



PALMER TOWNSHIP PLANNING COMMISSION

2025 ANNUAL REPORT





PALMER TOWNSHIP PLANNING COMMISSION

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PALMER AT A GLANCE



Total Population

22,424



Total Housing Units

9,313



Median Household Income

\$116,014



Employment Rate

62.9%



Total Households

9,006



Bachelor's Degree or Higher

42.1%

Race and Ethnicity

White Hispanic or Latino Black Asian Other



INTRODUCTION

In Pennsylvania, the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, P.L. 805, as reenacted and amended, 53 P.S. § 10101, et seq., is the uniform planning and land use enabling law for all municipalities and counties, including those under home rule, with the exceptions of the cities of Philadelphia and Pittsburgh. The MPC sets the ground rules that a municipality must follow. Section 201 of the MPC provides the municipal governing body with the legal authority to establish a planning commission. Section 207 of the Pennsylvania Municipal Planning Code requires the planning commission to keep a complete record of its proceedings and activities and annually submit a report of its activities to the governing body.

Membership Structure

The Palmer Township Planning Commission was established in 1954 and consists of a seven-member body comprised of Township residents. Planning Commission members are appointed by the Board of Supervisors. Each member serves a term of four years before reappointment.

Powers and Duties

The Planning Commission acts as an advisor to the governing body. Under the Township Code, the Planning Commission is empowered and responsible to:

1. Prepare a Comprehensive Plan.
2. Maintain and keep records.
3. Make recommendations to the Board of Supervisors and the Zoning Hearing Board.
4. Prepare suggested amendments to the Zoning Ordinance, Land Subdivision or Planned Residential Development Ordinances, or other related ordinances, including the Building or Housing Code.
5. Study the growth of the township, and things related thereto, including safety and environment, and report on the same.
6. Review, administer and report on proposed land subdivision plans, planned development and zoning special exceptions, conditional uses, and variances.
7. Make recommendations and reports to other governmental agencies and promote public interest in planning.
8. At the request or authorization of the Palmer Township Board of Supervisors, prepare a new zoning, land subdivision, planned residential development or other similar ordinance or map.
9. Give notice and hold public hearings consistent with the foregoing.

Meeting Schedule

Planning Commission regular meetings are scheduled for the second Tuesday of each month of the calendar year. Meetings are held at 7PM in the Municipal Meeting Room in the Municipal Center, 3 Weller Place, Palmer, PA 18045.

2025 ACTIVITY SUMMARY

2025 Planning Commission Members

Name	Position	Term Expiration
Jeffrey Kicska	Chair	12/31/2028
Richard Wilkins	Vice-Chair	12/31/2028
Thomas Grube	Secretary	12/31/2026
Robin Aydelotte	Member	12/31/2026
Christopher Hess	Member	12/31/2027
Anthony Lauro	Member	12/31/2025
Angelo Perucci III	Member	12/31/2025

2025 Township Staff and Consultants

Name	Position	Organization
Joseph Armato	Board of Supervisors Liaison	Palmer Township
Craig S. Beavers, AICP Candidate	Director of Planning	Palmer Township
Justine Caiazzo-Strouse	Recording Secretary	Palmer Township
Danielle Goff	Recording Secretary	Palmer Township
William D. Oetinger, Esq.	Township Solicitor	Grim, Biehn, & Thatcher
Erik Allgood, Esq.	Township Solicitor	Grim, Biehn, & Thatcher
Justin M. Coyle, P.E.	Township Engineer	Carroll Engineering Corp.
Daniel J. Wilusz, P.E.	Township Engineer	Carroll Engineering Corp.
Phil Ivins	Project Manager	Carroll Engineering Corp.
Shawn R. Casey, P.E.	Geotechnical Consultant	CMT Services Group
Christopher Green, RLA	Landscape/Lighting Consultant	Gilmore & Associates
Valerie Liggett, RLA, ASLA	Township Arborist	Gilmore & Associates
Chris Cope, C.O.	Sanitary Sewer Consultant	Entech Engineering

2025 Meetings & Attendance

In 2025, meetings were held on January 14, February 11, March 11, April 8, May 13, July 8, August 12, September 10, October 14, November 12, and December 9.

