

**UPPER NAZARETH TOWNSHIP
PLANNING COMMISSION
100 NEWPORT AVENUE
NAZARETH, PA 18064**

Minutes of January 9, 2020

The regular meeting of the Upper Nazareth Township Planning Commission was called to order by Solicitor Stephen Mills at 7:00 p.m. on Thursday, January 9, 2020, in the Township Building. Present were: Pamela Berlew, Jay Benfield, Jim Campana, Wilhelmina Donnelly, Scott Sylvainus, Zoning Officer John Soloe, for Township Solicitor Stephen Mills and Township Engineer Dr. Sean Dooley. Absent: Township Manager Lisa Klem.

Attorney Mills took over as temporary chair of the meeting. Attorney Mills asked for nominations for Chairman of the Planning Commission for the year 2020.

Motion was made by Mrs. Berlew to nominate Mr. Sylvainus as Chairman of the Planning Commission for 2020 and seconded by Mr. Benfield. There being no other nominations, Mr. Sylvainus was elected Chairman by all voting aye.(5-0). Mr. Sylvainus assumed the Chairman's Chair.

Motion was made by Mr. Sylvainus to nominate Mrs.Berlew as Vice Chair of the Planning Commission for 2020 and seconded by Mrs. Donnelly. There being no other nominations, motion carried with Mrs. Berlew assuming the Vice Chair of the Planning Commission for 2020 by all voting aye. (5-0).

Motion was made by Mrs. Donnelly to nominate Mr. Benfield as Secretary of the Planning Commission for 2020 and seconded by Mr. Campana. There being no other nominations, motion carried with Mr. Benfield assuming the Secretary position of the Planning Commission for 2020 by all voting aye. (5-0)

APPROVAL OF MINUTES:

Motion was made by Mrs. Berlew and seconded by Mrs. Donnelly to approve the December 12, 2019 meeting minutes. Motion carried with all voting aye (5-0).

COURTESY OF THE FLOOR:

Jason Mohap of 3600 Gun Club Road asked if Atty. Mills would pass along to Atty. Asteak that they would like to meet with them concerning the welfare of the township and if he would email him regarding times to meet. Atty. Mills said he would pass the information along.

NEW BUSINESS:

Discuss the Elevations, Renderings and Stormwater for JVI, LLC – Project Tadmor -

Jim Vozar of JVI, LLC, the developer for Project Tadmor, explained that they came back this month to answer any questions concerning landscaping and stormwater management. He further explained they had done 3d models from Gun Club Road to show everyone with a slide presentation including a3d drive-by from Gun Club Road.

Shannon Buster, engineering manager for NorthPoint Development, explained the pictures of what you can see of the buildings from Gun Club Road and then a drive-by movie of what you could see of the buildings, berming and plantings driving west to east on Gun Club Road. The berming varies in height from about 7 ft to 8 ft.

Mrs. Galio Maser Consulting Engineers explained that they have added shrubbery at the western driveway and then continued it to the end of the berm and this should take care of the headlight shin. The plantings height is at the time of planting and they will grow to a greater height in the coming years.

Dr. Sean Dooley, Township Engineer commented on adding plantings, trees and shrubs along the front of the property to fill in some empty spaces around overhead wires and underground piping to further block the view of the buildings.

Public Comment:

Bernard Kotyuk of 3280 Gun Club Road asked about the distance that the building is from the road and the height of the building? Mrs. Galio responded with about 65 ft from the road. Mr. Vozar explained the height of the building is about 42 ft.

Jason Mohap of 3600 Gun Club Road asked how long will it take for the trees to grow until you see relatively nothing of the building? Mr. Dooley replied 15 to 20 years.

Atty. Steve Mills explained that comments made here tonight are limited to landscaping only, not the whole project.

Robert Underkoffler of 3003 American Hemlock Lane asked if with this drive by view, can you do a drone view? Mr. Vozar explained that their plans show the proximity of their properties in relationship this property and if you use Google Earth this will give you an aerial view.

Kristin Mullen of 3276 Gun Club Road questioned adding vegetation along the northwest side of the building along the tracks? Mrs. Galio referenced the tree line that is already there is a sufficient buffer.

Keith Berlew of 3057 Bath Pike asked if there are buffers in front of the building, why are they not putting buffers on the back side where the trucks travel along the railroad tracks. Mr. Vozar explained there are train tracks and there will be a retaining wall about 10 to 12 ft high and the road on top of it. That the retaining wall will act as the buffer. So there will be a retaining wall, railroad tracks and then a road then Flory Farms.

Mrs. Berlew asked if there were any other developments that they did in this area. Mr. Vozar explained that they have two manufacturing facilities we did in south Bethlehem and their heights are 35 ft and 55 ft.

Mr. Sylvainus asked about the length of time to complete construction and truck traffic on Gun Club Road. Mr. Vozar explained it may take up to a year to complete construction and the truck traffic would be when the floor is being poured, then when the walls go up and again when the steel comes in and it is put in place. So the trucks will come in spurts.

Mr. Sylvainus explained that there was no action to be taken on this tonight as it was information only.

