

FORKS TOWNSHIP
BOARD OF SUPERVISORS
Northampton County, Pennsylvania
WORK SESSION
September 6, 2018

MEETING GENERALITIES:

The Forks Township Board of Supervisors met in a work session at the Municipal Building, 1606 Sullivan Trail, Easton, Pennsylvania. Meeting was called to order this date at 7pm with the Pledge of Allegiance.

Board Members Present:

John O'Neil, Chairman
Erik Chuss, Vice Chairman
Ed Moore, Supervisor
Dan Martyak, Supervisor
Robert Egolf, Secretary/Treasurer

Others Present:

John V. Cornell, Township Manager
Wendy Nicolosi, Solicitor
Sean Policelli, Township Engineer
Tim Weis, Building & Zoning Office

Planning Commission

Public Comments: None

Supervisor Comments:

1. Next weekend, Sep 14, 15 & 16th, will be Forks Community Days.
2. Reminder that #1 on the agenda is an announcement of the temporary polling place. Elementary school under construction, the Board of Election requested to hold elections here at the Municipal Building 1606 Sullivan Trail.

DISCUSSION ITEMS

At this time Chairman O'Neil announced in the interest of time agenda items #3 and #4 will take place before the joint Planning Commission discussion.

3. Zoning Office informal discussions

Tim Weiss – Sullivan Park Apartments already approved, they want to break it down into 2 phases, Lot A and Lot B, and they are requesting a vote on it this evening. The plan is unchanged except for phasing.

Sean Policelli - The storm water is isolated, we ask that they make the pedestrian connection/path across the main boulevard.

Reason for the phasing is to spread the financial security into 4 phases. The developer has agreed to the pedestrian connection/path. Their urgency: without approval of this plan tonight it would hold up the building permits.

Mr. Martyak made motion with reference to the July 16th 2018 letter to the Board of Supervisors, allowing the security deposit on Lot A only; motion was seconded by Mr. Moore; Mr. Moore, aye; Mr. Martyak, aye; Mr. Egolf, aye; Mr. Chuss nay; Mr. O'Neil, aye. **Vote called: 4-1**

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4. Knollwood

Tim Weiss - Last Board meeting when Knollwood was before the Board, there were questions about storm water, etc. They have submitted plans to the township for the twin buildings, for the flood plans and a few lots.

They also submitted additional soil testing, which the Board did not have a chance to review at that time. They have since been reviewed and Mr. Policelli added comments specific to that in the memo presented to the Board.

Mr. Policelli - we have agreed with the findings, the Developer doesn't have to do additional infiltration testing, the soil testing demonstrates it will work and they now have to give a detail design for the irrigation system. No vote needed until next meeting.

Developer presented blown up flood plan maps, showing the 100-year flood plan with the contours they heard at lot of what was said from the last meeting and have removed the twin homes on Wagon Wheel and have gone back to single homes. They have reduced 4 dwelling units. Review and discussion of the maps and irrigation system were held.

Developer will return in 2 weeks for preliminary plan approval.

1. Planning Commission - 2 ordinances

Tim Weiss – New procedure when the township receives new plans for developments. Etc. The Plan will go to the Planning Commission first and we'll will give the Board a courtesy look, so you know what is coming.

- This particular case is Braden Boulevard, Lot 8, proposing a 105,000 sq. foot building, because of the size of the building being over 100,000 sq. feet, it needs a conditional use, not for the proposed use. The application describes a warehouse. There was a discussion regarding the size any area of the building and truck traffic.
- There is an application for a Group Home, on Heather Lane for 4 elderly people live in the home, which is handled through the Zoning Hearing Board. There are currently 4 homes like this in the township.

Mr. Chuss asked about an update on the apartment ordinance of registering tenants in the township. Nothing has been done with the ordinance as of this date. Mr. Chuss asked that the township move forward with this ordinance. A determination of what level the Board wants to take this to will be discussed at the next work session.

2. Pheasant Ridge and Fox Crossing

Wendy Nicolosi, Solicitor – both are developments where we are holding security and the roads have not been finished. The problem is between the developer and his bank. The bank won't give the developer money to finish the roads. Mrs. Nicolosi asked that at the next work session meeting it be reviewed and come up with a plan going forward.

Planning Commission and Board of Supervisors –

Question was asked if there is a reason why we can or cannot legally deny a plan?

Mr. Dean Turner – If the plan meets the ordinance you have to vote on it. There may be a reason to change the ordinance if need be.

Discussions proceeded pertaining to changing ordinances, legality of not voting on the plan, working with developers and township planning.

Sean Policelli, Township Engineer – The Comp Plan will ten years old soon. Would the Board like to have our in-house professional planners look at what we currently have and offer suggestions or sit down with the Planning Commission when the Planning Commission is ready to take a look at it?

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Discussion was held regarding having the Board and Planning Commission on the same page, getting minutes from each other's meetings, holding joint work sessions for communication purposes and discussion of what plans are coming up in the township.

Mr. Dean Turner, Planning Commission – Things for us to work on moving forward, if we have your permission, as a group, we would like to talk about -

- Look at parking in the township and if we need to adjust zoning ordinance.
- We're looking at traffic
- Sidewalk deferrals, a better define situation where something automatically jumps in, that we don't have to hold the deferrals for a length of time. Example: 55% of street properties are deferred, call them in and get them done.
- We waive a lot is preliminary finals. Better define these situations automatically that are preliminary finals, so we don't have to continually waive them.
- Buffers distance between the houses.
- Distance of the structure from the flood plan.
- Architectural standards.
- Better formula per cluster developments, net versus growth buildable area.

Mr. Turner went back to Mr. Policelli question of having a professional planner look the current Comprehension Plans we have and offer suggestions. Do we want to proceed with this? It was agreed to move forward with this.

Mr. O'Neil thanked the Planning Commission for coming out tonight, it was a great session.

Work Session adjourned at 9:25pm

9/30/18 minutes scripted by L Nicasanti