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Jeffrey Kicska	P	P	P	A	P	-	P	P	P	P	A	P	9
Richard Wilkins	P	P	P	A	P	-	P	P	P	P	P	P	10
Thomas Grube	P	P	P	P	P	-	P	P	P	P	P	P	11
Robin Aydelotte	P	A	P	P	P	-	P	P	P	P	P	P	10
Christopher Hess	P	P	P	P	A	-	P	A	P	P	A	P	8
Anthony Lauro	P	P	P	P	P	-	P	P	A	P	A	P	9
Angelo Perucci III	A	P	P	P	A	-	A	A	P	P	P	P	7

P = Present; A = Absent

2025 Matters Reviewed

The following items were reviewed by the Planning Department Staff and the Planning Commission in 2025.

Action Type	Count
Land Development and Subdivision Plans	12
Lot Line Adjustment and Minor Plans	4
Sketch Plans	5
Ordinance Amendment Review	3
Zoning Reviews	2
Plan and Policy Reviews	3

Land Development and Subdivision Plans

File	Name	Address	Type	SF/Units	Description	Action
SALD-2023-04	Palmer Manor	537 Milford Street	Final Land Development	62 units	Personal care facility with 70 beds.	Recommended final approval on July 8, 2025
SALD-2024-01	Werner Enterprises Expansion	2215 Newlins Mill Road	Preliminary/Final Land Development	n/a	Expansion of trucking terminal parking facility.	Tabled on January 14, 2025 and August 12, 2025
SALD-2025-04	Fidelity Bank	3106 William Penn Highway	Preliminary Land Development	2,621 SF	Drive-thru bank.	Recommended preliminary approval on January 14, 2025
SALD-2025-04	Fidelity Bank	3106 William Penn Highway	Final Land Development	2,621 SF	Drive-thru bank.	Recommended final approval on April 8, 2025
SALD-2025-01	Rutter's	1280 Main Street	Preliminary Land Development	13,467 SF	Convenience store and gas station	Recommended preliminary approval on March 11, 2025
SALD-2025-01	Rutter's	1280 Main Street	Final Land Development	13,467 SF	Convenience store and gas station	Recommended final approval on July 8, 2025
SALD-2025-02	Shammy Shine Car Wash	2620 Kingston Road	Final Land Development	4,032 SF	Self-service car wash with 6 bays	Recommended final approval on April 8, 2025
SALD-2024-03	25 th Street Plaza	2463 Nazareth Road	Preliminary Land Development	6,500 SF	Retail building and drive-thru restaurant	Tabled
SALD-2025-03	Brown and Lynch American Legion	2260 Corriere Road	Preliminary/Final Land Development	5,000 SF	Enclosed pavilion.	Recommended preliminary/final approval on April 8, 2025
SALD-2024-02	Rizz Containers	2210 Corriere Road	Preliminary Land Development	4,900 SF	Recycling building and scale house.	Tabled
SALD-2025-08	Chrin Southeast Quadrant Lot 2	Main Street and Trolley Line Drive	Preliminary Land Development	4,840 SF	Drive-thru restaurant	Recommended preliminary approval on December 9, 2025
SALD-2025-14	Easton Area High School Phase 1	Greenwood and Hartley Avenue	Preliminary/Final Land Development	n/a	Athletic complex	Tabled

Minor Plans and Sketch Plans

File	Name	Address	Type	SF/Units	Description	Action
n/a	Werner Enterprises Lot Line Adjustment	2215 Newlins Mill Road	Lot Line Adjustment	n/a	Combining two lots	Tabled on January 14, 2025 and August 12, 2025
SALD-2025-07	Baker Subdivision	5 Rosemont Court	Minor Subdivision Plan	2 lots	Subdivide two existing twin homes	Recommended approval on July 8, 2025
SALD-2025-06	Fulton Bank	3099 William Penn Highway	Minor Land Development Plan	n/a	Renovation of a former Friendly's	Recommended waiver of land development on May 13
SALD-2025-12	Wilson Products	3411 Northwood Avenue	Minor Plan	n/a	Expansion of impervious surface.	Tabled
n/a	Traditions of America	2128 Newlins Mill Road	Sketch Plan	125 units	55+ community.	No Action
n/a	Chrin Southeast Quadrant Lot 2	Main Street and Trolley Line Drive	Sketch Plan	8,675 SF	Mixed-use development	No Action
n/a	Chick-fil-A	601 S. 25 th Street	Sketch Plan	5,500 SF	Drive-thru restaurant	No Action
n/a	Easton Area High School	Greenwood and Hartley Avenue	Sketch Plan	n/a	Athletic complex.	No Action
n/a	Tuskes Homes Subdivision	2128 Newlins Mill Road	Sketch Plan	78 units	Single-family home subdivision	No Action

