

**FORKS TOWNSHIP, NORTHAMPTON COUNTY  
BOARD OF SUPERVISORS**

**05-4-2023**

**Joint Work Session – 7:00pm**

A joint work session of the Forks Township Board of Supervisors and the Forks Township Planning Commission was held on Thursday, May 4, 2023, at the Forks Township Municipal Building, Easton, PA. Chairman O'Neil opened the meeting at 7:00 p.m., followed by the Pledge of Allegiance.

**BOS Members present:**

John O'Neil, Chairman  
Ty Corallo, Vice-Chairman  
Tim Hughes, Secretary/Treasurer  
Kelly Keegan, Member  
Dean Turner, Member

**PC Members Present:**

Eric Konecke, Vice-Chairman  
Matt Menkowski, Secretary  
Matt Sprung - member  
Anthony Klapatch – member

**IN ATTENDANCE:**

Donna M. Asure, Township Manager  
Lisa Pereira, Twp. Solicitor  
Sean Policelli, Gilmore & Associates  
Shawn McGlynn, SFM Consulting

**Absent: (PC)**

Ian Heck, Chairman, PC  
Robert Rusnak - member  
Kevin Jiorle – member  
Hunter Keim - alternate  
Jeremy McIntosh - alternate

**Supervisor Comments**

J. O'Neil –

Chairman O'Neil welcomed all who were in attendance. He stated the township was happy to recognize our military heroes with the Hometown Hero banner program. The banners were displayed around the meeting room. J. O'Neil asked that anyone in the audience that was either the hero on the banner or the family here for the hero to stand and be recognized. He thanked them all for their service.

T. Corallo - none

T. Hughes –

T. Hughes stated he wished to echo the sentiments of the Chairman. He thanked all those who have served and are serving our country. He stated that we are always thankful and that our veterans are never forgotten.

T. Corallo – none

K. Keegan – none

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**Announcements –**

An executive session was held this evening at 6:00pm concerning personnel issues. No decisions nor actions were taken in executive session.

**Public Comment:**

Shawn Malone – 2260 Stonebridge Road – Mr. Malone spoke to the board about the speed on West Meco Lane in the area of Patriots Lane. He is concerned for the safety of the residents as motorcycles are doing wheelies down the road and there is drag racing going on. He would like to see speed bumps like they have in West Chester.

He also spoke to the board about posting signs for no trucks on West Meco. He stated that 18 wheeled trucks are using W. Meco from Richmond to get to Sullivan Trail. He would like signs to say no tucks allowed over 12000 pounds except for residential deliveries.

Terry Herse – 2872 Hollow Avenue –

T. Herse explained that he is a Life Scout with Troop 29. He thanked the board for having public comment at the beginning of the meeting as was a school night. He is working on his eagle scout project which is collection of food for the local Salvation Army. He would like to spread awareness about ALICE which stands for Asset Limited, Income Constrained, Employed, and represents the increasing number of individuals and families who work, but are unable to meet their basic needs, including food, child care, housing, health care and transportation. He is placing food collection barrels at various locations including municipal buildings and would like to place a barrel at the community center and at the municipal building. The board agreed and asked him to work with the township manager to make this happen.

**Treasurer’s Report –**

Treasurer Tim Hughes reported the township’s debt, after approval of tonight’s invoices will be \$3,253,000.00.

T. Hughes made a motion, seconded by K. Keegan to ratify/approve vouchers payable received through May 2, 2023, both by check and online as follows –

- Half off Ponds - \$1,318.50
- AFLAC - \$348.48 (4-27-23).

All in favor. Motion carried.

T. Hughes made a motion, seconded by K. Keegan to approve vouchers payable received through May 1, 2023, in the amount of General Fund - \$ 119,463.67; General Capital Fund - \$ 560.00; Utility Fund - \$ 18,084.38; Utility Capital - \$ 29,326.63; Escrow Fund - \$ 43,273.09. All in favor. Motion carried.

T. Hughes made a motion, seconded by K. Keegan to approve payment to Jim Thorpe National Bank (JTNB) for the township’s general obligation Bond, Series 2021, in the amount of \$838,000 (principal) and \$18,204.95 (interest for a total due of \$856,204.95 to be paid from the general fund. All in favor. Motion carried.

T. Hughes made a motion, seconded by K. Keegan to ratify payroll for pay period ending April 23, 2023, in the amount of \$ 166,597.32. All in favor. Motion carried.

