

FORKS TOWNSHIP, NORTHAMPTON COUNTY  
PLANNING COMMISSION

01-12-23

The Forks Township Planning Commission held their meeting at the Forks Township Municipal Building, 1606 Sullivan Trail, Easton, Pennsylvania on Thursday, January 12, 2023. The meeting was opened at 7:00 p.m. by Solicitor Pereira followed by the Pledge of Allegiance.

**Members Present:**

Ian Heck  
Eric Konecke  
Matt Sprung  
Kevin Jiorle  
Robert Rusnak  
Matt Menkowski  
Anthony Klapatch  
Hunter Keim, Alternate  
Jeremy McIntosh, Alternate

**Members Absent:**

**Others Present:**

Lisa Pereira, Solicitor, Broughal & DeVito  
Sean Policelli, Gilmore & Associates  
Donna M. Asure, Township Manager

**Reorganization:**

Solicitor Pereira asked for nominations for Chairperson. A motion was made and seconded to nominate Mr. Heck for Chairperson. All in favor. Motion carried.

Chairperson Heck asked for nominations for Vice Chairperson. A motion was made and seconded to nominate Mr. Konecke for Vice Chairperson. All in favor. Motion carried.

Chairperson Heck asked for nominations for Secretary. A motion was made and seconded to nominate Mr. Menkowski for Secretary. All in favor. Motion carried.

**Public Comments:** None.

**Minutes:**

The minutes of the December 8, 2022 Planning Commission Meeting were discussed. A motion was made and seconded to approve the minutes of December 8, 2022 as presented. Motion carried. 7-0-0.

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**Reports:** None.

**Correspondence:** None.

**Old Business**

**Lafayette College Gummesson Grounds – Land Development**

George Gorsulick, representing the applicant, addressed the PC. Mr. Illigash, engineer for the project, explained that they are proposing to expand the existing Oaks Stadium on Sullivan Trail. They will be building new bleachers to expand from 738 to 982 spectators. Associated with this would be sidewalks, landscaping, stormwater management facilities, and a plaza. This is an approved use in this district. They submitted for the NPDES permit from Northampton County and LVPC and are waiting on comments. There will be no new utility connections. They responded to the Township Engineer's letter, dated November 3, 2022. There were no comments from the Fire Department. They are proposing 400 additional parking spaces on grass. This was shown on the map.

The review letter from the Township Engineer, dated November 3, 2022, and the applicant's response letter, dated December 16, 2022, were discussed. Mr. Illigash discussed the waiver request letter dated September 28, 2022:

1. Article III Section 175-16. D – Request modification from this section to allow for concurrent submission Preliminary/Final Plan.

Since the applicant did not have the formal waiver submission forms, the PC discussed whether to continue with the waiver requests or to wait until the proper forms were submitted. The Township Solicitor informed the PC that as long as the applicant indicates that they will provide the forms, the PC can act on the waivers at tonight's meeting.

A motion was made by Mr. Sprung and seconded by Mr. Konecke to grant the waiver to allow submission of a combined Preliminary and Final Land Development Plan. All in favor. 7-0-0. Motion carries.

2. Article III Section 175-26.B(3) – Request modification from this section to allow for the submission of plans to be drawn at one inch equals 30 ft.

There was no objection to this waiver from the Township Engineer. A motion was made and seconded to grant the waiver to submit plans at a scale of 1" =30'. All in favor. 7-0-0. Motion carries.

3. Article III Section 175-26.D(1)(b) – Request waiver from providing site and lot boundaries with closure errors not exceeding 0.01 foot. Township Engineer explained that they are not doing a total site survey of the property since the project is limited to a relatively small interior area of the overall tract, this would not be relevant.

A motion was made and seconded to grant the waiver from providing site and lot boundaries with closure errors not exceeding 0.01 foot. All in favor. 7-0-0. Motion carries.

4. Article III Section 175-26.D(1)(d) – Request waiver from providing locations and types of all existing monuments. No engineering objection to this waiver.

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A motion was made and seconded to grant the waiver from providing locations and types of all existing monuments. All in favor. 7-0-0. Motion carries.

5. Article III Section 175-26.B(3) – Monuments shall be set at each angle of the perimeter of the property. The applicant requested a waiver from this requirement since the proposed development does not modify the boundary and is positioned on a relatively small interior portion of the overall site.

A motion was made and seconded to grant the waiver from requiring monuments be set at each angle of the perimeter of the property. All in favor. 7-0-0. Motion carries.

A discussion ensued regarding a traffic impact study analysis based on the increase of seating with a full stadium for special events. A traffic letter was provided with the resubmission material. A formal review will be provided in the next review letter by the Township Engineer.

