified areas that need connections and talked about a plan to prioritize those areas. They identified some areas that needed more connectivity and safety measures.

7) **ADJOURNMENT**

Motion: Approve, Moved by Commission Member Thomas Grube, Seconded by Richard Wilkins. Passed. 7-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Chris Hess, Anthony Lauro, Angelo Perrucci III

**PALMER TOWNSHIP PLANNING COMMISSION
GENERAL BUSINESS MEETING
August 13, 2024
7:00 PM**

1) CALL TO ORDER

The Palmer Township Planning Commission held a meeting on Tuesday, August 13, 2024, at 7:00 p.m., in the Municipal Building meeting room. The following were in attendance: Chairman Jeff Kicska, Commission Members Tom Grube, Christopher Hess, Angelo Perrucci, Anthony Lauro, Kent Baird, Planning Director, Craig Beavers, Assistant Planning Director, Will Oetinger, Solicitor, and Dan Wilusz, Township Engineer.

2) APPROVAL OF MEETING MINUTES

2.a) Approval of Meeting Minutes - May 14th, 2024

INFORMATION

Approve/Disapprove the meeting minutes from the May 14th, 2024 Planning Commission Meeting

The Palmer Township Planning Commission held a meeting on Tuesday, August 13, 2024, at 7:00 p.m. in the Municipal Building meeting room. The following were in attendance: Jeff Kicska, Thomas Grube, Chris Hess, Anthony Lauro, and Angelo Perrucci III. Richard Wilkins, and Robin Aydelotte were absent. Also in attendance were Kent Baird, and the Craig Beavers.

Motion: Approve, Moved by Commission Member Thomas Grube, Seconded by Chris Hess. Passed. 5-0.

Commission Members voting Ayes: Jeff Kicska, Thomas Grube, Chris Hess, Anthony Lauro, Angelo Perrucci III

Commission Members Absent: Richard Wilkins, Robin Aydelotte

3) OLD BUSINESS

Chairman Kicska shared with the Commission that one item earlier discussed did not make it to the agenda because the applicant requested to postpone until a future meeting. Additionally, with the Commission's understanding the third item of the New Business portion of the agenda would be heard first. The Commission was understanding.

4) NEW BUSINESS

4.a) 2025 Edgewood Avenue - Multi-Family Dwelling (Water's Edge) - Sketch Plan

INFORMATION

2025 Edgewood Avenue LLC seeks Sketch Plan review for the redevelopment of a historic office and warehouse facility into a multi-family apartment complex, consisting of 108 units with 162 parking spaces. The property is to be served by public water and public sewer and is zoned LI/MU Light Industrial/Mixed Use, as well as RBO Riparian Buffer Overlay District. Exchange 8 LLC is the equitable owner and applicant.

On behalf of the applicant for the project, Steve Goudsouzian, of Goudsouzian & Associates, introduced himself, the project and his client, Nat Hyman, owner of Hyman Properties.

Chairman Kicska read the summary of the project submission and the current zoning information provided by staff for the agenda.

Goudsouzian shared with the Commissioners that this presentation was meant to be a sketch plan discussion. From a preliminary standpoint this project is not intended to make changes to the outside of the building but for the inside and for the use of apartments. We'd like to secure your comments and then go to zoning. We would like to use the property for residential uses and for consideration for size of residential units. This property is in an isolated area that has not been up to its full utilization for some time. Staff has provided some comments and we can address them as we go.

Township Solicitor, Will Oetinger, shared with the Commissioners that he would like to make sure they understand the applicant needs two variances to go forward and he'd like for the commission to ultimately consider whether to accept the variances and whether PC recommends that to the Board.

Nat Hyman shared his personal and company history, "for last 20 years, our company has been redeveloping properties similar to this and have done 40 to 50 properties with 5 in the Lehigh Valley. We got approval to do the Northampton brewery into 70 units.

Goudsouzian asked Hyman to talk about the history of the subject property. Hyman said it started as a grist mill and turned to the Binney & Smith headquarters, factories and offices. But after COVID it was less used. He went on to say, "I'm surprised I own the property." The Seller tried to lease it and then had no buyers. Ultimately the Seller accepted an offer made years ago and much less than the possible market value.

Goudsouzian asked, 'can it be used for anything but residential?' Hyman said, 'no.' And, it can't be used for office, the market has proven that. We've had lots of experience with similar properties. Goudsouzian asked, "what are your goals for the exterior?" Hyman said, we are painting and replacing failed windows. Other than that we are not planning anything else, not even a parking variance. Hyman went on to say, 'we believe we have 199 parking spaces on site.'

Goudsouzian asked Hyman to expand on the project and explain the proposed size of units and the topic of children. Hyman said, 'we don't cater to children. We cater to people who principally live alone, professionals. We check criminal, financial, and reference records. We build metropolitan. We include a gym, community room, a zoom rooms, lobby with Wi-Fi, and rooftop lounge and refurbished deck. The Palmer Trail is part of what brought us here. The

creek, the park. And, the lower level won't even be residential for floodplain reasons.'

Goudsouzian asked Hyman to talk about the staff concerns. First, he identified the Fire Commissioners concerns. Hyman said the building would be fully sprinkled and that there are no changes planned for the exterior. Goudsouzian said, let's talk about zoning and specifically size of the units. Hyman said, we learned by mistake not to make units too big and now make the units smaller for the sake of keeping utilities affordable. The units are small for single occupants. Goudsouzian asked how he anticipated dealing with traffic. Hyman said we believe we will have less impact than Binney & Smith. And, we will have a live in superintendent and have parking passes and guest passes. Goudsouzian addressed the Chairman and said, we don't think this requires larger plans.

Chairman Kicska said we would like to discuss the Fire Commissioner, Steve Gallagher, concerns for access to the rear of the property. It is one of our biggest concerns. Gallagher said, we see three sides and a fourth side of the building fronts on water. It takes it to a higher life safety hazard when it changes to the use. Gallagher said we can't get access to the rear of the property. Goudsouzian said, but we will have sprinkled system. Kicska said, but what we're looking at is 24 hour living and not just daytime use. Goudsouzian responded that we looked at the code. Hyman shared that we have a roadway on the opposite side of the creek only 94 feet away. He said, the code authorizes the chief to amend the distance referenced for accessing the building. Anthony Lauro asked if the building would be considered noncombustible. Hyman said it is noncombustible and I'm not questioning the chief, just noting it is an existing condition. Goudsouzian asked if it was not residential is the property 'dead.' Hyman said yes.