OLD BUSINESS:

Mr. Soloe commented on the Schoeneberger Subdivision that he has reached out to them with no response and their extension letter is about to expire. Then it would be up to them to restart the process.

Motion by Mr. Campana and seconded by Mrs. Berlew to recommend to the Board of Supervisors to deny the Schoeneberger Subdivision based on the comments from the September 11, 2019 review letter from Keystone Consulting Engineers and the expiring extension, this being conditioned upon them not submitting another extension letter prior to the next Board of Supervisors meeting. Motion carried with all voting aye. (5-0)

Next Meeting:

Mr. Sylvainus mentioned the next Planning Commission meeting is February 13, 2020 and the submission deadline is January 23, 2020 at 3:00 p.m.

ADJOURNMENT:

Motion was made by Mrs. Berlew and seconded by Mrs. Donnelly to adjourn the meeting at 8:04 p.m. Motion carried 5 - 0.

Respectfully submitted,
Jay Benfield, Secretary

**UPPER NAZARETH TOWNSHIP
PLANNING COMMISSION
100 NEWPORT AVENUE
NAZARETH, PA 18064**

Minutes of February 13, 2020

The regular meeting of the Upper Nazareth Township Planning Commission was called to order by Chairman Scott Sylvainus at 7:00 p.m. on Thursday, February 13, 2020, in the Township Building. Present were: Pamela Berlew, Jay Benfield, Scott Sylvainus, Township Manager Lisa Klem, Zoning Officer John Soloe, Township Solicitor Gary Asteak and Township Engineer Dr. Sean Dooley. Absent: Jim Campana and Wilhelmina Donnelly.

APPROVAL OF MINUTES:

Motion was made by Mrs. Berlew and seconded by Mr. Sylvainus to approve the January 9, 2020 meeting minutes. Motion carried with all voting aye (3-0).

COURTESY OF THE FLOOR:

Jason Mohap of 3600 Gun Club Road presented a document from a group of Upper Nazareth Township citizens asking the Commission to read the questions pertaining to Project Tadmor, respond to them and enter them into the minutes.

NEW BUSINESS: None

OLD BUSINESS:

Project Tadmor – Preliminary Plan/Minor Subdivision Resubmission.

Jim Vozar of JVI, LLC, the developer for Project Tadmor, Nicole Galio of Maser Consulting Engineers and Atty. Kate Durso of Fitzpatrick, Lentz and Bubba presented their plan and reviewed the KCE letter section by section dated February 11, 2020. They were also looking for the review letter from the UNT Fire department chief which they have not received yet. They also discussed/requested the waivers as included in the same KCE letter.

Mrs. Berlew made a motion seconded by Mr. Sylvainus to recommend a waiver of SALDO section 785 along the southern property line and that the buffer berm and plantings can remain in this permanent private easement. Motion carried with all voting aye (3-0).

A motion was made by Mr. Benfield and seconded by Mr. Sylvainus to recommend a waiver for SALDO section 749.1 from the installation of curbing along the south side of the private road labeled Driveway 1 leading to the n/f Hildenbrand and n/f Beatty properties and that the roadway will be pitched from the south side to the north side to promote stormwater runoff. Motion carried with all voting aye (3-0).

A motion was made by Mrs. Berlew and seconded by Mr. Sylvainus to recommend a waiver for SALDO section 749.3 from the construction of 7" reveal curbing to 6" reveal curbing along the north side of Driveway 1 (private street). Motion carried with all voting aye (3-0).

A motion was made by Mrs. Berlew and seconded by Mr. Sylvainus to recommend a waiver for SALDO section 749.10 from the installation of curbing along SR 946 (Daniels Road). Motion carried with all voting aye (3-0).

A motion was made by Mr. Sylvainus and seconded by Mrs. Berlew to recommend SALDO section 749.4 is waived/deferred on the current development, however the plan shall contain a note that at such time as Lanta provides public transportation within the vicinity of the intersection with Driveway 1 (private

street), then owner shall provide public sidewalk access in conformity of existing SALDO. Motion carried with all voting aye (3-0).

Public Comment:

Jason Mohap asked where the spray irrigation system was located in reference to the pipeline on the property. Nicole Galio explained where it was located on the plans and explained how it works.

Mr. Sylvainus read the Upper Nazareth Township Citizens Group questions (see attached) that were presented earlier in the meeting and they were addressed by the applicant, the Planning Commission, the Township Engineer and the Township Solicitor.

Brian Sayago of 3070 Newburg Road asked what would be stored on site. Mr. Vozar explained they are built on speculation and don't know at this time.

Wendy Colussi of 3288 Gun Club Road asked about the stormwater retention on site, could contaminates get into the ground water contaminating the well water of the neighbors. Mr. Vozar explained the sprinkler system releases the water less than the DEP regulations require. Mr. Benfield explained that if the well was constructed properly, the surface water can't get into the well.

Mr. Sylvainus explained that there was no action to be taken on the plan tonight and that they would need to submit something by next Thursday to come back next month.

