

Chrin gets approval for hotel, restaurants at Route 33 interchange



Charles Chrin Companies received final subdivision and land development plan approval from township supervisors Monday to move ahead to develop the southeast quadrant of the Route 33 interchange. (CRAIG LARIMER/THE MORNING CALL)

By **Kevin Duffy**

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Earth-moving will soon begin on a commercial project along Route 33 in Palmer Township that calls for two restaurants and a hotel.

Charles Chrin Cos. received final subdivision and land-development plan approval from township supervisors Monday to move ahead on development of the southeast quadrant of the Route 33 interchange.

The project calls for a hotel; two restaurants, one of them with fast food; a bank; and a convenience store with 10 gas pumps, Keith Ottes of Langan Engineering said.

Bounded by Route 33 to the east and Trolley Line Drive to the west, the project area sits south of Main Street and north of Commerce Lane.

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It falls within the township's Main Street/commercial zoning district, Planning Director Cynthia Carman said.

The eastern half of the site, in Palmer, takes up 13 acres and encompasses the project area. A 22-acre lot on the western side of the area is in Tatamy and will remain undeveloped, Ottes said.

Conditional subdivision and land-development approvals have now been granted from both municipalities and the project is poised to move forward in April or May, Jim Chrin, grandson of Charles Chrin, said afterward.

Township planners recommended approval Feb. 1 after first being presented with the plan in September.

The plan calls for a fast food restaurant on the northwest corner of the 13-acre parcel and a 17,300-square-foot hotel on the southwest portion, with a 10,000-square-foot restaurant to the southeast and convenience store/car wash to the northeast.

Trolley Line Drive will be widened to three lanes and a traffic signal added where it intersects with Main Street.

The plan also calls for a 10-foot-wide sidewalk on the eastern side of Trolley Line Drive that would extend to Commerce Lane, Ottes said.

Public improvements and maintenance will be the responsibility of the developer, board Solicitor Charles Bruno said.

Supervisor Jeffrey Young voiced concern over development encroaching on a nearby industrial park, and financial considerations to the township associated with that.

"We're going to run into a lot of cost trying to get through all of those private properties," he said.

As part of their approval, supervisors granted a deferral on curbing requirements along Main Street and the Route 33 interchange tied to the eventual installation of sidewalks, along with waivers pertaining to slopes, grading and stormwater retention.

Kevin Duffy is a freelance writer.

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