

FORKS TOWNSHIP, NORTHAMPTON COUNTY  
PLANNING COMMISSION

05-11-23

The Forks Township Planning Commission held their meeting at the Forks Township Municipal Building, 1606 Sullivan Trail, Easton, Pennsylvania on Thursday, May 11, 2023. The meeting was opened at 7:01 p.m. by Chairman Heck followed by the Pledge of Allegiance.

**Members Present:**

Ian Heck, Chairman  
Eric Konecke, Vice Chairman  
Matt Menkowski, Secretary  
Matt Sprung  
Anthony Klapatch  
Jeremy McIntosh, Alternate  
Hunter Keim, Alternate

**Members Absent:**

Robert Rusnak  
Kevin Jiorle

**Others Present:**

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

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

**Public Comments:** None.

**Minutes:** The minutes of the April 25, 2023 Planning Commission Workshop were discussed. A spelling correction to multi-motile should be multi-modal. A motion was made by Mr. Klapatch, seconded by Mr. Menkowski, to approve the minutes of April 25, 2023 as amended. Motion carried 5-0-1. Mr. Heck abstained.

**Reports:** None.

**Correspondence:** None.

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**OLD BUSINESS**

**Seifert Properties Residential Development – Major Subdivision**

Bill Schaefer, Langan Engineering, representing the developer, discussed the revised plan based on engineering comments from Gilmore & Associates. He indicated the only plan changes were the addition of sidewalks on the north side of Arndt Rd, and no parking signage along one side of Arndt Road.

The PC discussed the Township Engineer’s Review letter dated May 4, 2023.

IV. Review Comments

B. 9. 175-26.K(6) – The applicant will provide ADA details at final submission.

The PC requested a piano keys crosswalk at the Arndt Rd crossing since this is an extension of the recreation trail.

Chairman Heck questioned the open space calculation and retention areas on the southern parcel. The applicant indicated that the basin areas are totally removed from the open space calculations. They can add signage for hours of the spray irrigation area. Stormwater basins on southern end and northern end will be maintained by HOA. If steep slopes exist along the trail, they can add a fence along the southern edge of the southern parcel, near the club house. Currently there are no curbs along Mitman and Arndt Roads and they do not plan on installing curbing. They plan to maintain existing drainage pattern. Chairman Heck indicated that the east side of Mitman Road is curbed. The PC requested both sides should be curbed. Also, curbing should be extended on both sides of Arndt Rd. The applicant will review the possibility of curbing and the affects to drainage. Chairman Heck indicated that with the increase in traffic, he felt strongly that these roads should be curbed. Engineer Policelli will discuss this with Township Public Works Director regarding his feedback. The applicant will add no parking signs along Mitman and Arndt Roads.

Discussion ensued regarding location of mailboxes and parking lot in the active adult development. There is on street parking on one side of the road. The PC requested removing this additional smaller parking lot and leaving this as open space and requested that the applicant show the location of the mailboxes with a pull-off by the mailboxes.

Discussion ensued regarding slope of the open space area and usable space. The irrigation system was discussed, in addition to retention and detention basins. The applicant will provide grading; flat zones; and landscaping for this area to be reviewed at the next meeting.

Stacy Kocher, 950 Mitman Rd., questioned whether the applicant proposed fencing along his property line. If curbing is added on Mitman Road, can there be a catch basin on Wagener Lane? The applicant indicated that there is no plan to install any catch basin. However, if adding curbing, they will need to address storm drainage. They will also add fencing along the southern property line.

A motion was made by Mr. Menkowski, seconded by Mr. McIntosh, to table discussion on Seifert Properties Residential Development. All in favor. Motion carried. 7-0-0.

A motion was made by Mr. Menkowski, seconded by Mr. Keim, to accept a time extension through July 2023.

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

Erich Schock, Esq, Fitzpatrick, Lentz & Bubba, and Adam Citrullo, PE, Bohler Engineering, introduced themselves. They indicated that they received preliminary plan approval and that they will comply with all the comments in the Township Engineer’s review letter, dated April 5, 2023.

Mr. Citrullo discussed the Engineer’s review letter dated April 5, 2023.

**Review Comments:**

8. Architectural Drawings. They provided exhibits for several of the buildings. He explained these renderings.

7. Highway Occupancy Permit (HOP). John Wichner, McMahan Associates, explained that they are in contact with PennDOT regarding the design of the round-about. They will continue with this process and copy Gilmore & Associates regarding their process. Engineer Policelli discussed comments from Molly Wood, LANTA Bus. They were in favor of the round-about and would like to see the current bus stop at the right turn lane into the property be maintained. The applicant will try to comply with LANTA’s comments.

Mr. Citrullo discussed proposed landscaping plan and PennDOT requirements for the round-about. There will be a maintenance agreement for the round-about landscaping. Discussion ensued regarding plantings in this round-about/crosswalk area. Prior to voting on the final plan, the PC would like more information regarding updates on the plantings with a landscape specialist; PennDOT feedback; landscaping plan; and if the islands can have plantings or grass. Regarding the proposed car wash, the applicant does not have a car wash operator yet. When they have an operator, they will share the design. Per the SALDO, architectural drawings are to be provided. They also do not have architectural drawings for the office building.

A motion was made by Mr. Sprung , seconded by Mr. McIntosh. , to table discussion on Posh Proposed Commercial Development. All in favor. Motion carried. 7-0-0.

A motion was made by Mr. Menkowski, seconded by Mr. McIntosh, to accept the time extension provided until July, 2023. All in favor. Motion carried. 7-0-0.

**Legacy at Sullivan Trail – Final Land Development**

Erich Schock, Esq, Fitzpatrick, Lentz & Bubba, and Mark Bahnick, PE, Van Cleef Engineering, addressed the board. They are here for final plan review. They are requesting the PC to accept the final plans and to have the Township Engineer review the plans prior to the next meeting.

Mr. Bahnick discussed updates with this project. They have confirmation for the water supply for the project. They are processing planning modules and plan review; NPDES permits; and received approvals for pipe crossings from Northern Southern Railroad. Regarding Sullivan Trail and Uhler Road, they will be expanding that intersection and providing turning lanes, this is required by PennDOT. Discussion ensued regarding traffic improvements and sidewalks on Sullivan Trail and Uhler Rd. Engineer Policelli indicated that a letter was received from Molly Wood, LANTA Bus, regarding this project and she indicated that the applicant addressed all of her comments. Discussion ensued regarding school bus stop and open space.

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**Forks Village – Lot Consolidation/Minor Subdivision**

No one was present at tonight's meeting from Forks Village. Attorney Pereira will contact the developer tomorrow informing them that they will need to submit their waiver request to continue with this submission.

**Lafayette College Master Plan**

Mr. Klapatch informed the PC of the Lafayette College Master Plan. The PC would like to invite members of Lafayette College to a PC workshop to discuss some items in the Master Plan.

Having no further business, a motion was made by Mr. Sprung to adjourn the meeting at 9:43 p.m., second by Mr. Keim. All in favor. Motion carried. 4-0-0.