Ordinance Amendment Reviews

Amendment Request	Description	Review Status
Zoning Ordinance - On-Site Energy Generation	Zoning Ordinance amendment providing for the use and regulation of on-site energy generation.	Forwarded to Board of Supervisors on May 13, 2025. Recommended adoption on July 8, 2025
Zoning Ordinance – Data Centers	Zoning Ordinance amendment providing for the use and regulation of data centers.	Forwarded to Board of Supervisors on May 13, 2025. Recommended adoption on July 8, 2025
Zoning Ordinance – Administrative Updates	Zoning Ordinance amendment providing various regulations and administrative updates.	Forwarded to Board of Supervisors on May 13, 2025. Did not recommend adoption on July 8, 2025

Zoning Reviews

Project Name	Description	Review Status
Allura at Palmer (1309 Van Buren Road) – Conditional Use	Mid-rise apartments across 3 buildings.	Recommended approval on March 11, 2025
Caliber Collision (2499 Northampton Street) – Conditional Use	Expansion of impervious area within the floodplain.	Recommended approval on September 10, 2025

Plan and Policy Reviews

Project Name	Description	Review Status
Planning Commission Bylaws	Procedures for the running of the Planning Commission	Adopted on February 11, 2025
2024 Annual Report	Annual reporting of the Planning Commission Activities	Adopted on February 11, 2025
Active Transportation Plan	Plan to develop active transportation network and policies.	Recommended adoption on February 11, 2025
Complete Streets Policy	Policy to promote all transportation types in new infrastructure projects	Recommended adoption on May 13, 2025
Act 537 Plan Update - Sheridan Drive Pump Station Elimination	Sewer plan to eliminate an outdated pump station on Sheridan Drive	Recommended adoption on March 11, 2025

Ongoing Projects

Project Name	Description
300 Trolley Line Drive - Hotel	A four story, 12,449 SF hotel, consisting of 122 rooms.
Carson Lot 100-200	An industrial complex of 5 warehouses, consisting of 1,140,727 SF total building area.
Carson Newlins Mill	An industrial complex of 2 warehouses, consisting of 400,000 SF total building area. This project is still coordinating inspection comments prior to beginning its Maintenance Period and has not yet been closed out.
Carson Northwest Quadrant Lot 4 East	A warehouse, consisting of 403,896 SF of total building area. This project is still coordinating agreement documents prior to beginning its Maintenance Period and has not yet been closed out.
Carson Northwest Quadrant Lot 4 West	A warehouse, consisting of 400,000 SF of total building area. This project is still coordinating agreement documents prior to beginning its Maintenance Period and has not yet been closed out.
Chrin Commerce Center	An industrial complex, incorporating numerous developments between Main Street and Newlins Mill Road. This project is still coordinating documents prior to beginning its Maintenance Period and has not yet been closed out.
Chrin Southeast Quadrant Lot 1	A planned community, consisting of a Wendy's, a Sheetz, a Woodspring hotel, and a future restaurant.
Duke Lot 1	The Amazon facility, consisting of 1,108,033 SF total building area. This project is still coordinating inspection comments prior to beginning its Maintenance Period and has not yet been closed out.
Duke Lot 2-3	The UPS and Radial facilities, consisting of 1,645,270 SF total building area. This project is still coordinating inspection comments prior to beginning its Maintenance Period and has not yet been closed out.
Fidelity Bank	A drive-thru bank, consisting of 2,621 SF total building area.
First Park 33	An industrial complex of 4 warehouses, consisting of 761,850 SF total building area.
Fulton Bank	A drive-thru bank, consisting of 3,600 SF total building area.
MRP Industrial	An industrial complex of 2 warehouses, consisting of 645,460 SF total building area.
Palmer Pointe	An apartment complex, consisting of 13 three story building (each approximately 10,000 SF) with a total of 312 units.
Parkview Estates	A major subdivision, consisting of 33 single-family homes.
Villages at Wolf's Run	A major subdivision, consisting of 107 townhomes.

