

PALMER TOWNSHIP BOARD OF SUPERVISORS
August 29, 2017
7:00 PM
GENERAL BUSINESS MEETING

The Palmer Township Board of Supervisors held a general business meeting on Tuesday, August 29, 2017 at 7:00 p.m. with the following in attendance: Supervisors Ann-Marie Panella, Robert Smith and Jeffrey Young. Chairman David Colver and Vice-Chairman Kendall Mitchell were absent. Supervisor Panella acted as Chairperson in the absence of Chairman Colver. Also in attendance were the Township Manager, Planning Director, Public Services Director, Township Engineer, Police Chief and the Township Solicitor.

1. PLEDGE TO THE FLAG

2. CONSENT CALENDAR

A. Approval of Minutes - August 14, 2017

INFORMATION

The Board needs to approve/disapprove the minutes of August 14, 2017.

Motion: Approve, Moved by Supervisor Jeffrey Young, Seconded by Supervisor Robert Smith. Passed. 3-0.

Supervisors voting Ayes: Panella, Smith, Young

Supervisors Absent: Colver, Mitchell

B. Disbursement of Funds - August 29, 2017

INFORMATION

The Board needs to approve/disapprove the disbursement of funds for August 29, 2017.

Motion: Approve, Moved by Supervisor Robert Smith, Seconded by Supervisor Ann-Marie Panella. Passed. 3-0.

Supervisors voting Ayes: Panella, Smith, Young

Supervisors Absent: Colver, Mitchell

3. NEW BUSINESS

A. Swearing-in of Sergeant Faasuamalie

INFORMATION

Supervisor Panella will swear-in Sergeant Faasualie to his new position of Accreditation Sergeant.

DISCUSSION

Sergeant Faasualie was sworn-in by Supervisor Ann-Marie Panella.

B. Chrin-Carson Building 1 - Preliminary/Final Land Development Plan

INFORMATION

Hollo Road - K8-3-4

TI-2 District

Request by Chrin-Carson Development, LLC

The Palmer Township Planning Commission reviewed the above-referenced item at their public meeting of August 8, 2017.

The plans propose the development of a 256,500 square foot warehouse/distribution building on a 22.6 acre lot, along with parking spaces for 53 trailers and 181 cars, and 41 loading docks. The property is located on the north side of Hollo Road immediately west of the DCT development.

The property is located in the Transportation Industrial 2 (TI-2) zoning district. The proposed use is a permitted by right use in this district. The properties to the north and east are in the TI-2 district and are developed with similar uses. The properties to the west are in the TI-2 district within Palmer Township but extend further into Lower Nazareth Township. One is used as part of a quarry operation while the other contains a single-family residential dwelling. The property to the south across Hollo Road is zoned Light Industrial (LI) and is used for stormwater management. The Comprehensive Plan designates this area for Light Industrial/Office Park use. The proposed use is in accordance with the Comprehensive Plan.

Recommendation: At their meeting, the Planning Commission recommended approval of the preliminary/final plan by the Board of Supervisors subject to the following conditions:

1. Comments of the Township Engineer's letters dated August 4, 2017 and August 7, 2017 are satisfactorily addressed.
2. Township Departmental comments dated August 4, 2017 are satisfactorily addressed.
3. Comments of the Geotechnical Engineer's letter dated July 28, 2017 are satisfactorily addressed.
4. Requested waivers are approved by the Board of Supervisors.
5. The proposed method of recreation contribution is approved by the Board of Supervisors. The required amount for a fee in lieu of contribution as required by ordinance would be $22.57 \times \$3,000/\text{acre} = \$67,710$.
6. The need for any voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors. The typical contribution would be \$1,000 per peak PM trip x 111 peak PM trips = \$110,000. This request may be offset by the extent of any road improvement work done.

Waivers:

- § 165-59.N(3)(d) - requiring maximum allowable slope of 3 to 1; a 1 to 1 slope is

- proposed along the western property line to allow use of existing rock as a wall;
- §165-63.K(2)(c) - requiring emergency spillways be constructed of reinforced concrete, mortared in place riprap or concrete rubble; use of synthetic matting is proposed;
 - §165-63.K(2)(d) - requiring basin emergency spillway to be a minimum of 2 feet below adjacent berm elevation; a minimum of 1 foot is proposed;
 - §165-63.K(3) – limiting the maximum interior slope of the detention basin to 4 to 1; a 3 to 1 slope is proposed;
 - §165-63.K(5) – requiring a minimum 2 percent basin bottom slope; a 1 percent bottom basin slope is proposed for infiltration purposes;
 - §165-63.N(3)(d) - requiring tops of drainage pipes to be at the same elevation when changing pipe sizes; different elevations are proposed to avoid utility and drainage pipe conflicts.

DISCUSSION

Keith Ottes of Langan Engineering, Chris Hermance of Carson Development, LLC and Tom Beauduy from the Charles Chrin Company were in attendance.

Acting Chair Panella reviewed with those in attendance the description of the proposed project for Hollow Road.

