

FORKS TOWNSHIP, NORTHAMPTON COUNTY
PLANNING COMMISSION

02-09-23

The Forks Township Planning Commission held their meeting at the Forks Township Municipal Building, 1606 Sullivan Trail, Easton, Pennsylvania on Thursday, February 9, 2023. The meeting was opened at 7:00 p.m. by Chairman Heck followed by the Pledge of Allegiance.

Members Present:

Ian Heck
Matt Sprung
Matt Menkowski
Anthony Klapatch
Hunter Keim, Alternate
Jeremy McIntosh, Alternate

Members Absent:

Eric Konecke
Robert Rusnak
Kevin Jiorle

Others Present:

Lisa Pereira, Solicitor, Broughal & DeVito
David Backenstoe, Esq.
Sean Policelli, Gilmore & Associates
Donna M.ASURE, Township Manager

Chairman Heck indicated that there are members absent tonight, so alternates Hunter Keim and Jeremy McIntosh will be voting members tonight.

Public Comments: None.

Minutes:

The minutes of the January 24, 2023 Planning Commission Workshop Meeting were discussed. A motion was made by Mr. Sprung and seconded by Mr. Klapatch to approve the Workshop minutes of January 24, 2023 with the addition of listing member titles of Chairman and Secretary next to their names respectively, and to correct Chairperson to Chairman. All in favor. Motion carried. 6-0-0.

The minutes of the January 12, 2023 Planning Commission Meeting were discussed. A motion was made by Mr. Menkowski, seconded by Mr. Klapatch to approve the minutes of January 12, 2023 as presented. All in favor. Motion carried. 6-0-0.

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Reports: None.

Correspondence:

Lafayette College Gummesson Grounds – Land Development

Preliminary/Final Plan Review #2

The Township Engineer explained that since the PC recommended conditional approval, the applicant resubmitted revised plans and this is the review letter for the revised submission. This was only to update the Planning Commission.

Old Business

Seifert Properties Residential Development – Major Subdivision

Bill Schaefer, Langan Engineering, introduced himself and discussed some revisions made to the plan based on comments from the PC at the last meeting and from the Township Engineer’s review letter dated January 5, 2023.

They revised the plan so that four units were not fronting on Mitman Rd. They added significant buffering and landscaping along Arndt and Mitman Roads which also includes a berm. They added a pedestrian access crossing along the trail, which is 8 ft wide, and removed a small portion of the sidewalk on the east side of Fox Run Rd.

Discussion ensued regarding requested waivers for the plan:

1. Section 175-42.L – Sidewalks shall be required on both sides of the street in all developments. They are requesting relief only on the east side of Fox Run Road, between proposed Road A and the existing Fox Run Road. This will encourage people to cross at the intersection. Sidewalks are 5 ft wide. The trail on the west side of Fox Run is 8 ft wide with 2 ft grass section. This will be concrete rather than asphalt.

David Backenstoe, Esq, representing the PC tonight for this case, introduced himself.

A motion was made by Mr. Sprung , seconded by Mr. Klapatch, to grant the waiver from Section 175-42.L, that sidewalks shall be required on both sides of the street in all developments. Relief is only requested on the east side of Fox Run Road, between proposed Road A and the existing Fox Run Road in accordance with the exhibit. In addition, the path will be concrete as opposed to asphalt. All in favor. Motion carried. 6-0-0.

2. Section 175-50.A – SALDO states that curbs of portland cement concrete shall be constructed pursuant to the provisions of the Township Construction Standards. They are requesting relief to allow for 6” reveal Belgium block curbing in the active adult community only. This road will be privately owned and maintained.

A motion was made by Mr. McIntosh, seconded by Mr. Menkowski , to grant the waiver from Section 175-50.A to allow 6” reveal Belgium block curbing in the active adult community only. All in favor. Motion carried. 6-0-0.

3. Section 175-610.A – Swales with velocity in excess of 4 ft/second, or flow in excess of 5 cubic ft/second shall be lined with riprap consisting of stone of the required size,

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thickness and gradation. They are requesting relief from swales #2, 3, 4, 6 and 11 which have flows in excess of 5 CFS. Township Engineer did not have issue with this request.