2025 COMPLETE STREETS REPORT

On August 4, 2025, the Board of Supervisors adopted a Complete Streets Policy for the Township. This policy serves to achieve the following goals:

- Create an efficient, complete, and connected multi-modal transportation network that ensures that the safety and convenience of all users are accommodated.
- Support the Palmer Township Comprehensive Plan and efforts to create more walkable, livable communities.
- Incorporate the principles in this Policy into all aspects of the transportation project development process, including project identification, scoping procedures, design and all phases of construction.
- Ensure the use of the latest and best design standards, policies and guidelines.
- Provide flexibility for different types of streets, areas and users.
- Ensure that the Complete Streets are designed to be context-sensitive and meet the values and design of the communities in which they are located.

The Planning Department is charged with providing an annual report that evaluates the implementation of the Complete Streets Policy and identifies benchmarks to ensure successful implementation in the coming year.

The following list outlines ongoing and completed transportation projects during 2025, as well as any exceptions that may have been granted. As the policy was only recently adopted, the Department expects a more robust report for 2026.

Project Name	Description	Status
2025 Street Paving	Annual repaving of Township streets, with recommendations for crosswalk or ADA upgrades at appropriate locations	Planning and Design
2025 Palmer Bikeway Paving	Repaving of a portion of the Palmer Bikeway between Stones Crossing Road and Mine Lane Road	Completed
Penn Pump Park Trail Connection	Installation of ADA-accessible trail connector from Penn Pump Park to the Palmer Bikeway	Completed
Palmer Bikeway Trail Crossing Analyses	Study of four Palmer Bikeway crossings for upgrades to include flashing beacons, enhanced crosswalks, and ADA upgrades.	Planning and Design
William Penn Highway Trail Crossing	Installation of new trail crossing at William Penn Highway near Easton Area High School	Planning, Awaiting Grant Award
Corriere Multimodal Improvement Project	Installation of buffered bike lane and associated improvements on Corriere Rd.	Planning, Awaiting Grant Award
Tatamy and Newlins Mill Intersection Improvements	Installation of new signalized intersection and trail/pedestrian crossings.	Planning, Awaiting Grant Award
William Penn Highway Intersection Improvements	Upgrade of signals and intersections along William Penn Highway at Kingwood, Greenwood, and Milford	Planning and Design, Grant Recently Awarded
Park and Route 248 Intersection Improvements	Upgrade of signal and intersection at Park Ave and Route 248	Design

2026 PLANNING PRIORITIES

The following is a brief overview of the Planning Department and Planning Commission's priorities for 2026.

- Reexamine the 2018 Comprehensive Plan, reviewing its recommendations for necessary updates and to track progress on implantation efforts.
- Coordinate on the development of a multi-municipal comprehensive plan with other communities in the Easton area.
- Continue the rewrite of the Subdivision and Land Development Ordinance.
- Continue the installation of deferred public improvements throughout the Township.
- Review and comment on all proposed Subdivision/Land Development plans.
- Review and comment on all proposed Conditional Uses, as well as Special Exceptions and Variances as requested.
- Review and comment on all proposed Zoning Amendments.
- Support the adoption and implementation of the Bushkill Creek Greenway Master Plan.
- Implement the 2018 Comprehensive Plan, 2020 Parks, Recreation, and Open Space Plan, 2024 Park Accessibility Study, 2025 Active Transportation Plan, and 2025 Complete Streets Policy.
- Support the regional goals of the Lehigh Valley Planning Commission
- Attend trainings, workshops, and conferences to stay informed on current planning trends, initiatives, and procedures.