

FORKS TOWNSHIP, NORTHAMPTON COUNTY  
PLANNING COMMISSION

03-09-23

The Forks Township Planning Commission held their meeting at the Forks Township Municipal Building, 1606 Sullivan Trail, Easton, Pennsylvania on Thursday, March 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 Menkowski  
Anthony Klapatch  
Hunter Keim, Alternate

**Members Absent:**

Eric Konecke  
Robert Rusnak  
Kevin Jiorle  
Matt Sprung  
Jeremy McIntosh, Alternate

**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 alternate Hunter Keim will be voting member tonight.

**Public Comments:** None.

**Minutes:** None.

**Reports:** None.

**Correspondence:**

Chairman Heck informed the PC that he received an email from Supervisor Turner from Local Government Services regarding a transportation meeting. PC can call in and give their feedback. This is a 12 year program. The period opens March 1 to April 30, 2023. Chairman Heck will forward this information to all PC members.

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**Old Business**

**Seifert Properties Residential Development – Major Subdivision**

David Backenstoe, Esq, represented the PC tonight for this case.

William Schaefer, Langan Engineering, representing the applicant, discussed the changes made to the plan since their appearance at last month’s meeting.

They adjusted 2 lots on the north side where the driveways were directly adjacent to the roadway. They added an additional pickleball court. Trail connections on the north side were changed to concrete and added pedestrian crossing at Road A and Fox Run Rd. They added no parking striping for units closer than 40’ between driveway and curb radii.

Regarding the Township Engineer Review Letter, dated March 2, 2023, he wanted to discuss the recommendation that they prohibit parking on one side of the street. They will comply. This would involve the northern side. They will re-evaluate the southern, active adult, side also.

Attorney Backenstoe discussed items #2 and #4 on page 2 of the Township Engineer’s letter dated 3/2/23:

2. Section 200-28.B(15)(a) – This has to do with very specific language to be placed on deeds and the plan regarding that this is an age-restricted community. Any approval granted will include that this is conditioned on the fact that this language is included in each deed and notes on the plan.

4. Section 200-40.A – This requires that language be placed on any common area confirming that there will be no further development on open space.

No comments from the public.

A motion was made by Mr. Keim to table this project, seconded by Mr. Menkowski. All in favor. Motion carried. 4-0-0.

**Posh Proposed Commercial Development – Prelim/Final Land Development**

The applicant requested that they be removed from tonight’s agenda and pending if they receive a review letter, they requested to be placed on the April 13, 2023 agenda.

**Daniels Health Expansion – Land Development**

Don Souders, attorney for the applicant, indicated that they satisfied the notice requirements and they submitted some revised plans to provide parking circulation detail. Interior architectural drawings were also submitted, sheets 9 and 10. There have been some parking issues that were addressed with neighboring property owner, Straight Arrow. They were isolated incidents and there have been none since. Also, they made it clear to employees to not park across the street in the Straight Arrow parking lot or on the street. They currently have 2 shifts, 25 maximum on the first shift. Gabe from Daniels Health, described employee and driver shifts. There are 23 trucks, 3 tractors, 16 trailers and one minivan. They are currently entering into a lease agreement to have up to 15 of trucks housed off-site. They currently park 10-12 trucks, 7-9 trailers, 3 tractors and 1 van. Discussion ensued regarding parking of trucks on site, truck turning plan and loading bays. Chairman Heck expressed concerns regarding approving this land development since there isn’t enough parking on this site for the number of trucks.

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Solicitor Pereira explained that this could be a condition of the land development and conditional use approval that they have, at all times, a legally binding arrangement to maintain parking off site. They would have to provide proof to the Township and on a regular basis if there are issues, and if they fail to maintain this agreement, it becomes a zoning issue. Frank Diamore, Straight Arrow, 900 Conroy Pl, stated that truck traffic is their biggest concern. He suggested a condition that there be no parking, as indicated on plan, on the east side of their property line. Restricting parking in this area can be addressed by BOS since it's a Township road and they can amend the ordinance regarding parking along Conroy Place. The architect for the plan discussed the architectural of the expansion.

A motion was made by Mr. Klapatch to table the Land Development plan, seconded by Mr. Menkowski. All in favor. Motion carried. 4-0-0.

**Daniels Health Expansion – Conditional Use**

Discussion ensued regarding parking and traffic issues for this expansion.

A motion was made by Mr. Keim to recommend the conditional use contingent upon an off-site lease agreement for at least 15 parking spaces for trucks and that there would be, as part of that lease agreement, required that Forks Township would be provided notification in the event that the lease is terminated, seconded by Mr. Klapatch. All in favor. Motion carries. 4-0-0.

**NON AGENDA ITEMS:**

Mr. Menkowski gave an update on the Open Space Meeting. They met with BOS at the BOS March workshop and it was open to the public. The issue that was discussed was if they want the Open Space tax put on the ballot in November of 2023 or not until 2024. Everyone at the meeting wanted this put on the ballot this year. This will possibly be voted on at the March 16<sup>th</sup> BOS meeting. Different plans were discussed. Once its approved, the BOS can appoint a commission and they will look into getting professionals and discuss what areas to adopt. The next committee meeting will be April 12<sup>th</sup>.

Having no further business, a motion was made by Mr. Keim to adjourn the meeting at 8:24 p.m., second by Mr. Klapatch. All in favor. Motion carried. 4-0-0.