Discussion ensued regarding this waiver. The swales are on the property line. On the south side of the development, the swales will be maintained by the HOA.

Stacey Kocher, 950 Mitman Rd, questioned the grading along Mitman Road, will there be a berm? There will be a berm and water will flow to a swale, then to a catch basin, then into Bushkill Creek. Discussion ensued regarding emergency flow direction and water flowing onto his property and onsite sewage system. The applicant indicated that there should be a reduction in waterflow onto his property.

A motion was made by Mr. McIntosh, seconded by Mr. Menkowski to grant the waiver from Section 175-610.A which requires riprap consisting of stone to allow for the placement of alternate matting subject to the strict approval of the Township Engineer for swales 2, 3, 4, 6 & 11 which have flows in excess of 5 CFS. All in favor. Motion carried. 6-0-0.

4. Section 175-42.N.11 – SALDO requires the edge of any driveway to be at least 40 ft from the nearest end of the paving radius of a street intersection. They are requesting relief for properties in the Southern Parcel. 10 lots would be affected. This would not create an unsafe condition and it would be the most efficient use of the land. Discussion ensued regarding this request. The Township Engineer indicated that this is in an age restricted community with internal roads. PC requested no parking signs between the driveway and the intersection.

A motion was made by Mr. McIntosh, seconded by Mr. Menkowski, to grant the waiver from Section 175-42.N.11 of the Forks Township SALDO which states that the edge of any driveway shall be at least 40 ft from the nearest end of the paving radius at the street intersection to allow lesser than 40 ft in accordance with the attached site plan, in accordance with the specifications listed in the waiver request, and pursuant to approval by the Township Engineer for the 10 lots listed on the waiver and further with the understanding that there will be no parking between the driveway and the intersection on any of these lots, with appropriate pavement markings for no parking. Motion carried. 5-0-1. Mr. Keim opposed.

5. Section 175-42.N.2 – SALDO requires that residential driveways shall be offset from the center line of the nearest intersecting local road by 75ft. They are requesting relief for units listed on the waiver. Discussion ensued regarding this request. The driveway for lots SF-19 & SF-43 will be realigned.

A motion was made by Mr. Klapatch, seconded by Mr. McIntosh, to grant the waiver from Section 175-42.N.2 of the Forks Township SALDO which requires that residential driveways be offset from the center line of the nearest intersection local road by 75 ft. to allow less than 75 ft:

1. In accordance with the submitted site plan
2. In accordance with the criteria set forth in the waiver
3. Pursuant to approval by the Township Engineer

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4. 12 lots listed at the bottom of the waiver with the further understanding that the location of certain homes on certain lots will be flipped as per the recommendation of the PC and in accordance with the Township Engineer approval.

Mr. Keim expressed safety concerns. Motion carries. 5-0-1. Mr. Keim opposed.

Township Engineer indicated that the applicant submitted revised plans at the end of January in response to the Township Engineer's review letter dated January 5, 2023. The Township Engineer's review letter will be ready for the next PC meeting. Discussion ensued regarding adding an additional pickleball court. Richard Brooks addressed the PC regarding the possibility of additional pickleball courts. The PC discussed the review letter from Langan Engineering, dated January 11, 2023. Discussion ensued regarding curbing along Mitman and Arndt Roads and the possibility of pool installations on the lots. Spray irrigation on the open space was discussed.

A motion was made by Mr. Sprung, seconded by Mr. Klapatch, to table further discussion on Seifert Properties Residential Development – Major Subdivision. All in favor. Motion carries. 6-0-0.

Daniels Health Expansion – Land Development

Township Solicitor explained that on the agenda tonight, both a preliminary/final Land Development plan and Conditional Use application for Daniels Health were submitted concurrently. One of the requirements for the Land Development plan is to provide proof of notification to neighboring property owners within 300 ft of the subject property prior to tonight's meeting. That was not done in time for tonight but will be done by the March meeting. Township Solicitor recommended that the PC table the Land Development plan and proceed with the Conditional Use application.

A motion was made by Mr. McIntosh, seconded by Mr. Klapatch, to table discussion on Daniels Health Expansion – Land Development to the next PC meeting. Motion carries. 5-1-0. Mr. Keim abstained.