Baird reminded the Commissioners that decisions for land use and zoning are not based just on the opinions of applicants seeking those uses or zoning changes. Assistant Planning Director Beavers said, we have additional serious concerns for the floodplain regulations and the fact that entire building is restricted by the standards meant to protect lives.

Oetinger shared too that a use variance is a tougher variance to get. The Board will need to hear if the PC supports the variance, does not support the variance, or supports with conditions.

Hyman said, I'm not in charge of a planning department but read the New York Times everyday and this is what I do for a living. All you have to do is read the paper every day. Goudsouzian suggested that Hyman's comments were meant to clarify the intentions of seeking a residential use.

Additional discussion was had by the Commissioners. Chairman Kicska shared that while I think apartments might be nice, I have to rely on the expertise of the professionals. If zoning wants to make that choice then that's what they do; then the applicant will come back and discuss the other features along the trail. Grube shared that he was in the health and safety industry for 42 years. The things that you don't think happen will happen. I do agree with our fire commissioner. If it is possible, it may happen. People sleep through fire alarms. Hess shared that the Commission recently saw another project and had concerns for fire safety there as well. Lauro applauded the parking discussion but said he has safety concerns. Perrucci shared that he has safety concerns.

Chairman Kicska asked if the public had concerns or comments for the project as presented. Mark McFadden, of 2010 Maywood Street, shared that parking and traffic are real concerns. Flooding is a real concern. He asked Gallagher, 'how long is your ladder?' Gallagher replied 105 feet when it is straight out. It will only reach the first floor and not the second and third floor. That means the most ideal spot would be in the parking lot. McFadden then asked Hyman if he owns the whole site. Hyman said, no the Easton School District owns the other parking areas. McFadden asked how many guest parking spaces would be available. Hyman replied, not many. Maybe one or two. McFadden said, what about power? Hyman said, we have as much as a nuclear power plant. McFadden said, my biggest concerns remain the flooding and the safety

Tom Dittmar, of 2120 Hackett Avenue, shared his concerns that Greenhill can't handle the traffic. The road will not handle the traffic. I've seen the flooding. Chairman Kicska said, we agree. We really need to understand these issues better.

Nick Slawery, of 2213 Edgewood Avenue, echoed concerns for traffic and said, I point out the traffic and the stop sign at Greenhill. The people fly through there. This will make it much more unsafe

Bruce Fackenthal, of 2000 Maywood, said, traffic is a big concern. Also, the other side of the creek is Forks. How does that work? Hyman did not reply.

Audrey Dall, of 2230 Edgewood Avenue, shared that you can get on Edgewood from Greenhill and Tatamy but they don't really connect and that creates traffic confusion. The confusion causes people to turn around in my driveway. People parking on both sides of the street.

The discussion ended. No action was taken and none needed.

- 4.b) 537 Milford Street - Personal Care Facility (Palmer Manor) - Preliminary Land Development Plan

INFORMATION

Exchange 8 LLC seeks Preliminary Land Development approval of personal care facility consisting of 70 beds with 28 parking spaces at 537 Milford Street. The applicant submitted the project application under the 1994 Zoning Ordinance which identified the property in the Heavy Industrial/Mixed Use HI and additionally received variances to support this type of project.

A Planning Commission recommendation is needed at this time.

On behalf of the applicant for the project, Steve Goudsouzian, of Goudsouzian & Associates, introduced himself, the project and his client, Nat Hyman, owner of Hyman Properties.

Chairman Kicska read the summary of the project submission and the current zoning information provided by staff for the agenda.

Goudsouzian shared with the Commissioners that this presentation was meant

to be a sketch plan discussion. From a preliminary standpoint this project is not intended to make changes to the outside of the building but for the inside and for the use of apartments. We'd like to secure your comments and then go to zoning. We would like to use the property for residential uses and for consideration for size of residential units. This property is in an isolated area that has not been up to its full utilization for some time. Staff has provided some comments and we can address them as we go.

Township Solicitor, Will Oetinger, shared with the Commissioners that he would like to make sure they understand the applicant needs two variances to go forward and he'd like for the commission to ultimately consider whether to accept the variances and whether PC recommends that to the Board.

Nat Hyman shared his personal and company history, "for last 20 years, our company has been redeveloping properties similar to this and have done 40 to 50 properties with 5 in the Lehigh Valley. We got approval to do the Northampton brewery into 70 units.

Goudsouzian asked Hyman to talk about the history of the subject property. Hyman said it started as a grist mill and turned to the Binney & Smith headquarters, factories and offices. But after COVID it was less used. He went on to say, "I'm surprised I own the property." The Seller tried to lease it and then had no buyers. Ultimately the Seller accepted an offer made years ago and much less than the possible market value.

Goudsouzian asked, 'can it be used for anything but residential?' Hyman said, 'no.' And, it can't be used for office, the market has proven that. We've had lots of experience with similar properties. Goudsouzian asked, "what are your goals for the exterior?" Hyman said, we are painting and replacing failed windows. Other than that we are not planning anything else, not even a parking variance. Hyman went on to say, 'we believe we have 199 parking spaces on site.'

Goudsouzian asked Hyman to expand on the project and explain the proposed size of units and the topic of children. Hyman said, 'we don't cater to children. We cater to people who principally live alone, professionals. We check criminal, financial, and reference records. We build metropolitan. We include a gym, community room, a zoom rooms, lobby with Wi-Fi, and rooftop lounge and refurbished deck. The Palmer Trail is part of what brought us here. The creek, the park. And, the lower level won't even be residential for floodplain reasons.'

Goudsouzian asked Hyman to talk about the staff concerns. First, he identified the Fire Commissioners concerns. Hyman said the building would be fully sprinkled and that there are no changes planned for the exterior. Goudsouzian said, let's talk about zoning and specifically size of the units. Hyman said, we learned by mistake not to make units to big and now make the units smaller for the sake of keeping utilities affordable. The units are small for single occupants. Goudsouzian asked how he anticipated dealing with traffic. Hyman said we believe we will have less impact than Binney & Smith. And, we will have a live in superintendent and have parking passes and guest passes. Goudsouzian addressed the Chairman and said, we don't think this requires larger plans.

