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Developer says Forks can bear another market

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FORKS TWP. | A developer expressed interest in building the township's second supermarket on land previously tagged for a CVS drug store.

Representatives with SamCar in Pittston, Pa., approached the township's planning commission with the supermarket concept Thursday.

Their idea: Build a supermarket on 9 acres south of Uhler Road and east of Sullivan Trail.

Given the growth in the area, the customer base can support a new supermarket fewer than 3 miles from the existing Giant off Sullivan Trail, argued Rose Randazzo, in-house council for the developer.

She estimated the supermarket would rake in \$30 million in sales the first year and yield \$45,000 in mercantile taxes for the township.

But building a supermarket would require a zoning amendment, said Zoning Officer Tim Weis. While the employment center district allows small retail stores such as the CVS, it forbids large retail stores such as a supermarket, he said. Supervisors render decisions on zoning amendments, Weis said.

Planning Commission member Erik Chuss shared mixed reactions about a supermarket in the employment center district.

"It's tough because it was never really intended in the district but the needs in the area may warrant it," he said. "The big concern is traffic."

Within a month, the developer plans to complete a study on traffic the supermarket would generate, said project engineer Jeffrey Ott. Developers envision a store the size of Giant with parking for 425 cars.

If developers fail to get the zoning tweak, they would proceed with plans for a CVS on 3 acres, but would not buy the remaining land from the developer of the Sullivan Trail Business Park.

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