

## **PALMER TOWNSHIP PLANNING COMMISSION**

**PUBLIC MEETING - TUESDAY, FEBRUARY 13, 2018 - 7:00 PM**

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

The February meeting of the Palmer Township Planning Commission was held on Tuesday February 13, 2018 at 7:00 pm with the following in attendance: Chariman Robert Blanchfield, Robert Walker, Jeff Kicska, Karin Vangeli and Robert Lammi. Also in attendance were Planning Director Cynthia Carman Kramer, Ralph Russek of the Pidcock Company, Solicitors Charles Bruno and Steve Brown and Supervisor Jeff Young. Members absent: Richard Wilkins.

1. Minutes of December 2017 Public Meeting

Motion: Adjourn, Moved by Jeff Kicska, Seconded by Robert Walker. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Walker

Commission Members voting Abstain: Vangeli Commission Members Absent: Wilkins

2. Minutes of January 2018 Public Meeting

Motion: Adjourn, Moved by Robert Walker, Seconded by Karin Vangeli. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Kicska, Vangeli, Walker

Commission Members voting Abstain: Lammi Commission Members Absent: Wilkins

### OLD BUSINESS

3. Chrin Southeast Quadrant - Subdivision & Preliminary/Final Land Development Plan

Main St & Trolley Line – J8-27A1

MSC District

Request by Charles Chrin Real Estate Trust

### DISCUSSION

Present on behalf of the applicant were Jim Chrin of Charles Chrin Real Estate Trust and Keith Ottes of Langan Engineering.

The plans propose the development of a multi-tenant commercial development, containing a hotel, restaurant, fast-food restaurant and convenience store with gas station and car wash, on a 13.26-acre lot. The property is located on the south side of Main Street at the intersection of Trolley Line Drive, within what is known as the southeast quadrant of the Route 33/Main Street interchange. The property is located in the Main Street Commercial (MSC) zoning district.

Blanchfield asked for an overview of the project from the applicant. Ottes gave a

description of the plan and read through the waiver requests. Blanchfield asked Ottes to show the location of the retaining walls and bike path. Ottes pointed out the locations per the plan and stated the bike path would be a 10 foot wide concrete path. Ottes also said the LANTA bus stop would have to be shifted to accommodate the sight lines.

Blanchfield asked Ottes about the regional basin. Ottes said the basin was designed to control runoff from Southeast Quad and a portion of the Northeast Quad. It was designed for 60 percent impervious coverage and they were only at 52 percent. Blanchfield asked how they will control the hot spots. Ottes said they will have spill kits on site and oil and water separators in the catch basins, both methods are acceptable by the DEP.

Blanchfield asked about traffic and the hard turn for the car wash. Ottes said they are still going back and forth with PENNDOT on what they want and they will come back with tweaks for on-site work.

Seeing no other issues or comments, Blanchfield asked for a motion. The Commission voted to recommend approval of the plan by the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letter dated February 9, 2018 are satisfactorily addressed.
2. Township Departmental comments dated February 9, 2018 are satisfactorily addressed.
3. Comments from the Tatamy Borough engineer dated February 2, 2018 are satisfactorily addressed.
4. Any additional comments of the Township's Geo-technical Consultant are satisfactorily addressed.
5. The requested waivers are approved by the Board of Supervisors. The requested waiver for the installation of curbing should be approved as a deferral.
6. The proposed method of recreation contribution is approved by the Board of Supervisors. The required amount for a fee in lieu of contribution as required by ordinance would be 13.3 acres x \$3000 = \$39,900. This amount is proposed to be reduced or eliminated through the provision of a recommended trail connection.
7. The need for any voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors. If warranted, the typical contribution would be \$1,000 per peak PM trip.

Motion: Approve w/ Conditions, Moved by Robert Lammi, Seconded by Jeff Kicska. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli, Walker

Commission Members Absent: Wilkins

4. New Palmer Elementary School - Preliminary/Final Land Development Plan  
3050 Green Pond Road - L8-16-1 & L8-16-2  
CR District  
Request by Easton Area School District

## DISCUSSION

Present on behalf of the applicant was Richard Roseberry of Maser Consulting, Arif Fazel of D'Huy Engineering, Attorney Terence Faul and John Reinhart of the Easton Area School District.

The plans propose the construction of a 54,374 square-foot, 3-story elementary school building (94,974 GFA), parking lot, driveways, sidewalks, multi-purpose field, and other typical site appurtenances on a 23.45 acre site. The project will utilize the two (2) existing dual-access driveways along Green Pond Road. The property is located in the Conservation and Recreation (CR) zoning district.

Roseberry gave an overview of the project noting some changes. There will be full improvements along Green Pond Road, changes to driveway locations, a 10 foot wide asphalt wide path that will connect with the path at the Community Center, modified the drainage to address the comments of the Township.