Ottes said the only changes to Ms. Panella's description is the size is 258,232 square feet, with 175 parking spaces. Ottes said it is a single loaded industrial facility and he then reviewed the plan. He reviewed the two entrances to the property and the storm water management system. Ottes said the building could house two tenants. Ottes said there is public water and sewer and he reviewed the location on the plan.

Ottes said he just received a letter from Pidcock and Sean Casey with a few clean-up items they will be taking care of. Ottes said they have a list of waivers they are requesting that was included in the Board's information. The waivers were reviewed with the Planning Commission and they are recommending approval.

Young asked for them to review the elevation changes on the property. Ottes said the south west driveway has an elevation of 352 and the south east driveway is about 339 elevation. There is a 10 to 12 foot drop from one end to the other. Ottes said the truck docks sit four feet below the building and the elevation change eliminates flooding, which used to take place in older building designs like this. Ottes said there is one residential dwelling on the other side of the building and this facility shouldn't be visible from that residential property. Young said at some facilities stacking is an issue because there isn't a lot of driveway for the site; how will you control this? Hermance said with this size facility we don't see ecommerce type uses. We have stacking for four or five trucks in the south east, which should be sufficient. Young said he thought your neighbor to the west would be in attendance tonight, but he is not. What kind of lighting will be used to make sure they don't have lights shining on their property. Ottes said there is a 15 foot rise up to their property and the facility will have wall packs that will be shielded and pointed down.

Smith asked if they were okay with the conditions listed in the Township Engineer letter and the comments on the Township's Comment Sheet. Ottes said we've been

back and forth with Fire Commissioner Gallagher and he is now happy with the layout. Smith confirmed a truck can drive all the way around the building without any turning issues. Ottes said, yes. Ottes said we used the new fire truck dimensions to make sure it would make it around the facility.

Panella asked if there will be security for the building. Hermance said that will be based on the tenant and most likely will have security.

Bruno asked what the relationship is between the property owner and the developer. Hermance said we will own it together. Beauduy said it will be a joint venture. Bruno confirmed the ownership is with the LLC and financial security will be on behalf of the new Chrin-Carson Development, LLC.

Diefenderfer asked if the trees along Hollow Road will cause sight issues. Dillman said they will not once the project is completed.

Young made a motion to approve the Preliminary/Final Land Development Plan for Chrin-Carson Building 1, subject to the following conditions:

1. The applicant complies with the Township Engineer's letters dated August 4, 2017 and August 7, 2017.
2. The applicant complies with the Township departmental comments dated August 4, 2017.
3. The applicant complies with the Township Geotechnical Engineer's comments dated July 28, 2017.
4. Any outstanding traffic comments from Lower Nazareth Township are satisfactorily addressed.
5. The proposed method of recreation contribution is approved by the Board of Supervisors. The required amount for a fee in lieu of contribution as required by ordinance would be $22.57 \times \$3,000/\text{acre} = \$67,710$.
6. The applicant enters into a public improvements agreement and posts improvement security to the satisfaction of the Township Solicitor.
7. The Board approves the waivers as indicated below.

Waivers:

- §165-59.N(3)(d) - requiring maximum allowable slope of 3 to 1; a 1 to 1 slope is proposed along the western property line to allow use of existing rock as a wall;
- §165-63.K(2)(c) - requiring emergency spillways be constructed of reinforced concrete, mortared in place riprap or concrete rubble; use of synthetic matting is proposed;
- §165-63.K(2)(d) - requiring basin emergency spillway to be a minimum of 2 feet below adjacent berm elevation; a minimum of 1 foot is proposed;
- §165-63.K(3) – limiting the maximum interior slope of the detention basin to 4 to 1; a 3 to 1 slope is proposed;
- §165-63.K(5) – requiring a minimum 2 percent basin bottom slope; a 1 percent bottom basin slope is proposed for infiltration purposes;
- §165-63.N(3)(d) - requiring tops of drainage pipes to be at the same elevation when changing pipe sizes; different elevations are proposed to avoid utility and drainage pipe conflicts.

Motion: Approve, Moved by Supervisor Jeffrey Young, Seconded by Supervisor Robert Smith. Passed. 3-0.

Supervisors voting Ayes: Panella, Smith, Young

Supervisors Absent: Colver, Mitchell

- C. Approval of the 2018 Palmer Township Police Pension Plan Minimum Municipal Obligation

INFORMATION

The Board needs to approve/disapprove the 2018 Police Pension Plan Minimum Municipal Obligation.

DISCUSSION

Christman said the next three items are related. Each year the township is required to approve the minimum municipal obligation required for all township pension plans. Christman said the minimum municipal obligation for the Police Pension Plan for 2018 is \$482,565.43.

Motion: Approve, Moved by Supervisor Robert Smith, Seconded by Supervisor Jeffrey Young. Passed. 3-0.

Supervisors voting Ayes: Panella, Smith, Young

Supervisors Absent: Colver, Mitchell

- D. Approval of the 2018 Non-Uniform Defined Benefit Pension Plan Minimum Municipal Obligation

INFORMATION

The Board needs to approve/disapprove the 2018 Non-Uniform Defined Benefit Pension Plan Minimum Municipal Obligation.