The Township Engineer indicated that the applicant's reply letter dated December 16, 2022 is still under review. It is up to the PC if they wanted to vote on the Preliminary/Final submission or wait for the final review letter from the Township Engineer.

A motion was made by Mr. Jiorle, seconded by Mr. Sprung, to recommend conditional Preliminary/Final approval subject to the applicant compliant with the Township Engineer's review letter, dated November 3, 2022, and as modified by any subsequent reviews. All in favor. 7-0-0. Motion carries.

**Rempel – 707 Wagener Lane – Lot Consolidation**

Peter Concenso, All County and Associates, representing Mr. Rempel, explained that they are combining two lots together to allow Mr. Rempel to build his house in the middle of the new lot. They received E&S comments from Northampton County Conservation District and responded to them. There was an apple bunker on the lot and barns along the roadway. The Township Engineer's review letter, dated December 1, 2022, was discussed. The Township Engineer discussed the unopened township road, paper street, that could be potentially opened by the Township, if needed. The Township Solicitor explained that if the unopened street was shown on a plan more than 21 years ago, the township has lost the ability to open this road. North of the property is the school district property. Township Solicitor explained that since this is a lot consolidation, they only need to appear before the PC once. There is no need to vote on a preliminary/final submission.

A motion was made by Mr. Jiorle, second by Mr. Sprung, to conditionally approve the Rempel Lot Consolidation plan subject to the applicant's compliance with the Township Engineer's review letter dated December 1, 2022. All in favor. 7-0-0. Motion carries.

**New Business**

**Zoning Text Amendment**

The Township Solicitor explained that this Zoning Text Amendment was drafted at the recommendation of the Township Zoning Officer, Shawn McGlynn, based on an overabundance of variances requested by residents for pools, decks, patios, etc. This would allow a resident to

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increase the maximum impervious surface ratio up to 10% provided that the applicant shows that they are able to address the stormwater infiltration. The township engineer would review that this would happen. This lessens the burden on the ZHB. Discussion ensued regarding impervious coverage and above ground pools being exempt from impervious coverage restrictions.

Supervisor Turner explained that this amendment includes not only pools but everything associated with pool installations, i.e., patios. He said that this would prevent some of the applicants needing a variance from the ZHB.

A motion was made and seconded to recommend that In-ground private swimming pools and associated coping/patios are permitted and increase in the maximum impervious surface ratio for the zoning district in which the property is located when a Township Engineer approved stormwater infiltration system is provided. In addition, above ground pools will be exempt from meeting the impervious coverage requirements. 5-2-0, Chairman Heck and Mr. Sprung voted nay. Motion carries.

**Daniels Health Expansion – Land Development**

Rick Roseberry, Collier Engineering & Design, representing the applicant, explained that they were present for acceptance of the Land Development plan. Daniels Health is an existing Forks Township business. Since business has increased, they are proposing an expansion to the building. They will be seeking Conditional Use approval as well as Preliminary/Final Land Development approval. The facility is currently 18,724 sq. ft. and they are proposing a 14,196 sq. ft. addition on the building. They are also proposing to install 50 parking spaces. Gas main crosses the frontage of property which includes a 45 ft. gas easement, and 20 ft. sanitary and bike path easement in the front of the property. They are allowed to put parking along the gas easement. They will also install a stormwater management system. Discussion ensued regarding stormwater management. Gabe from Daniels Health explained that this is a medical waste treatment facility. They autoclave the waste and send it to a landfill. They are regulated by DEP, DOT. The amount of truck traffic will remain the same with the addition. They have DEP approval for the building expansion and modifications. Additional parking will be along Uhler Rd.

A motion was made and seconded to accept the submission by Daniel Health Expansion – Land Development. All in favor. 7-0-0. Motion carries.

**Daniels Health Expansion – Conditional Use**

Township Solicitor indicated that the Township Zoning Officer is reviewing the file and will have a review letter ready for the February 9<sup>th</sup> PC Meeting. Township Engineer indicated that they also will have a review letter on the Land Development and Conditional Use ready for the February 9<sup>th</sup> PC Meeting. The Conditional Use hearing is scheduled to be heard at the Board of Supervisors Meeting on February 16<sup>th</sup>.

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**Open Space Update**

Mr. Menkowski updated the PC on the Open Space Committee. There are approximately 15 residents on the Committee. The recent Forks Township newsletter had an article on the first page regarding Open Space. They are planning to present their findings to the Board of Supervisors for a referendum to raise the earned income tax for a dedicated funding source for open space and for residents to vote on the referendum in November. He asked if the PC had any questions for the committee at their next meeting. The next Open Space Committee meeting is February 8<sup>th</sup>.

Having no further business, Chairman Heck adjourned the meeting.