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changes to the use. Gallagher said we can't get access to the rear of the property. Goudsouzian said, but we will have sprinkled system. Kicska said, but what we're looking at is 24 hour living and not just daytime use. Goudsouzian responded that we looked at the code. Hyman shared that we have a roadway on the opposite side of the creek only 94 feet away. He said, the code authorizes the chief to amend the distance referenced for accessing the building. Anthony Lauro asked if the building would be considered noncombustible. Hyman said it is noncombustible and I'm not questioning the chief, just noting it is an existing condition. Goudsouzian asked if it was not residential is the property 'dead.' Hyman said yes.

Baird reminded the Commissioners that decisions for land use and zoning are not based just on the opinions of applicants seeking those uses or zoning changes. Assistant Planning Director Beavers said, we have additional serious concerns for the floodplain regulations and the fact that entire building is restricted by the standards meant to protect lives.

Oetinger shared too that a use variance is a tougher variance to get. The Board will need to hear if the PC supports the variance, does not support the variance, or supports with conditions.

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Additional discussion was had by the Commissioners. Chairman Kicska shared that while I think apartments might be nice, I have to rely on the expertise of the professionals. If zoning wants to make that choice then that's what they do; then the applicant will come back and discuss the other features along the trail. Grube shared that he was in the health and safety industry for 42 years. The things that you don't think happen will happen. I do agree with our fire commissioner. If it is possible, it may happen. People sleep through fire alarms. Hess shared that the Commission recently saw another project and had concerns for fire safety there as well. Lauro applauded the parking discussion but said he has safety concerns. Perrucci shared that he has safety concerns.

Chairman Kicska asked if the public had concerns or comments for the project as presented. Mark McFadden, of 2010 Maywood Street, shared that parking and traffic are real concerns. Flooding is a real concern. He asked Gallagher, 'how long is your ladder?' Gallagher replied 105 feet when it is straight out. It will only reach the first floor and not the second and third floor. That means the most ideal spot would be in the parking lot. McFadden then asked Hyman if owns the whole site. Hyman said, no the Easton School District owns the other parking areas. McFadden asked how many guest parking spaces would be available. Hyman replied, not many. Maybe one or two. McFadden said, what about power? Hyman said, we have as much as a nuclear power plant. McFadden said, my biggest concerns remain the flooding and the safety

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Nick Slavery, of 2213 Edgewood Avenue, echoed concerns for traffic and said, I point out the traffic and the stop sign at Greenhill. The people fly through there. This will make it much more unsafe

Bruce Fackenthal, of 2000 Maywood, said, traffic is a big concern. Also, the other side of the creek is Forks. How does that work? Hyman did not reply.

Audrey Dall, of 2230 Edgewood Avenue, shared that you can get on Edgewood from Greenhill and Tatamy but they don't really connect and that creates traffic confusion. The confusion causes people to turn around in my driveway. People parking on both sides of the street.

The discussion ended. No action was taken and none needed.

Motion: Approve, Moved by Commission Member Thomas Grube, Seconded by Angelo Perrucci III. Failed. 0-0.

Commission Members voting Ayes: None

4.c) Old Nazareth Road Drainage Improvement - Request for Review

INFORMATION

The Palmer Township Stormwater Authority is requesting Planning Commission review and support for their application for Old Nazareth Road Drainage Improvement. They are requesting confirmation that this project is in compliance with the Township's comprehensive plan and ordinances.

Planning Director, Kent Baird, presented to the Chairman and Commissioners that the Planning Commission had received a special request from the Palmer Township Stormwater Authority. He shared that the Chairman of the Authority, Bob Blanchfield was here to present the request to the Commission

On behalf of the Palmer Township Stormwater Authority, Chairman, Bob Blanchfield, requested a letter of compliance and support for a three-phase project to fix the Meadow Avenue flooding situation. To help fund the project in the near term, the Authority is submitting a loan application for \$3,789,000 to PENNVEST. PENNVEST stands for Pennsylvania Infrastructure Investment Authority. PENNVEST requires loan applications for infrastructure projects to include a Planning Commission review letter of the project goals and intentions. The Authority is submitting the loan application for an area of the township that has had severe flooding and there is no real place for the stormwater to go. The goal is of course to alleviate this situation as soon as possible. Work is expected to happen on Old Nazareth Road as part of the project. The full project is expected to be done side by side other sewer improvements and to be completed by October 2025

Blanchfield accepted questions from the Commission. Commissioner Grube asked if the project area included the Mall. Blanchfield replied that it will not at this time. Commissioner Perrucci asked how far along the project was and if it had already identified existing utilities. Blanchfield said the engineering was

indeed underway. Chairman Kicska asked how the Authority arrived at the loan request, just out of curiosity. Blanchfield replied that the amount was prepared by the engineering firm and that it would be refined or improved after an analysis of the underground geology and utilities. Kicska asked Blanchfield to confirm that this project is a priority for the stormwater fees residents pay. Blanchfield confirmed it is one of the most important priorities.

Motion: Approve, Moved by Commission Member Thomas Grube, Seconded by Chris Hess. Passed. 5-0.

Commission Members voting Ayes: Jeff Kicska, Thomas Grube, Chris Hess, Anthony Lauro, Angelo Perrucci III

Commission Members Absent: Richard Wilkins, Robin Aydelotte

5) DIRECTOR'S REPORT

5.a) Land Use Projects of Regional Significance

Baird presented two items for general discussion, each referenced in individual Lehigh Valley Planning Commission (LVPC) letters calling out 'Land Use Projects of Regional Significance.' The first project, found in the Agenda Packet, shows LVPC review of the "Easton Commerce Park," in Wilson Borough/City of Easton/Palmer Township. This project includes a proposed 1,000,000 plus square foot warehouse at 1525 Wood Avenue. As a result of the redevelopment of the preexisting industrial site into warehouse use, the portion of the property found in Palmer Township will remain largely unchanged, due to its wood steep slope characteristics. There may be a concern for traffic on roads leading into Palmer. That would need to be discussed

Baird continued, with a summary of the second project, also found in the agenda packet. This project is identified by the LVPC as 1921 Dixie Avenue (315 South 24th Street), Wilson Borough, on the edge of Palmer Township, just east of 25th Street. The project includes redevelopment of an industrial site into 405 apartment units with additional non-residential space for a dog-lounge and sp

A brief discussion was held for the possible impact or concerns of both projects. The Commission was generally concerned for traffic, impact on the intersections, impact on the existing bikepath-trails, and the possibility of adding back a pedestrian bridge over 25th Street.

