

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING - TUESDAY, OCTOBER 8, 2019 - 7:00 PM
PALMER TOWNSHIP LIBRARY COMMUNITY ROOM - 1 WELLER PLACE, PALMER, PA

The October 2019 meeting of the Palmer Township Planning Commission was held on Tuesday, October 8, 2019 at 7:00 pm with the following in attendance: Chairman Robert Blanchfield, Richard Wilkins, Michael Brett, Karin Vangeli, Robert Walker and Jeff Kicska. Also in attendance were Planning Director Cynthia Carman Kramer, Anthony Tallarida of the Pidcock Company, and Solicitor Charles Bruno. Absent: Robert Lammi.

1. Minutes of September 2019 Public Meeting

No action was taken on the minutes for September 10, 2019 as there was not a quorum of members present from that meeting.

NEW BUSINESS

2. Carson NW Quadrant Lot 4 West - Preliminary/Final Subdivision & Land Development Plan
1601 Van Buren Road - J8-23-1E
TI-2 District
Request by Carson NW Quad LLC

DISCUSSION

Present on behalf of the applicant were Keith Ottes of Langan Engineering and Chris Hermance of The Carson Companies.

The plan proposes the subdivision of a 63.84-acre tract into two lots, divided by a new roadway. The tract is the existing Lot 4 of the previous Chrin Northwest Quadrant subdivision. Lot 4 West, containing 26.19 acres, proposes the development of a 337,770 square foot distribution/warehouse building, with 300 parking spaces and 78 trailer parking spaces. Lot 4 East, containing 35.06 acres, is not proposed for development at this time.

The property is located on the north side of Main Street and the east side of Van Buren Road, within the Transportation Industrial 2 (TI-2) zoning district. The proposed use is permitted by right in this district. The property to the north and west is zoned TI-1 and is developed with three large-scale distribution buildings. The property to the south across Main Street is zoned MSC and NEB. The Comprehensive Plan designates this area for non-residential use.

Ottes gave a summary of the plan. Bruno asked if the proposed Roadway Y will only serve lots 4 East and 4 West and if it is going to be a private road. Ottes said Roadway Y will be offered for dedication to Palmer Township as a public street. It will be gated and only serve lots 4 East and 4 West. The location of the intersection with Main Street was approved as part of the interchange plan and the road will be built to municipal standards. Wilkins asked if the intersection of Roadway Y and Main Street will have a signal. Ottes said yes, if PennDOT warrants are met for it, there is more work to be done on this. Bruno asked if they

prefer to have it gated. Hermance said yes. Kicska asked is there an in but not an out. Ottes said there is an in and trucks can make a turn around at the end of Roadway Y. Blanchfield said some of the larger trucks will need to cross into the other lane to turn around, is there a better design. Ottes said they can take a look at that and discuss it with Pidcock. Vangeli asked if there would be 24-hour access to the gate. Ottes said there would probably be a Knox box and they would work with the Fire Marshal on this. Blanchfield asked about the traffic study done for this area. Tallarida said in 2012 a study was done for the entire area. Since then lot 4 East has been rezoned. We would like to see what this intersection grows into, what is the best design for this development today. Ottes said their intention is to do additional studies, working with Pidcock and PennDOT. Wilkins asked if Roadway Y will continue across Main Street. Ottes said it will line up with the roadway in the Southwest Quadrant. Blanchfield asked for clarification if Roadway Y would be private or public. Bruno said Palmer Township would make that decision. Blanchfield asked who would maintain it. Bruno said the owners would maintain it until and if Palmer Township takes it over.

Blanchfield asked if the deferral for sidewalks would be for the east side of Roadway Y only, noting the concern for having a safe walkway to Main Street. Ottes said the deferral would be for the east side only.

Blanchfield asked about the storm water plan. Ottes explained the storm water plans and said the design will be part of the subdivision submission. Wilkins asked if that means the plan isn't complete. Ottes said the storm water system has not been fully designed yet and went on to explain the systems of pipes that collect water from the NW quad and leads to the regional basin. Blanchfield asked if Tallarida was in agreement with this. Tallarida said yes, and said the storm water would be calculated by the DEP, Lehigh Valley Planning Commission and Palmer Township.

Blanchfield asked if there were any issues with the sanitary sewage. Ottes said they will look into that and make sure there are no issues, there is enough capacity. Ottes said staff comments 4 and 5 would be addressed on the next submission and they are working with the Fire Commissioner on this project. Wilkes asked about the truck parking on their property. Ottes said they have 78 trailer spaces and 63 dock spaces.

Seeing no further comments or questions, Blanchfield called for a motion.

Motion: Tabled, Moved by Richard Wilkins, Seconded by Robert Walker. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Vangeli, Walker, Wilkins
Commission Members Absent: Lammi

PLANNING DIRECTOR COMMENTS

Kramer said the Lehigh Valley Planning Commission had added Palmer Township's request for a study of the 25th Street Interchange as mid-range funded project in the final draft of the Future LV plan.

Kramer reminded the Commission that the November meeting would be held on Wednesday November 13 due to Veteran's Day falling on the Monday and the Supervisors' meeting being moved to Tuesday.

PUBLIC COMMENT

John Clark, 13 Northgate Boulevard, asked about the Zoning Ordinance being reviewed. He would like to understand the process as it progresses. Blanchfield said they are in the process of doing that now. Kramer added that there will be public meetings to review the proposed new ordinance. Bruno said in the event the municipality is going to enact an ordinance there has to be a public hearing, that has to be advertised.

Tammy Hetzel, 14 Northgate Boulevard, asked if the stop sign on Hecktown Road off Route 33 was in Palmer Township and if so could reflective tape be put on it. She was referred to the Township Manager or the Police Department.

ADJOURNMENT

The meeting was adjourned at 7:55 pm.

Motion: Adjourn, Moved by Richard Wilkins, Seconded by Jeff Kicska. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Vangeli, Walker, Wilkins

Commission Members Absent: Lammi