DISCUSSION

Christman said the minimum municipal obligation for the Non-Uniform Defined Benefit Pension Plan for 2018 is \$144,165.90.

Motion: Approve, Moved by Supervisor Jeffrey Young, Seconded by Supervisor Robert Smith. Passed. 3-0.

Supervisors voting Ayes: Panella, Smith, Young

Supervisors Absent: Colver, Mitchell

- E. Approval of the 2018 Non-Uniform Defined Contribution Retirement Plan Minimum

Municipal Obligation

INFORMATION

The Board needs to approve/disapprove the 2018 Non-Uniform Defined Contribution Retirement Plan Minimum Municipal Obligation.

DISCUSSION

Christman said the minimum municipal obligation for the Non-Uniform Defined Contribution Pension Plan for 2018 is \$33,025.20.

Motion: Approve, Moved by Supervisor Robert Smith, Seconded by Supervisor Jeffrey Young. Passed. 3-0.

Supervisors voting Ayes: Panella, Smith, Young

Supervisors Absent: Colver, Mitchell

4. PUBLIC COMMENT

There were no public comments.

5. REPORTS

Solicitor

Bruno said the Charles Chrin Real Estate Trust Northwest Quadrant project is ready to go into the maintenance period. Bruno said we received their draft security. Bruno said the motion would be to authorize the Chairman to sign the Maintenance Agreement conditioned upon the financial security and Easement Agreement being in a form acceptable to the Township Solicitor.

Motion: Approve, Moved by Supervisor Robert Smith, Seconded by Supervisor Jeffrey Young. Passed. 3-0.

Supervisors voting Ayes: Panella, Smith, Young

Supervisors Absent: Colver, Mitchell

Bruno said Palmer View Madison at Palmer View is ready to go into their maintenance period once we receive the Deeds of Dedication for the Van Buren Road right-of-way. It also requires Board approval of a resolution accepting the Van Buren Road right-of-way.

Motion: Approve, Moved by Supervisor Jeffrey Young, Seconded by Supervisor Robert Smith. Passed. 3-0.

Supervisors voting Ayes: Panella, Smith, Young

Supervisors Absent: Colver, Mitchell

Bruno had a deed of dedication for the Corriere Road Extension right-of-way and stated the motion would be approving acceptance of the right-of-way.

Motion: Approve, Moved by Supervisor Robert Smith, Seconded by Supervisor Jeffrey Young. Passed. 3-0.

Supervisors voting Ayes: Panella, Smith, Young

Supervisors Absent: Colver, Mitchell

Bruno said in conjunction with those Deeds of Dedication I'm requesting a motion authorizing the Chairman to sign the Maintenance Agreement for Palmerview Acquisition Partnership. The approval is conditioned upon the Developer providing security, executing the Easement Agreements and Deeds of Dedication, that are all in a form acceptable to the Township Solicitor.

Motion: Approve, Moved by Supervisor Robert Smith, Seconded by Supervisor Jeffrey Young. Passed. 3-0.

Supervisors voting Ayes: Panella, Smith, Young

Supervisors Absent: Colver, Mitchell

Planning Director

Cyndie Kramer reviewed the items on the upcoming Zoning Hearing Board agenda.

Township Engineer

Dillman said the site construction continues at the Charles Chrin Community Center and is moving along. The Palmer Athletic Complex lots have the base course down and we expect them paved in the next couple of days.

Supervisors

Young said he wanted to report how great the Palmer Community Weekend went. The Police, Public Works and Fire Departments all did a wonderful job. We had rain during the weekend and the area has already been graded and seeded. It makes it easy for the committee to operate when we have so many things done by our departments. Young said next year will be our 34th year for Palmer Community Weekend. It started in 1984.

Young said he drove Corriere Road the other day and he wanted to say the Palmer View infiltration basin and rain gardens look awesome. Smith asked how spray irrigation areas are run in the winter. Dillman said DEP didn't used to require them to run in the winter, so they were typically shut down for a few months. Now DEP is

beginning to required them to run all year.

Young said they held a Comprehensive Plan meeting with some staff members and we are moving toward concluding the process at year end or early next year. We are talking about kicking in the zoning map update and will be asking for quotes to include in next year's budget.

Bruno said he wanted to add that the Palmer Days event is one thing in our township that makes us stand out from other townships. It's a great thing our community looks forward to year after year. It is well run with usually no trouble for our Police Department. Bruno said he commends all those involved.

Panella said you see everyone at Community Weekend from ages two to eighty-two and they are all having a good time. It is a great community event.

6. ADJOURNMENT

The meeting was adjourned at 7:47 p.m.

Motion: Adjourn, Moved by Supervisor Robert Smith, Seconded by Supervisor Jeffrey Young. Passed. 3-0.

Supervisors voting Ayes: Panella, Smith, Young

Supervisors Absent: Colver, Mitchell

Respectfully submitted,

Christopher S. Christman
Township Manager