6) PUBLIC COMMENT

No public comment was received.

7) ADJOURNMENT

The meeting was adjourned at 9:00 PM.

With Regards,

Kent Baird

Motion: Approve, Moved by Commission Member Thomas Grube, Seconded by Chris Hess. Passed. 5-0.

Commission Members voting Ayes: Jeff Kicska, Thomas Grube, Chris Hess, Anthony Lauro, Angelo Perrucci III

Commission Members Absent: Richard Wilkins, Robin Aydelotte

**PALMER TOWNSHIP PLANNING COMMISSION
GENERAL BUSINESS MEETING
October 8, 2024
7:00 PM**

1) CALL TO ORDER

The Palmer Township Planning Commission held a meeting on Tuesday, October 8, 2024, at 7:00 p.m. in the Municipal Building meeting room. The following were in attendance: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Chris Hess, Anthony Lauro, Angelo Perrucci III, Kent Baird, Craig Beavers, and Justine Caiazzo-Strouse. Thomas Grube were absent.

Also in attendance were Solicitor: Will Oetinger, and Engineer: Justin Coyle.

2) APPROVAL OF MEETING MINUTES

2.a) Approval of Meeting Minutes - August 13, 2024

INFORMATION

Approve/Disapprove the meeting minutes from the August 13, 2024 Planning Commission Meeting

Motion: Approve, Moved by Commission Member Chris Hess, Seconded by Angelo Perrucci III. Passed. 4-0.

Commission Members voting Ayes: Jeff Kicska, Chris Hess, Anthony Lauro, Angelo Perrucci III

Commission Members Absent: Thomas Grube

Commission Members Abstaining: Richard Wilkins, Robin Aydelotte

Commission Members Recusing: None

3) OLD BUSINESS

4) NEW BUSINESS

4.a) 2463 Nazareth Road - Retail and Restaurant

INFORMATION

25th Street Plaza LLC requests a recommendation for Preliminary/Final Land Development approval.

Motion: Table, Moved by Commission Member Richard Wilkins, Seconded by Angelo Perrucci III. Passed. 6-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Chris Hess, Anthony Lauro, Angelo Perrucci III

Commission Members Absent: Thomas Grube

Present for the applicant were Minal Amin and Matthew Malozi with Remington & Vernick Engineers. Amin requested to table their presentation to a later date so they can address some comments from the Township. Vice Chairman Wilkins asked if the applicant could introduce a little information about the project and why they wanted to request the Commission Table their recommendation. Minal shared that her client seeks to build a new retail-restaurant building in the vicinity of where the Long John Silvers restaurant once stood, in the 25th Street Plaza, and that they would like more time to address the Township and engineers review letter comments.

4.b) Zoning Ordinance Amendments Discussion

INFORMATION

As staff has administered the new Zoning Ordinance adopted at the end of 2023, it has assembled a list of proposed revisions to the zoning ordinance to address issues that have arisen over the last year. The revisions include changes to sign regulations, vehicle storage, and zoning permit procedures.

Staff requests Planning Commission review and recommendation with regards to the proposed ordinance amendments.

Chairman Kicska introduced the agenda item and asked Baird, Beavers, and the Solicitor, Will Oetinger, to expand on the request of the Board of Supervisors regarding the proposed zoning ordinance amendments. Oetinger explained the Board seeks Planning Commission input on the proposed items before they are formally acted on by the Board. Oetinger explained that once the formal planning code review process starts the ordinance is pretty much set in stone. The point of this review is to give the Planning Commission an option to make some changes to the ordinance.

Baird additionally introduced the purpose of an omnibus amendment is to include various corrections, edits and updates to the ordinance.

Kicska summarized the different changes listed and offered the Commission a chance to discuss different Articles and topics. The Commission was not in favor of prohibitions on signage, did not understand the introduction of new residential uses, but does support further discussion for what the codes and enforcement department needs.

Specific to signage, the planning commission is not in favor of a prohibition of the feather flags and inflatable air devices. The consensus would be they would like the temporary signs to be permitted so the time limits are trackable. Kicska opened the discussion to the public.

Regarding Signage and the use of feather flags and inflatable air devices and commercial flags:

Neal Fehnel - 600 Haymont Dr. - He has been making signs since 1984. He demonstrated an 8 ft inflatable. His point was that if something was too small it doesn't get seen at all. He said the setbacks should be 2 feet more than the size of the inflatable/feather sign. They are there for attention. It makes you look over to see what is happening. He would like to see the signs allowed 30 days cumulative for the year. He said he didn't think most people would go through the permit process so there shouldn't be an overpopulation of signs.

He said he spoke to someone at the LVPC about the banning of these advertising tools. The response was "not wise". Neal asked if these are not allowed, what are businesses other options. He said he is wearing a whistle. This whistle acts as a psychological re-direct. It stuns people into paying attention. He said the signs act as the same to let businesses draw your attention as your driving to notice what is going on with the business.

Colin Burke - 1415 Stones Crossing - discussed that as a small business owner, he feels signs are a good way to draw attention to a business. He felt that sometimes smaller signs were more distracting because they are harder to read. He said if we are requiring a permit for signs, keep it affordable for small businesses.

Shannon Wizniewski - 151 Blenheim Dr, asked what the reason was for having a permit with a time limit.

Oetinger explained for enforcement and tracking.

The Planning Commission discussed the signage regulations in the zoning ordinance. Key points included the prohibition of feather flags and inflatable air devices, the requirement for zoning permits for temporary signs, and the limitation of temporary signs to 4 occasions per year with a 30 day aggregate limit. The Planning Commission emphasized the need for regulated advertising to maintain township aesthetics. Also discussed were the regulations of various signs, including garage sale signs, charitable event signs and holiday decorations. Current regulations allow garage sale signs for 48 hours before and 24 hours after the event. Public comment outside of the meeting requested garage/yard sale signs be allowed up to 96 hours prior to the event.

