

FORKS TOWNSHIP, NORTHAMPTON COUNTY  
PLANNING COMMISSION

07-13-23

The Forks Township Planning Commission held their meeting at the Forks Township Municipal Building, 1606 Sullivan Trail, Easton, Pennsylvania on Thursday, July 13, 2023. The meeting was opened at 7:02 p.m. by Chairman Heck followed by the Pledge of Allegiance.

**Members Present:**

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

**Members Absent:**

None

**Others Present:**

Lisa Pereira, Solicitor, Broughal & DeVito  
David Backenstoe, Esq.  
Sean Policelli, Gilmore & Associates

**Public Comments:** None.

**Minutes:**

The minutes of the May 23, 2023 meeting were reviewed. A motion was made by Mr. Konecke and seconded by Mr. Menkowski to approve the meeting minutes of May 23, 2023. All in favor. Motion carried. 5 -4-0. Abstaining were Mr. Jiorle, Mr. Keim, Mr. Konecke and Mr. McIntosh.

**Reports:** None.

**Correspondence:**

Mr. Menkowski discussed an email that was received which outlined upcoming training which will be offered by the LVPC. The email he received also contained possible grant opportunities.

**New Business** - none

Members Mr. Jiorle and Mr. Keim left for a fire call at 7:10pm. Chairman Heck asked Mr. McIntosh to become a voting member for the rest of the meeting.

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**Old Business**

**Seifert Properties Residential Development – Major Subdivision**

Bill Schaefer, Langan Engineering, went over the various changes that had been made to the plan based on the most recent discussions with the planning commission which include fencing along the southside of the trail, crosswalk on Arndt will be piano key style with signage, curbing has been added on Arndt and Mitman, pull off parking has been put in place of parking spaces at the mailboxes, benches with landscaping added to the open space area, picnic benches on the side and shrubbery at rear of property. Discussion followed on the plantings within the open space area. The planning commission would like to see something like wildflowers rather than just mowed grass.

David Backenstoe, Esq, representing the PC tonight for this case, will create the conditional/preliminary recommendation letter for the board of supervisors to use as they consider granting approval.

A motion was made by Mr. Sprung, seconded by Mr. Menkowski, to recommend conditional/preliminary approval for the Seifert residential development contingent upon meeting all the conditions in the Gilmore review letter dated June 30, 2023.

All in favor. Motion carried. 7-0-0.

**Posh Properties - Land Development**

Representatives of McMann engineering spoke on the roundabout. They have had conversations with PennDot who will give the final approval of the types of plantings in the roundabout itself. The plantings will be generally consistent to the Swarthmore roundabout. Discussion followed on plantings in the four areas by the crosswalks. The township public works director provided a memo that stated he did not think plantings in this area was a good idea due to constant traffic and routine maintenance including snow plowing. It was suggested that something like stamped concrete be installed in these four areas.

A motion was made by Mr. Konecke, seconded by Mr. Rusnak, to recommend conditional/final approval of the Posh Properties land development plan to the Board of Supervisors contingent upon meeting all conditions in the various Gilmore review letters, meeting all conditions in the preliminary/conditional approval letter of November 18, 2022, and providing plantings in the roundabout generally consistent with those planted in the roundabout in Swarthmore, PA. All in favor. Motion carries. 7-0-0.

**2509 Bushkill Drive – minor subdivision -**

Michael Gula of VanCleeef engineering spoke to the board about the waiver being requested. This is a simple lot line adjustment, taking land from one property and adding to the other. 2509 Bushkill will be giving four acres to 26 Creek Court. there will be no construction and no building.

A motion was made by Mr. McIntosh, seconded by Mr. Klapatch to recommend approval made a motion to grant final/conditional approval for the 2509 Minor Subdivision plan conditioned upon meeting all the conditions in the Gilmore & Associates review letter dated June 28, 2023.

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All in favor. Motion carries. 7-0-0.

**Text Amendment**


Solicitor Pereira spoke to the board about an agenda item that must be on the July 25<sup>th</sup> work session agenda. It would be for the planning commission members to make a recommendation to the board of supervisors concerning the ordinance creating an Industrial Designation District. The ordinance will have a public hearing on August 3<sup>rd</sup> so the PC must act at their July 27<sup>th</sup> work session.

**NON-AGENDA ITEMS:**

Mr. Heck spoke to the board about the updated bylaws which have changed the attendance requirements for members. He thanked Mr. Rusnak for his commitment to continue attending the meetings and will speak to Mr. Jiorle concerning his.

Having no further business, Chairman Heck adjourned the meeting at 7:58pm.

RESPECTFULLY SUBMITTED,

  
Donna M. Asure

  
Matthew Menkowski  
Planning Commission Secretary

