

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - TUESDAY, MAY 14, 2019 - 7:00 PM

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

The May 2019 meeting of the Palmer Township Planning Commission was held on Tuesday, May 14, 2019 at 7:00 pm with the following in attendance: Chairman Robert Blanchfield, Karin Vangeli, Jeff Kicska and Robert Lammi. Also in attendance were Planning Director Cynthia Carman Kramer, Ralph Russek of the Pidcock Company, Solicitor Charles Bruno. Absent: Robert Walker, Michael Brett and Richard Wilkins.

1. Minutes of April 2019 Public Meeting

Motion: Approve, Moved by Karin Vangeli, Seconded by Jeff Kicska. Failed. 3-0. Commission Members voting Ayes: Blanchfield, Kicska, Vangeli
Commission Members voting Abstain: Lammi
Commission Members Absent: Brett, Walker, Wilkins

NEW BUSINESS

2. Durocher Lot Line Adjustment Plan

1221 Stones Crossing Road, 7 Crossing Court and 11 Crossing Court - M8SE2-22-11A, M8SE2-22-12B & M8SE2-22-12C

LDR District

Request by Scott Durocher

DISCUSSION

Present on behalf of the applicant were Richard Waldruff of Waldruff Land Surveying, Scott Durocher, Kevin Kempf and Robert Kennedy.

The plan proposes the adjustment of lot lines between three adjoining residential lots. A portion of Lot 1 is proposed to be transferred to Lots 2 and 3, decreasing the Lot 1 area from 43,087 to 21,190 square feet, increasing the Lot 2 area from 21,000 to 31,448 square feet, and increasing the Lot 3 area from 21,000 to 31,319 square feet. All three lots contain existing single-family detached dwellings. The lots are located to the east of Stones Crossing Road at Crossing Court within the Low Density Residential (LDR) district.

Waldruff gave an overview of how the Durocher property would be divided to extend the property of Kennedy and Kempf. Blanchfield asked if the right-of-way has been dedicated. Durocher said it has not and asked if he could get a deferral. Blanchfield said the deferral would have to be granted by the Board of Supervisors. Russek said there are 3 options: right-of-way land dedication, right-of-way land dedication with curbing and right-of-way land dedication with curbing and sidewalk. Bruno clarified they were alright with the land dedication but would want a deferral on the curb and sidewalk. Bruno stated that the curb and sidewalk would still have to be shown on the plan. Kramer said they would have to ask the Board of Supervisors for the deferral. Blanchfield asked if they had submitted to Lehigh Valley Planning Commission. Kramer confirmed they had submitted the

plans and are waiting for their letter. Waldruff referred to comment number 6 on the Pidcock letter dated May 8, 2019, he said there are no easements or pipes within the Durocher Property. Bruno said that should be confirmed by the Township engineer.

The Commission recommended approval of the plan to the Board of Supervisors with the following conditions.

1. Comments of the Township Engineer's letter dated May 8, 2019 are satisfactorily addressed.
2. Any comments from the Lehigh Valley Planning Commission are satisfactorily addressed.
3. Sidewalk and curbing are shown on the plan and a request for deferral is submitted and approved by the Board of Supervisors.
4. The right-of-way is shown as being dedicated to Palmer Township.

Motion: Approve w/ Conditions, Moved by Jeff Kicska, Seconded by Robert Lammi. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli

Commission Members Absent: Brett, Walker, Wilkins

3. Chrin Commerce Center Lots 10 & 11 - Lot Consolidation Plan

130 Commerce Lane - J8-27A1J, J8-27A-1K & J8-27A1

NEB District

Request by North Street Real Estate LLC

DISCUSSION

Present on behalf of the applicant were Shaun Haas of Langan Engineering, Ronald Kline of C. F. Martin & Co. and Thomas Beauduy of the Chrin Company.

The plans propose the consolidation of Lots 10 and 11 of the Chrin Commerce Centre with a portion of Lot 2 of the Chrin Southeast Quadrant subdivision. The resulting lot, the majority of which is located within Tatamy Borough, will contain 13.1 acres and is being proposed for the development of a 200,100 square foot warehouse building. The remaining Lot 2 of the Chrin Southeast Quadrant subdivision will be reduced in size from approximately 23.7 to 17.5 acres. The lots are located at the northeast corner of Commerce Lane and Trolley Drive, within the North End Business (NEB) district in Palmer Township and the Light Industrial (LI) district in Tatamy.

Blanchfield asked about stormwater. Haas explained how the stormwater would be handled going in two different directions, north to the Southeast Quadrant property and south to the Commerce Lane stormwater system. Blanchfield asked about traffic. Haas said there have been multiple traffic studies done, and this project proposes less traffic than the studies. Russek commented there could be a timing issue because it relies on the Southeast Quad being done for the stormwater. Young asked about the bike trail. Haas said it will be on the east side of Trolley Line Drive and will be 10 feet wide with 2 driveway crossings.

The Commission recommended approval of the plan to the Board of Supervisors, subject to the following conditions.

1. Comments of the Township Engineer's letter dated May 8, 2019 are satisfactorily addressed.
2. All conditions of approval from the Chrin Commerce subdivision plan and the Chrin Southeast Quadrant land development plan pertaining to these lots are incorporated by reference.
3. Comments of the Tatamy Borough engineer are satisfactorily addressed.
4. Any comments of the Lehigh Valley Planning Commission are satisfactorily addressed.

Motion: Approve w/ Conditions, Moved by Jeff Kicska, Seconded by Karin Vangeli. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli

Commission Members Absent: Brett, Walker, Wilkins

PLANNING DIRECTOR COMMENTS

Kramer said there will be a meeting Wednesday May 17, 2019 of the Zoning Re-write committee.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 7:27 p.m.

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

Commission Members Absent: Brett, Walker, Wilkins