There was discussion on what constitutes emergency service vehicles and should non residents be allowed to keep the emergency service vehicles parked at their residence in Palmer Township:

Chuck Diefenderfer - 2918 Hay Terrace - asked if duty tow trucks were considered emergency service vehicles. He also brought up duty tow trucks that were on duty for areas outside of Palmer Township. Would they be allowed to park them at their residence.

Concerns were raised about signs being left up for extended periods of time. The Board considered extending the duration to 7 days. Additionally, the Board discusses the inclusion of multi-family dwellings in medium-density residential zones. There were concerns with parking issues that come with increased density.

The discussion regarding the entire set of proposed amendments continued with the Planning Commission, Solicitor, planners and public collectively hoping for more time to make informed decisions. A suggestion was made to schedule a

workshop with the Zoning and Codes representatives to answer any questions they may still have regarding zoning regulations. Kicska and Oetinger discussed whether the Board would accept a workshop and if a motion to Table would be acceptable. Tabling a recommendation seemed the most appropriate but that a workshop would need to be discussed with the Board.

Motion: Table, Moved by Commission Member Robin Aydelotte, Seconded by Chris Hess. Passed. 6-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Chris Hess, Anthony Lauro, Angelo Perrucci III

Commission Members Absent: Thomas Grube

Motion: Approve, Moved by Commission Member Jeff Kicska,. Failed. 0-0.

Commission Members voting Ayes: None

Motion: Approve, Moved by Commission Member Jeff Kicska,. Failed. 0-0.

Commission Members voting Ayes: None

5) DIRECTOR'S REPORT

Baird introduced the topic of redoing the Subdivision and Land Development Ordinance (SALDO) emphasizing the Board of Supervisors had requested it be renewed. He additionally remarked there is a need for a strategic and efficient process and shared a general outline of the typical steps involved with revising a SALDO. A budget to get it done will need to be presented to the Board of Supervisors.

Beavers informed the Planning Commission of the projects submitted for an upcoming review.

6) PUBLIC COMMENT

7) ADJOURNMENT

The meeting was adjourned at 8:48.

With regards:

Justine Caiazzo- Strouse

Submitted by: Justine Caiazzo-Strouse

Motion: Approve, Moved by Commission Member Richard Wilkins, Seconded by Angelo Perrucci III. Passed. 6-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte,
Chris Hess, Anthony Lauro, Angelo Perrucci III

Commission Members Absent: Thomas Grube

**PALMER TOWNSHIP PLANNING COMMISSION
GENERAL BUSINESS MEETING
November 12, 2024
7:00 PM**

1) CALL TO ORDER

The Palmer Township Planning Commission held a meeting on Tuesday, November 12, 2024, at 7:00 p.m. in the Municipal Building meeting room. The following were in attendance: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Christopher Hess, Anthony Lauro, and Angelo Perrucci III. Also in attendance were Kent Baird, and the Craig Beavers.

Justin Coyle, Township Engineer and Will Oetinger, Township Solicitor were also in attendance.

2) APPROVAL OF MEETING MINUTES

2.a) Approval of Minutes - October 8, 2024

INFORMATION

The Planning Commission shall approve or disapprove the minutes from the October 8, 2024 meeting.

Motion: Approve, Moved by Commission Member Robin Aydelotte, Seconded by Anthony Lauro. Passed. 6-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Christopher Hess, Anthony Lauro, Angelo Perrucci III

Commission Members Abstaining: Thomas Grube

Commission Members Recusing: None

3) OLD BUSINESS

3.a) 3601 Corriere Road - Group Care Facility - Sketch Plan

INFORMATION

Joseph I LP seeks review of a Sketch Plan for the development of a six-story group care facility located at 3601 Corriere Road, south of Palmer View Apartments and east of the LVHN Health Center.

Applicant Presentation

Overview of Property:

- Total Area: 4.36 acres, with 2.6 buildable acres.
- Boundaries: Floodplain easement, Palmer Township property, and a PPL easement.
- Access: Via a 35-ft easement; no road frontage.
- Floodplain Easement: A portion of the property is signed into a floodplain easement.

Building & Site Details:

- Parking: Proposed 115 spaces; variance sought for building height and parking requirements.
- Features: Curbing and stormwater management to be finalized in the preliminary design.
- Design Changes: Smaller building footprint due to increased height and additional floors. Parking now surrounds the building.
- Structure: No basement; flat roof planned for improved HVAC efficiency.
- Usage: Assisted living facility, with independent living units on the top two floors and memory care on the lower floors.

Commission Questions & Comments

1. Parking & Traffic:

Wilkins inquired about parking adequacy for residents, visitors, and staff. The applicant confirmed the proposed 115 spaces would suffice, with no anticipated parking issues. Discussion included redesigning parking to address fire commissioner concerns.

2. Open Space & Recreation:

Aydelotte asked about outdoor recreation options; the applicant proposed a gazebo with fencing for resident use. A rooftop amenity was suggested but is not currently planned.

3. Floodplain Easement:
The Solicitor discussed potential uses for buffer zones, including walkways or trails.
4. Building Design & Logistics:
Kiscka questioned the building height, roof style, and rationale for six floors. The applicant explained the flat roof supports HVAC efficiency. Aydelotte requested street-view perspectives to assess alignment with the surrounding landscape. Concerns were raised about noise mitigation in the high-traffic area, with landscaping ordinances expected to address this.
5. Geotechnical Study:
Aydelotte recommended a karst study. The applicant confirmed that previous geotechnical reports will be updated and reauthored.
6. Emergency Access:
Grube and Wilkins raised concerns about ladder truck access due to the building's height. The applicant will review comments with the fire commissioner.
7. Employment & Occupancy:
Kiscka asked about staffing and visitor impact. The applicant estimated up to 50 employees, with clarification needed on total vehicle counts for staff, residents, and visitors.
8. Additional Site Details:
Wilkins asked about the drop-off area's location and potential challenges with the swale and retaining wall near the northwest parking lot.

Next Steps

The applicant will provide updated perspectives, finalize stormwater plans, and address consolidated feedback from the Commission. Beavers will compile all comment letters for the applicant.

- 3.b) 2620 Kingston Road - Car Wash (Shammy Shine) - Preliminary Land Development Plan

INFORMATION

Shammy Shine Car Washes seek recommendation for approval of a Preliminary Land Development Plan for the development of a self-service car wash located at 2620 Kingston Road, southwest of the intersection of Kingston Road and Northwood Avenue.

