

Franklin Township Board of Supervisors  
Special Meeting Agenda  
January 30<sup>th</sup> 2026

**In Attendance**

Fred Kemmerer Jr., Nic Storm, Leroy Kemmerer Jr. (via phone), Cady Guy, Elizabeth Grodis, Greg Haas (Engineer), and Attorney Tom Nanovic.

**Call to Order**

The meeting was called to order at 2:31 p.m.

Nic Storm led the meeting with the Pledge of Allegiance. The agenda was revised. Nic Storm and Leroy Kemmerer Jr. participated by phone.

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**Citizen Participation**

1. **Tod Zeller**, a lifelong Franklin Township resident, expressed concerns regarding the number of apartments being constructed. He questioned employment opportunities, long-term maintenance, and who would ultimately profit from the development.
  2. **Rose Barachie** asked where the parking lot would be located in relation to the road and whether an additional building would be constructed for maintenance purposes.
  3. **Eric Christman** questioned whether the existing sewage system could accommodate the development and asked who the developer was and where they were from.
  4. **Derrick Reuben** asked questions regarding the sewage and drainage systems.
  5. **Jill Renfrew** spoke during citizen participation.
  6. **Terry Shoner** asked whether the plans had been approved and submitted for construction.
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**Engineer Review and Discussion**

Fred Kemmerer Jr. introduced **Greg Haas**, Engineer for Franklin Township. Mr. Haas reviewed the plans with Phifer's engineer, **Nate Tompkins**, and stated that no formal designs had been submitted to date. Mr. Haas explained that **S.A.L.D.O.** refers to the Subdivision and Land Development Ordinance.

Several citizens expressed concerns about avoiding a situation similar to the Gypsy Hill Apartments and requested clarification regarding the term "luxury." Attorney Tom Nanovic stated that defining "luxury" was not within the Township's authority and not the purpose of the meeting. Fred Kemmerer Jr. clarified that the meeting was to address land development plans and applicable requirements only.

Mr. Haas explained that he reviewed the plans three times on January 3, 2026, and that three review letters were issued on January 28, 2026. He reviewed and revised the storm water agreement and confirmed that it meets all S.A.L.D.O. requirements. No Highway Occupancy Permit (HOP) plans have been submitted; however, a traffic study was completed. Penn DOT will have final authority regarding turning lanes.

Regarding **NPDES**, an application has not yet been received as of January 30, 2026. The following waivers were requested:

- Developer's Agreement
- Operations and Maintenance Agreement
- Reduction from 60 apartments to 20 apartments per building (three buildings total)
- Slope waiver of 2:1

Mr. Haas stated the proposed slopes appear adequate. School bus pickup locations can be amended if necessary, noting no contact has been made with the Lehigh School District. The plans show 1.3 acres, which meets the S.A.L.D.O. minimum requirement of 1.1 acres.

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## **Review of Subdivision and Land Development Comments**

1. Sewage Facilities Planning Module not obtained.
2. Highway Occupancy Permit (HOP) plans not submitted; Penn DOT has final approval authority.
3. NPDES permit not submitted.
4. Developer's Agreement pending review by Attorney Tom Nanovic.
5. No comments.
6. No comments.
7. Addressing to be discussed at a later date.
8. Curbs are not required for sewage.
9. No drainage issues identified.
10. Drainage easement discussed further below.
11. School drop-off location may be amended if necessary.
12. Public recreation area usage to be discussed at a future meeting.

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## **Applicant Presentation and Board Discussion**

**Julie Bernstein**, Attorney for Phifer's Rentals, introduced herself and stated that Phifer's Rentals is the owner of the proposed development. Plans were originally submitted in June 2025 for a total of 60 apartments. Ms. Bernstein stated that Phifer's Rentals is requesting preliminary plan approval with conditions.

Fred Kemmerer Jr. and Nic Storm asked several questions. Mr. Haas suggested that any approval include a condition prohibiting construction until all requirements are met. Nic Storm questioned why certain permits had not yet been applied for. Nate Tompkins responded that applying for some permits would be premature without preliminary approval.

The site plan includes emergency access, and the proposed solar installation is private. Leroy Kemmerer Jr. stated he had no objections to solar in that area, provided an easement exists. Attorney Tom Nanovic confirmed that the L-02 Easement addresses this. Fred Kemmerer Jr. asked for clarification on the easement language and whether fire access could be permitted through the easement.

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## **Drainage and Easement Discussion**

Discussion continued regarding storm water runoff and drainage easements. Mr. Haas stated that property lines indicate where water flow terminates. Phifer's Rentals conducted a percolation test and stated that an NPDES permit would be submitted post-development. Mr. Haas recommended installing a 100-level spreader and pipeline placement with an easement. Ms. Bernstein agreed.

Fred Kemmerer Jr. stated that any waivers would require full board approval. He further stated he was not in favor of granting a storm water easement on Franklin Township property. Nic Storm and Leroy Kemmerer Jr. agreed.

Ms. Bernstein asked what would be required if the plans were modified to eliminate the need for an easement and a 2:1 slope. Fred Kemmerer Jr. stated he would rely on the Township Engineer's recommendations. Nic Storm stated that if S.A.L.D.O. requirements are met, he would be agreeable, pending Mr. Haas's review of revised plans.

Ms. Bernstein stated that Phifer's Rentals wishes to work with the Township and requested an extension. Nic Storm asked what would be presented if an extension were granted. Ms. Bernstein stated revisions would include storm water management, secondary access, wheel stops, waiver of curbs, and conditional approval requests. She also requested that addressing be included as a condition of approval.

Fred Kemmerer Jr. stated that addressing is a formality and cannot be assigned until plan approval.

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## **Next Steps**

After discussion, it was determined that revised plans could potentially be ready for the February Supervisors' meeting. Nic Storm made a motion to accept the Phifer's Rental's extension request till March 31<sup>st</sup> 2026. Leroy Kemmerer Jr. seconded this motion. Phifer's Rentals will be on the

agenda for Planning Meeting, March 12<sup>th</sup> @ 6:30pm and Supervisors Meeting March 17<sup>th</sup> @ 6:30pm.

Attorney Tom Nanovic requested that Ms. Bernstein provide a written request for an extension by Monday.

Discussion or Public Comments: None

Fred Kemmerer, Nic Storm, and Leroy Kemmerer motion granted.

### **Adjournment**

Nic Storm made a motion to adjourn. Fred Kemmerer seconded this motion.

Meeting ended at 5:35pm.