



Forks supervisors say yes, yes, yes to projects

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By **EDWARD SIEGER**
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FORKS TWP. – Township supervisors were in a giving mood Thursday, granting final approval to three land development plans.

The board unanimously approved Easton Area School District's \$80 million Shawnee Middle School expansion, phase one of the 143-home Forks Village and the 20-acre Towne Center II at Sullivan Trail commercial and residential development.

Regarding Shawnee Middle School, discussion focused primarily on township fees associated with the project.

School district solicitor Alan McFall asked supervisors to waive \$24,435 in recreation fees in part because the district agreed to build a bike path through school property. Township residents also will be allowed to use the school's athletic fields, he said.

Supervisors waived the recreation fees.

McFall asked that the township reduce its sewer tapping fee. Based on township guidelines, the district would have to pay a roughly \$330,000 tapping fee.

McFall also asked that supervisors accept a \$95,709 fee, which is based on current water use at the middle school. He said the district will adjust its payments if water use increases, and supervisors agreed.

The board also agreed to waive \$32,580 in building permit fees and instead pay the zoning officer an hourly rate for inspections. The district, which will have an engineer on site during construction, agreed to submit to the township all its inspection reports, McFall said.

Forks Village is slated for a nearly 36-acre parcel situated between Sullivan Trail and Kessler'sville Road. The property will be served by driveways feeding onto each street.

A version of Forks Village had originally been approved for 418 apartments. The project now includes a combination of 143 townhouses, twin homes and patio-type homes. The project's first phase consumes 12 acres and includes 26 townhouses and 12 twins and the Kessler'sville Road access.

As for Towne Center II, the project combines 76 townhouses and four commercial lots on just over 20 acres near the intersection of Sullivan Trail and Meco Road. Lafayette Park Drive – which intersects the north side of Meco Road – would continue into the proposed development to the townhouses.

In September 2004, Nic Zawarski and Sons received approval for Townes at Sullivan Trail, a 25-acre residential and commercial project that borders Towne Center II along its northern border.

Concerned the developer could build the homes and abandon the project's commercial component, Supervisor Bonnie Nicholas asked that building permits for townhouses be tied directly to commercial construction. After some discussion, supervisors agreed to the condition, allowing the developer to build about three homes for every 10,000 square feet of commercial space.

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