•

Project: Preliminary Plan for Car Wash with Six Wash Bays

Applicant Presentation: Overview by Steve Walsh (Dynamic Engineering):

- Project includes six wash bays, designed to match the appearance and functionality of the adjacent Shammy Shine.
- Vehicle entry and traffic flow are outlined; the project is situated along Kingston Road, a state road.
- Underground stormwater management is planned, with a blanket easement agreed upon by the applicant.

Commission Comments & Discussion

1.

Zoning and SALDO Compliance:

- Beavers noted that the plan, originally reviewed in 2023, now incorporates most review comments.
- Outstanding zoning comments include issues with trees; most SALDO requirements are met.
- Planning Commission recommended preliminary conditional approval, with next steps outlined.

2.

Stormwater Management:

- Coyle highlighted that infiltration was removed and most stormwater management ordinance requirements were addressed.

- Outstanding stormwater comments are expected to be resolved before final plan submission.

3.

Waivers:

- Coyle mentioned that waivers would need approval, and most technical issues have been addressed.
- Baird summarized waivers, with Planning Commission members expressing support.
- Wilkins motioned to recommend waiver approval, seconded by Aydelotte; all were in favor.

4.

Chemical Use and Storage:

- Kiska raised concerns about chemicals used and their storage. The applicant referenced a narrative submitted to address these concerns, which Beavers confirmed was reviewed by the fire commissioner.

5.

Tree and Landscaping Considerations:

- Public Comment by Dozier (151 Blenheim Dr): Clarified concerns about red oak trees and suggested replacing them with maple trees. Beavers confirmed that the Shade Tree Commission (STC) must approve tree-related changes before final plan approval.

6.

General Feedback:

- Kicska noted that the project aligns with the Township's vision for development.
- Grube and other members asked clarifying questions regarding site amenities and frontage.

Next Steps

- Final plan to address outstanding zoning and stormwater comments, STC approval of tree plans, and compliance with Township review requirements.
- Planning Commission to submit recommendation for conditional preliminary approval to the Board of Supervisors.

Motion: Approve, Moved by Commission Member Richard Wilkins, Seconded by Thomas Grube. Passed. 7-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Christopher Hess, Anthony Lauro, Angelo Perrucci III

Motion: Approve, Moved by Commission Member Richard Wilkins, Seconded by Robin Aydelotte. Passed. 7-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Christopher Hess, Anthony Lauro, Angelo Perrucci III

- 3.c) 3106 William Penn Highway - Bank (Rosemont East) - Preliminary Land Development Plan

INFORMATION

Stephen and Teresa Selvaggio seek recommendation for approval of a Preliminary Land Development Plan for the development of a new drive-thru bank, located at 3106 William Penn Highway, near the intersection of Kingwood Street and William Penn Highway.

Project Overview

- The site was previously reviewed in 2023 and tabled. Variances for setbacks, parking area, and impervious coverage were granted at two separate zoning hearings.
- Proposed plans are largely compliant with SALDO and Zoning, though outstanding comments remain regarding parking lot lighting, sight distance at signage, and sidewalk connectivity.
- A LANTA bus stop is proposed, but the sidewalk is not connected to the shelter.

Stormwater Management

- The applicant has submitted an Operations & Maintenance (O&M) plan for stormwater.
- Outstanding concerns include a collapsed offsite pipe and lack of existing easements.
- A proposed bubbler inlet is under review, with recommendations to relocate it for pedestrian safety.

Commission Comments & Discussion

1. Site Design & Traffic Flow:

- Wilkins raised questions about drive-through traffic flow and signage placement. Adjustments to building placement aim to alleviate traffic issues.
- Kiska asked about entrance alignment; the applicant confirmed a 15-foot shift to improve traffic flow.

2. Sidewalks & Accessibility:

- SALDO comments recommend connecting the sidewalk to the LANTA bus shelter for pedestrian access.

- The applicant explained that the sidewalk follows the right-of-way to align with the existing sidewalk.

3. Stormwater Challenges:

- Coyle discussed the need to address the bubbler inlet placement and the collapsed pipe.
- The applicant detailed the long history of stormwater challenges, including ownership disputes over the pipe originating from a PennDOT road.

4. Building Placement & History:

- Grube and the applicant discussed existing easements and building placement. The applicant stated that the current plan aligns with prior approvals and explained why moving the building forward is not feasible.

5. Zoning Compliance:

- Beavers emphasized the need to confirm the legality of zoning provisions and solicited input on unresolved stormwater and SALDO items.
- Renderings requested by Coyle are expected to be provided in future submissions.

6. Public Infrastructure & Coordination:

- Aydelotte inquired about PennDOT's involvement; the applicant outlined past discussions with PennDOT regarding the entrance and site use.

7. Waivers & Fees:

- Waivers are expected, along with a fee in lieu of open space. Easements will also be required.

Next Steps

- Applicant to provide revised plans addressing Commission comments, including sidewalk connectivity, stormwater management, and site design clarifications.
- Future submission may be ready for a preliminary plan approval recommendation.

Motion: Table, Moved by Commission Member Richard Wilkins, Seconded by Thomas Grube. Passed. 7-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Christopher Hess, Anthony Lauro, Angelo Perrucci III

4) NEW BUSINESS

- 4.a) 2260 Corriere Road - Membership Club (Brown and Lynch) - Preliminary Land Development Plan

INFORMATION

Brown & Lynch American Legion Post 9 seeks recommendation for approval for a Preliminary Land Development Plan for the development of an enclosed pavilion for event rentals located at 2260 Corriere Road, immediately south of the existing American Legion building on Corriere Road.

