

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - TUESDAY, SEPTEMBER 10, 2019 - 7:00 PM

PALMER TOWNSHIP LIBRARY COMMUNITY ROOM - 1 WELLER PLACE, PALMER, PA

The September 2019 meeting of the Palmer Township Planning Commission was held on Tuesday, September 10, 2019 at 7:00 pm with the following in attendance: Chairman Robert Blanchfield, Vice-Chairman Robert Lammi, Richard Wilkins and Michael Brett. Also in attendance were Planning Director Cynthia Carman Kramer, Ralph Russek and Anthony Tallarida of the Pidcock Company, and Solicitor Steve Brown. Absent: Jeff Kicska, Robert Walker and Karin Vangeli.

1. Minutes of June 2019 Public Meeting

Motion: Approve, Moved by Robert Lammi, Seconded by Michael Brett. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Brett, Lammi, Wilkins

Commission Members Absent: Kicska, Vangeli, Walker

NEW BUSINESS

2. Palmer Point Apartments - Phasing Plan & Phase One Final Land Development Plan

3100 Charlotte Avenue - L8-25-2

HDR District

Request by 3100 Charlotte Avenue, LLC

DISCUSSION

Present on behalf of the applicant were Attorney James Preston, Kevin Fruck of Cornerstone Engineering and Nick DeFrank of Vertek.

The preliminary land development plan and lot line consolidation plan for this development were approved by the Board of Supervisors on March 29, 2016. The current plans include phasing plans which divide the project into two phases and final land development plans for Phase One. The Phase One final plan includes the consolidation of the eight existing lots and the construction of 4 of the 13 apartment buildings, containing 96 dwelling units, clubhouse, and all on-site infrastructure improvements. The property is bounded by Hartley Avenue to the south, Route 22 to the north, St. Jane's Church to the west and condominium apartments to the east. The site is located within the High Density Residential (HDR) zoning district.

Blanchfield asked about the striping of the parking lots. Fruck said they would not stripe the excess parking lots at this time. Blanchfield clarified that the recreation trail would be 8 feet wide. Fruck agreed. Blanchfield asked about the meaning of the symbols shown on each side of both driveways near their connections with Hartley Avenue. Fruck said those were the sign locations and they would come in for any zoning approvals necessary for those signs. Blanchfield asked if the storm water requirements would be completed in the

first phase. Fruck said yes, except the infiltration basins in phase 2 would not be installed until the buildings are done. Blanchfield asked where they were with the traffic. DeFrank said they have reached out to PennDOT to set up a meeting, they did submit a schedule and they are still on track. Blanchfield read the conditions from the Board of Supervisors meeting dated July 8, 2019 regarding the schedule for completion for the off-site improvements. Preston said they are bound by those conditions, but had a question on the completion date of July 31, 2020. They will work with Attorney Bruno to clarify that matter. Blanchfield asked about the fire pit, if they have a fire pit they would need a hydrant, if they remove the fire pit, the proposed hydrant can be removed from the plan. Fruck said they would not have a fire pit. Blanchfield asked about the comments of the lighting consultant. Fruck said their lighting designer will take care of this.

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

The Commission voted to recommend approval of the plans by the Board of Supervisors, subject to the following conditions.

1. Comments of the Township Engineer's letter dated September 6, 2019 are satisfactorily addressed.
2. Township Departmental comments dated September 6, 2019 are satisfactorily addressed.
3. Comments of the Township lighting consultant's letter dated September 3, 2019 are satisfactorily addressed.
4. All conditions of the preliminary plan approval and conditional use approval dated May 12, 2016, including waivers and deferrals granted, and the conditional use modification dated August 20, 2019, including the schedule for completion of the off-site improvements, are incorporated by reference.
5. All prior zoning decisions regarding the property remain in effect.

Motion: Approve w/ Conditions, Moved by Robert Lammi, Seconded by Richard Wilkins. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Brett, Lammi, Wilkins

Commission Members Absent: Kicska, Vangeli, Walker

PLANNING DIRECTOR COMMENTS

Kramer said that on Monday September 23 at 6:30 pm, Lehigh Valley Planning Commission would hold a meeting at the Charles Chrin Community Center to get public input on the draft of their regional comprehensive plan.

Kramer gave kudos to Bob Blanchfield, Karin Vangeli and Kathy Sciascia, all of whom will be taking classes at the Lehigh Valley Planning Commission. Lammi provided additional information about some of the things that are taking place through the LVPC.

PUBLIC COMMENT

None.

Commission Members Absent: Kicska, Vangeli, Walker

ADJOURNMENT

The meeting was adjourned at 7:30 pm.

Motion: Adjourn, Moved by Michael Brett, Seconded by Richard Wilkins. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Brett, Lammi, Wilkins
Commission Members Absent: Kicska, Vangeli, Walker