Blanchfield asked Roseberry to discuss the stormwater plan. Roseberry explained the water from the site will be collected in an underground detention basin and have a spray irrigation system. Additional water will be piped down Hay Terrace to Greenwood Avenue. Blanchfield asked who will maintain the system. Roseberry said the district will maintain their property and the rest is to be determined. Roseberry explained the path the water would travel to get to Greenwood Avenue. Lammi asked how the water problem is going to get better. Roseberry said the runoff from the school is being reduced. Blanchfield asked Roseberry to discuss alternate routes to get the water to Greenwood Avenue. Roseberry discussed obtaining an easement to take it across the property of Eric Adams. Roseberry explained that there would be a swale and berm with a mix of evergreen trees between their property and the neighbors to collect water.

Blanchfield asked Roseberry about traffic movement. Roseberry explained the different areas for bus traffic, teachers' parking lot and parent drop-off area.

Blanchfield asked about lighting. Roseberry said they will have LED lights, that will be on timers, with downward projection so that there will be no spillage onto neighboring properties. Vangeli asked if there would be security lighting. Roseberry said yes.

Eric Adams, 110 S Greenwood Avenue, stated that as of that evening they did not approve of an easement through their property. They would have to tear down 2 trees, install rip rap and manholes. He just found out about this plan 2 weeks ago, and they are open to looking at other alternatives.

Cynthia Mack, 2940 Liberty Street, asked if the parking lot would be available after school hours and could they cut back on the parking spaces. She asked if it would disturb her garden and trees when they dig the area for the swale. She disagreed with the location of the play area. It would make more sense to move the play area behind the school instead of next to our houses.

Sandra Hughes, 2933 Liberty Street, asked why they want to expand the parking

lots, they already have extra spaces, why do they need more. She also asked if the water would lay in the swale, if the lights would be on all night and if it would be a tight turn for the buses.

Judy Dobrotka, 15 N Watson Street, speaking on behalf of her mother Violet Dobrotka of 25 N Watson St, explained how 25 N Watson St would get water in the basement and the school district did nothing about it, so they built their own berm to take care of the problem. She asked what types of trees would be planted, and if they would break easily or grow too fast.

Walker asked Bruno if the plan could be moved forward to the Board of Supervisors without the storm water issues being resolved. Bruno said there were two options. Move it forward to the Board of Supervisors with conditions or wait until the plan for the stormwater is complete. Walker said he couldn't see moving it on to the Board of Supervisors, they will be in the same position without the storm water issues being resolved. Faul asked if there are any engineering objections and stated that not getting approval could put the project back 6 months.

The Planning Commission voted to table the plan for one month so the applicant could either obtain the required easements or show an alternate plan for the stormwater.

Motion: Tabled, Moved by , Seconded by . Passed. 5-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli, Walker  
Commission Members Absent: Wilkins

## NEW BUSINESS

5. Northwood Farms, Phase II - Final Subdivision Plan  
Van Buren Road & Northwood Avenue - L8-6-1  
MDR District  
Request by CMC Development Corporation

## DISCUSSION

Present of behalf of the applicant were Michael Tuskes of CMC Development and Philip Malitsch of Hanover Engineering.

The preliminary subdivision plan for this development was approved by the Board of Supervisors on June 27, 2017. The Final Plan for Phase II proposes to create 36 lots for single family detached dwellings on a 16.7-acre portion of the tract, in addition to 2,800 feet of new public roadway. A residual tract of 27± acres will remain and will comprise Phases III and IV.

Malitsch stated that Phase 1 is under construction. Road improvements will be taken care of in Phase 1. Phase 2 will have 36 lots. Lots 43 and 44 will have covenants pertaining to their location next to a commercial business. Blanchfield asked if all the lots next to the business will have covenants. Malitsch said yes.

Tuskes said there are still outstanding issues with their HOP and they will be meeting with PennDOT to resolve these issues. The business owner (Janowicz) will also be meeting with PennDOT. Blanchfield asked what is the timetable for work on Van Buren Road. Tuskes said it is in the hands of PennDOT. Three designs were submitted, right in, right out is what they are trying to get approval for. The Northwood Avenue improvements are currently tied in with Van Buren Road but they are trying to get PennDOT to separate the permits.

Blanchfield asked if LVPC had reviewed the plan. Malitsch said they did not have to do a review as they had already approved the preliminary plan and they had a letter from LVPC stating that. Russek said there were some stormwater issues to resolve. Malitsch said they would work with Pidcock on what needed to be done.

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

The Planning Commission voted to recommend approval of the final plan by the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letter dated February 7, 2018 are satisfactorily addressed.
2. All waivers, deferrals and conditions of approval pertaining to the preliminary plan are incorporated by reference.
3. The amount of recreation contribution is approved by the Board of Supervisors. The required amount of fee in lieu of contribution as required by ordinance for this phase would be \$54,000 (36 units x \$1,500 per unit).

Motion: Approve w/ Conditions, Moved by Robert Lammi, Seconded by Jeff Kicska. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli, Walker  
Commission Members Absent: Wilkins

#### PLANNING DIRECTOR COMMENTS

None.

#### PUBLIC COMMENT

None.

#### ADJOURNMENT

The meeting was adjourned at 9:25 p.m.

Motion: Adjourn, Moved by Jeff Kicska, Seconded by Karin Vangeli. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli, Walker  
Commission Members Absent: Wilkins