Project Overview

The Planning Commission reviewed the land development plan for the proposed pavilion at the American Legion site. The project includes:

- A 5,000-square-foot pavilion for event rentals
- Four new parking spaces
- Associated site improvements

Beavers presented an overview of the project, noting compliance with several zoning ordinances while identifying outstanding items, including:

- Truck turning lane requirements

- Open space dedication
- Departmental comments on stormwater management
- Potential impacts from new impervious surfaces
- Landscaping and lighting plan submission
- Parking and sidewalk requirements along Corriere Road

Engineer's Review

Coyle reviewed the engineer letter highlighting the review for:

- Submission of waiver requests
- Erosion and sedimentation (E&S) control plans
- Updated landscaping and lighting plans
- Parking lot screening
- Compliance with zoning officer requirements
- Developer's agreement, including a blanket easement for stormwater management access

General Comments

- Clarification is needed on easement locations and stormwater management compliance for the proposed impervious surface

Applicant Presentation

Victor Scomilio, counsel for the American Legion, provided context for the project:

- The pavilion will support events such as graduation parties and fundraisers
- Funding is sourced through LSA grants
- The existing 133-space parking lot will expand by four to five spaces
- The applicant will seek relief from updating existing lighting

Engineer Review

The engineer:

- Stated that lighting in the current parking lot is sufficient, but an evaluation of lighting updates could pose challenges
- Clarified issues with parking lot requirements and pedestrian access via a concrete pad

Commission Member Comments

- **Grube:** Asked about the type and function of proposed garage doors
- **Wilkins:** Inquired about the types of events to be held
- **Kiscka:** Raised questions about the timing of events that might involve sound systems or generate noise
- **Baird:** Noted growing awareness of lighting concerns due to nearby development and emphasized the need to meet updated lighting standards

Public Comment

- A Legion member voiced support for the project, citing the benefits of providing outdoor event space

Actions Taken

The applicant agreed to submit a formal waiver request regarding recreation fees and other outstanding issues.

Motion: Table, Moved by Commission Member Richard Wilkins, Seconded by Jeff Kicska. Passed. 7-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Christopher Hess, Anthony Lauro, Angelo Perrucci III

- 4.b) 1280 Main Street - Convenience Store (Rutter's) - Preliminary Land Development Plan

INFORMATION

M&G Realty Inc. seeks recommendation for approval of a Preliminary Land Development Plan for the development of a convenience store located at 1280 Main Street, near the intersection of Carson Court and Main Street.

Project Overview

The Planning Commission reviewed the land development plan for the proposed pavilion at the American Legion site. The project includes:

- A 5,000-square-foot pavilion for event rentals
- Four new parking spaces
- Associated site improvements

Beavers presented an overview of the project, noting compliance with several zoning ordinances while identifying outstanding items, including:

- Truck turning lane requirements

- Open space dedication
- Departmental comments on stormwater management
- Potential impacts from new impervious surfaces
- Landscaping and lighting plan submission
- Parking and sidewalk requirements along Corriere Road

Engineer's Review

Coyle reviewed the engineer's letter highlighting the review for:

- Submission of waiver requests
- Erosion and sedimentation (E&S) control plans
- Updated landscaping and lighting plans
- Parking lot screening
- Compliance with zoning officer requirements
- Developer's agreement, including a blanket easement for stormwater management access

General Comments

Clarification is needed on easement locations and stormwater management compliance for the proposed impervious surface.

Applicant Presentation

Victor Scomilio, counsel for the American Legion, provided context for the project:

- The pavilion will support events such as graduation parties and fundraisers
- Funding is sourced through LSA grants
- The existing 133-space parking lot will expand by four to five spaces
- The applicant will seek relief from updating existing lighting

Engineer's Review

The engineer:

- Stated that lighting in the current parking lot is sufficient, but an evaluation of lighting updates could pose challenges
- Clarified issues with parking lot requirements and pedestrian access via a concrete pad

Commission Member Comments

- **Grube:** Asked about the type and function of proposed garage doors
- **Wilkins:** Inquired about the types of events to be held
- **Kiscka:** Raised questions about the timing of events that might involve sound systems or generate noise
- **Baird:** Noted growing awareness of lighting concerns due to nearby development and emphasized the need to meet updated lighting standards

Public Comment

A Legion member voiced support for the project, citing the benefits of providing outdoor event space.

Actions Taken

The applicant agreed to submit a formal waiver request regarding recreation fees and other outstanding issues.

Motion: Approve, Moved by Commission Member Richard Wilkins, Seconded by Thomas Grube. Failed. 0-0.

Commission Members voting Ayes: None

5) DIRECTOR'S REPORT

- **End-of-Year Review and Reporting:**

- Planning staff will compile an annual report summarizing Planning Commission actions, recommendations to the Board of Supervisors (BoS), and projects reviewed.
- The report will include how comprehensive plans influenced planning decisions and will be delivered to the BoS in January.
- Outlines for SALDO (Subdivision and Land Development Ordinance) improvements and training opportunities from the Lehigh Valley Planning Commission (LVPC) will be provided to members.

- **Grant Applications for SALDO Update:**

- **Beavers:** Submitted a DCED grant request for mapping and SALDO updates, with \$30,000 requested and a \$30,000 township match. The grant would support modernizing planning practices and standards, regardless of grant approval. A decision is expected in early spring.

- **ATP Plan Update:**

- **Baird:** Updated renderings for challenging intersections have been received and will be shared with the Planning Commission to finalize plans.

- **APA Christmas Party:**

- **Beavers:** Invited Planning Commission members to the American Planning Association holiday event in December, recognizing their APA membership.

- **Zoning Code Follow-Up:**

- **Baird:** Staff will present potential zoning amendments to the Planning Commission and BoS for future discussion. While no changes are underway, informal outreach has paused, and future adjustments will address emerging departmental needs.

6) **PUBLIC COMMENT**

Dozier, 151 Blenheim: Thanked the Planning Commission for the opportunity to comment and inquired about improving the process for receiving plans for review. **Chair Beavers:** Acknowledged the challenge due to submission timing and the need for broader discussion on review processes. Highlighted:

- Timing constraints for Planning Commission review.
- Importance of incorporating Shade Tree Commission (STC) comments before plan approval.
- Balancing meeting schedules, applicant considerations, and inclusion of feedback in final plans.

No formal action was taken on this matter.

7) **ADJOURNMENT**

Meeting was adjourned at 9:31PM

Respectfully,

Justine Caiazzo-Strouse

Motion: Adjourn, Moved by Commission Member Thomas Grube, Seconded by Anthony Lauro. Passed. 7-0.

Commission Members voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Christopher Hess, Anthony Lauro, Angelo Perrucci III

**PALMER TOWNSHIP PLANNING COMMISSION
GENERAL BUSINESS MEETING
December 10, 2024
7:00 PM**

1) CALL TO ORDER

The Palmer Township Planning Commission held a meeting on Tuesday, December 10, 2024, at 7:00 p.m. in the Municipal Building meeting room. The following were in attendance: Richard Wilkins, Robin Aydelotte, Thomas Grube, Anthony Lauro, Angelo Perrucci III, Craig Beavers, Justine Caiazzo-Strouse, Justin Coyle, and William Oetinger. Jeff Kicska, and Christopher Hess were absent.