Daniels Health Expansion – Conditional Use

Attorney Don Souders, representing the applicant, explained that this is an existing facility at 925 Conroy Place. They are requesting to expand the 18,724 sf industrial building. The proposed addition would be an additional 14,196 sf with reconfiguration of loading dock, 12 additional parking spaces and stormwater management improvements. It is in the EC (Employment Center) zoning district. Total acreage of the property is 2.5 acres. Daniels Health accepts medical waste, autoclaves it, then compresses it for deposit in a landfill.

Richard Roseberry, engineer for the project, indicated that regarding the Land Development submission, they did receive the Township Engineer's review letter, dated February 2, 2023. They will resubmit and address the items listed. The existing facility has been operational for some time. Maximum employees per shift is 25. The addition will increase efficiency of the operation. They are requesting the conditional use since this use required a conditional use

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when they first opened and since this is an expansion, they were required to apply for a conditional use. The type of use is considered G-7 manufacturing.

Mr. Roseberry discussed the Conditional Use Requirements:

1. The application complies with all the requirements of the Forks Township Ordinance.
2. This is a DEP regulated facility and they have received the DEP permit. They will comply with all other applicable Township, state and federal laws, regulations and permits.
3. This site has been laid out to accommodate a wide range of vehicular traffic and provided sufficient parking spaces. No issues with congestion or hazards onsite. The shifts will be split with a differential between the shifts which will aid with the parking issues. There will also be another parking area for the trucks so they will not be parked on the grass. Also, most of the trucks will not be onsite during the day. Some trailers have been parked on street but with the expansion, there shouldn't be any trucks parked on the street. There will be a total of 9 truck bays, 5 new employees. Same number of trucks on site.

The Zoning Officer, Shawn McGlynn, is on the phone and discussed his concerns regarding parking. He explained that parking is a specific requirement in the G7 use and it appears under the Township Engineer's review letter, they are not in compliance, and may need to seek relief from the BOS to allow for reduction in parking spaces. Parking is an issue that needs to be addressed per the Zoning Officer and Public Works. Per the Zoning Ordinance, they are required to provide 73 parking spaces and they are providing 54. The Zoning Officer indicated that the applicant should go before the BOS to request relief for parking, truck turning radius and loading bays prior to the PC giving a recommendation for the Conditional Use. The applicant showed that they could provide 73 parking spaces, if necessary. The applicant will need to provide additional parking rendering to show the location of trucks and to meet with the Zoning Officer to discuss his concerns.

4. They will provide additional landscaping, as shown on land development plan.
5. They are surrounded by industrial and commercial businesses.
6. Operations are not hazardous to public health and safety.
7. There are no steep slopes, mature woodland, wetlands, floodplains, springs or other important natural features on this property.

A motion was made by Mr. Heck, seconded by Mr. Keim, to recommend to deny the conditional use for Daniels Health based on the applicant not providing proper site layout, internal circulation, parking, buffering and all other elements of proper design as specified in the Forks Township Zoning Ordinance.

Mr. Souders requested that the PC suspend the vote or rescind the motion and allow them to come back to the PC with as much additional information as possible per the Zoning Officer's concerns. The hearing will not be heard next week and they will need a time extension. The

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hearing can be rescheduled for March 16th. The applicant will have time to go before the BOS to request relief on the parking issue.

Mr. Heck withdrew his motion to recommend to deny the conditional use and made a motion to table discussion on the conditional use application for Daniels Health, seconded by Mr. McIntosh. All in favor. Motion carries. 6-0-0.

NON AGENDA ITEMS:

Regarding the February 28th Joint Workshop Meeting, Zoning Officer McGlynn will not be able to attend but will provide information for the boards to review. The PC felt that they would prefer to table discussion until he can attend.

Surface pros for new members. They can use their personal devices. Infradapt will be at the February 28th meeting, if everyone could arrive around 6:30 p.m.

Mr. Menkowski informed everyone that the next Open Space Meeting will be held on February 22nd. They plan to meet with BOS in March to get approval for referendum to impose an additional earned income tax for open space on the November ballot.

Mr. Sprung expressed concerns that the Zoning Officer was not present at the meeting or submitted a review letter prior to tonight's meeting.

Having no further business, Chairman Heck adjourned the meeting.