T. Hughes made a motion, seconded by K. Keegan to approve the salary change for Donna M. Asure, Township Manager to \$120,000.00 annually, effective April 24, 2023. All in favor. Motion carried.

T. Hughes made a motion, seconded by K. Keegan to award the GLG Sullivan Trail grant project to Telco, Inc for a project total in the amount of in the amount of \$365,950.00 (20% township match of

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\$73,190.00) and authorize the township manager and solicitor to prepare the contract and the Chairman of the board to execute. All in favor. Motion carried.

**Old Business –**

**Minutes -**

T. Corallo made a motion, seconded by T. Hughes to approve the minutes of the April 20, 2023, regular meeting of the board of supervisors. Roll Call Vote: T. Corallo, yes; T. Hughes, yes; K. Keegan, yes; D. Turner, abstained (due to absence); J. O’Neil, yes. Motion carried.

**Zoning Officer Appointment**

T. Corallo made a motion, seconded by K. Keegan to remove Richard Furs as Assistant Zoning Officer and appoint Jayson Mitch as Forks Township Assistant Zoning Officer effective immediately. All in favor. Motion carried.

**3701 N. Delaware Drive – dangerous structure**

T. Hughes made a motion, seconded by T. Corallo to ratify the update of the dangerous structure order of demolition for 3701 N. Delaware Drive to name the current property owner. Roll Call Vote: T. Corallo, yes; T. Hughes, yes; K. Keegan, yes; D. Turner, yes; J. O’Neil, yes. Motion carried.

**DISCUSSION WITH PLANNING COMMISSION**

**Potential redevelopment of property –**

Erick Schock, Esq., FB&L; Chris Diliberti of Ridgeline Property Group and Keith Oatis of Langan Engineering were present to discuss with the board the potential to redevelop the former Dixie factory at 605 Kuebler Road. The developer is looking to demolish the current structure and build a 468,000 square foot warehouse. The developer stated he was before the boards today to introduce the project, get guidance on the conditional use process and to see what issues the boards may have concerning a project such as this.

The board and the developer discussed the following issues –

- Additional truck traffic in the area
- The need for a regional detention basin due to ongoing flooding issues in this area
- Whether rail service would be needed to this property
- The need for a possible waiver for the parking requirements

Robert Parella – 3089 Corey Terrace asked if the extension of Braden Boulevard was a possibility to use for trucks to eliminate the increased traffic through Kessler’sville and Uhler.

The developer will take all comments back to his team and will be presenting an application in the future to the township.

**Text amendments -(Creation of heavy ind. zone, prime ag soils requirements & gas stations in TC zone)**

Shawn McGlynn discussed with the boards the creation of the heavy industrial zone, which would take uses currently in the EC zones and move them to this newly created zone. This would be a text amendment to the zoning ordinance and specific guidelines must be followed such as notifying all properties that would be affected by the change, allowing 30 days for comment by the Forks Planning Commission and the LVPV, and advertising for the hearing.

The new zone would have warehouses only permitted, by conditional use in the new zone. They would be eliminated as a use in the other EC zones.

The text amendment also contains a draft of language that would allow gas stations with convenience stores in the Town Center zone. Currently the two uses, which would be a primary use and an accessory use are allowed in the EC zones. Members were split on allowing this modification to the ordinance.

Another text amendment would be to include language and percentages of developable land for land with defined prime agricultural soils.

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Ed Reagan, 1364 Fox Ridge, asked what the township's definition of prime agricultural soils was since it is already defined by the USDA.

The boards discussed the changes, the pros and cons of the changes, the use of cluster development or cluster housing, the formula used to calculate the additional density a developer would be entitled to and whether or not any of these changes would devalue a property owners land. S. McGlynn stated that the suggested changes have been used by other townships, challenged by landowners and upheld by the courts.

The zoning officer will work with the township manager to create a draft of the proposed changes for the planning commission to review, such as which uses would be removed from each zone. The discussion held by the planning commission will be passed on to the board of supervisors for next steps.

**Parking on Conroy Place –**

Due to a recent application of a business in this area, the challenges of parking on Conroy Place have been discussed. The township manager will work with the public works director to get a list of parking issues on this road and provide that to the board for a future discussion.

**Public Comment** - none

**Adjournment -**

Upon a motion by K. Keegan, seconded by T. Corallo, the meeting adjourned at 8:53pm. All in favor. Motion carried.