2) APPROVAL OF MEETING MINUTES

2.a) Approval of Meeting Minutes - November 12, 2024

INFORMATION

Approve/Disapprove the meeting minutes from the November 12, 2024 Planning Commission Meeting

Motion: Approve, Moved by Commission Member Thomas Grube, Seconded by Angelo Perrucci III. Passed. 5-0.

Commission Members voting Ayes: Richard Wilkins, Robin Aydelotte, Thomas Grube, Anthony Lauro, Angelo Perrucci III

Commission Members Absent: Jeff Kicska, Christopher Hess

3) OLD BUSINESS

3.a) 2463 Nazareth Road - Retail and Restaurant - Waiver Request

INFORMATION

25th Street Plaza LLC requests a review of waivers and deferrals for their project located at 2463 Nazareth Road. No plan resubmission is being presented at this time.

The Commission first addressed the redevelopment of 2463 Nazareth Road, formerly the Long John Silver's property. The applicant, 25th Street Plaza LLC, represented by Frank D'Amore (legal counsel, Fitzpatrick, Lentz and Bubba) and Jeffrey Dash (Vice President of Real Estate & Leasing, Lightstone), presented plans for a 6,500 square-foot retail and restaurant building. The applicant sought waivers for sidewalks, street lighting, street trees, and a karst geology study (carbon assessment). Concerns were raised about budgetary constraints and the feasibility of the project given the improvement requirements. The applicant emphasized the importance of revitalizing the site to transform a blighted area into a productive retail space. The Township stressed the critical need for public safety improvements, especially at the high-traffic

intersection near the site. Discussions centered on the possibility of deferring sidewalk requirements rather than granting a complete waiver, with potential coordination with PennDOT for right-of-way usage. The Township proposed prioritizing sidewalk installation along the northern edge of the property near PennDOT offices and McDonald's. Ultimately, a motion to grant a waiver for the carbon assessment was approved, and the remaining waiver requests were tabled to allow for further discussions between the applicant and township engineers.

Motion: Approve, Moved by Commission Member Robin Aydelotte, Seconded by Thomas Grube. Passed. 5-0.

Commission Members voting Ayes: Richard Wilkins, Robin Aydelotte, Thomas Grube, Anthony Lauro, Angelo Perrucci III

Commission Members Absent: Jeff Kicska, Christopher Hess

Motion: Table, Moved by Commission Member Robin Aydelotte, Seconded by Angelo Perrucci III. Passed. 5-0.

Commission Members voting Ayes: Richard Wilkins, Robin Aydelotte, Thomas Grube, Anthony Lauro, Angelo Perrucci III

Commission Members Absent: Jeff Kicska, Christopher Hess

4) **NEW BUSINESS**

4.a) 2210 Corriere Road - Recycling Center (Rizz Containers) - Preliminary Land Development Plan

INFORMATION

Robert Rizzolino seeks recommendation for approval of a Preliminary Land Development Plan for the expansion of recycling operations for their existing facilities.

The next item under old business was the proposed expansion of the recycling center at 2210 Corriere Road. The applicant, Palmer Nursery, represented by owner Mr. Rizzolino and Mike Houston of ASA Land Surveyors, detailed plans for a 4,950 square-foot recycling operation building, a truck scale, a new driveway, and parking revisions. The discussion highlighted the need for compliance with zoning hearing board conditions from 2022 and the importance of addressing deferred improvements for the adjacent Cheerleading Academy property. The Township emphasized the necessity of consistent road width and alignment with nearby developments. The applicant expressed willingness to creatively place street trees and redesign minor site elements to preserve existing parking, which is critical for ongoing nursery operations. Additionally, the applicant proposed an interior bike path along Tatamy Road to avoid conflicts with the embankment in the PennDOT right-of-way. After extensive discussion, the plan was tabled to allow for further revisions and coordination with township engineers.

Further discussion revolved around additional bike path connectivity and improvements near the Rosa properties, with the applicant offering to create a 10-foot-wide bike path through the property as part of a good faith effort. Liability concerns for bike paths, stormwater management challenges due to unique site constraints, and requirements for utility easements were also extensively discussed. The Planning Commission highlighted the importance of safety and practical solutions while encouraging collaborative efforts between applicants and township engineers.

Motion: Table, Moved by Commission Member Thomas Grube, Seconded by Robin Aydelotte. Passed. 5-0.

Commission Members voting Ayes: Richard Wilkins, Robin Aydelotte, Thomas Grube, Anthony Lauro, Angelo Perrucci III

Commission Members Absent: Jeff Kicska, Christopher Hess

4.b) Comprehensive Plan Annual Review

INFORMATION

Planning staff will provide an update on Comprehensive Plan implementation and ask for feedback and recommendations for any updates.

Beavers provided updates on the Active Transportation Plan, which is the focus of the Township's comprehensive plan. These updates emphasized pedestrian and cyclist safety, township-wide accessibility improvements, and the need for consistent long-term planning.

Aydelotte voiced her concerns over the lack of open space.

Wilkins added his own insight that through his time on the planning commission, people own land and that is their wealth. When they are ready to sell it, they want to make money from that. As a member of the Planning Commission it is not our job to tell them what to do but help them manage what they do.

5) DIRECTOR'S REPORT

Beavers informed the Commission that Baird is currently out for health reasons, and we extend our best wishes for his recovery. He also noted the release of an RFP for the Bushkill Creek Greenway Corridor study, which will focus on trails, parks, and natural resources, aiming to guide future improvements.

Beavers also mentioned that they would be adding a secretary to the Planning Commission, if anyone had any nominations.

6) PUBLIC COMMENT

There was no public comment.

7) ADJOURNMENT

Motion: Adjourn, Moved by Commission Member Thomas Grube, Seconded by Anthony Lauro. Passed. 5-0.

Commission Members voting Ayes: Richard Wilkins, Robin Aydelotte, Thomas Grube,
Anthony Lauro, Angelo Perrucci III

Commission Members Absent: Jeff Kicska, Christopher Hess

The meeting was adjourned at 8:54 PM

Regards,

Justine Caiazzo- Strouse