Mr. Sylvainus mentioned the next Planning Commission meeting is March 12, 2020 and the submission deadline is February 20, 2020 at 3:00 p.m.

ADJOURNMENT:

Motion was made by Mrs. Berlew and seconded by Mr. Sylvainus to adjourn the meeting at 9:38 p.m. Motion carried 3 - 0.

Respectfully submitted,
Jay Benfield, Secretary

Upper Nazareth Township Citizens Group
Planning Commission – February 13, 2020

UNT Planning Commission
100 Newport Avenue
Nazareth, PA 18064

February 13, 2020

Planning Commission Members & UNT Officials:

A group of township citizens would like the following questions entered into the record of this meeting. We request that these questions, pertaining to various aspects of Project Tadmor, be answered wholly or in part, before the Planning Commission takes official action on this proposal. As a group, we have attempted to ask these questions at various meetings over the course of the past year -to no avail. At those meetings, we were either ignored, told we didn't have the right to speak, or were given incorrect or incomplete information. We should be given the same amount of time to review the plans and have our questions addressed, as does every other concerned party.

It is apparent the residents of UNT have not been privy to outside agency review letters thus far. This, coupled with agendas being posted 48 hours prior to meetings, puts the residents at a disadvantage. This limited access to records prior to meeting prevents residents from adding pertinent and relevant information to the discussion.

The very purpose of a Planning Commission meeting is to ensure there is open dialogue with the public regarding this project (or any project). Instead, the Planning Commission posts agendas at the last minute (which hinders the public's right to know) and fails to respond to nearly all correspondence from our group.

It is our sincere hope that Upper Nazareth Township officials will become more transparent with its citizens, as it is part of your fiduciary responsibility.

Thank you in advance. We look forward to receiving the answers to these questions.

Respectfully,

Upper Nazareth Township Citizens Group

Enclosure

UNT Planning Commission
100 Newport Avenue
Nazareth, PA 18064

February 13, 2020

RE: Questions Pertaining to Project Tadmor:

1. Do the cuts and fills balance for grading the site since the developer is proposing 20+ foot deep cuts for trench excavations for utilities and for removal of fill on the site?
2. Will the soil limitations in hydric and hydric component soils support the building properly over the existing unconsolidated and non-compacted fill?
3. How will the developer address this situation for assuring the building foundation will be adequate to support 35+ high foot roofs? Have snow loads during winter been taken into account?
4. Will pile driving be required on site for the footers? If so, will the hours pile driving is taking place be monitored so that the nearby residents do not have to endure the noises associated for extended periods of time and throughout the night?
5. Since there are hydric soils present in the basin, are the proposed retaining walls and fill in the basin area sturdy and safe? What assurances do residents have that these walls will be stable and are simply not landscaped walls?
6. Since there are proposed trenches on site, coupled with the present soil limitations, how will the trenches be "dewatered" and where will all of the excess groundwater be accounted for during the construction and earth moving phases of this project?
7. Since UNT has not received a review letter from NCCD, what assurances do the residents have that the **proposed** grading operations will be consistent with the **actual** grading operations once building begins? How will the engineer enforce grading operations if the **actual** earthmoving turns out to be greater than the **proposed** earthmoving?

8. Once construction begins, if more excavation is needed, how will the township monitor proper shoring techniques for the building, basin, retaining walls, etc.?

9. Based on submitted plans, all sides of the two buildings prohibit access to fire apparatus due to storm-water BMP's and tractor, trailer, and employee parking; no fire lanes have been demonstrated on the plans. Have these plans been reviewed by the Upper Nazareth Fire Department and the Northampton Emergency Management Department for the respective comments? Even though the facilities will be equipped with sprinklers, does UNT Fire Dept. have enough aerial ladder trucks that can safely span the building(s) in case of a fire?

10. Currently, there is no proposed landscaping in some of the grass areas to block out light and noise pollution. Has a noise study been provided by the developer? Also, what measures will the developer be utilizing to prevent excess usage of backup beepers for the hundreds of trucks that will be on the property at any given time?

11. The main basin discharge is to be released into an unprotected channel; is that channel accustomed or stabilized properly for receiving constant runoff year-round? What assurances do residents have that additional flooding or erosion will not take place in this channel or anywhere downstream? Can you please demonstrate/describe what will happen if the emergency spillway is activated? Where will this extra runoff go? Gun Club Road? Monocacy Creek?

12. How will the fill from the installation of the PennEAST Pipeline be disposed? How will Project Tadmor coordinate with the construction of the PennEAST Pipeline to help prevent excess traffic, excess soil, and the storage of rock spoils to/from the construction site?

13. How will the residents be protected from the constant dust generated from all the earthmoving occurring on this site; both from Project Tadmor and the PennEAST Pipeline?

14. The Karst Study indicates there are ghost lakes present on this site. Have pinnacles been identified and will drilling, blasting, and the use of rock pickers be utilized for the project? Is there a need for a rock crusher for this project? Is there a need for a portable cement patch plant, especially for the footers and walls of the distribution center?

15. How will the residents be protected from the noise produced by the HVAC systems located on the roofs of the facilities? Is this addressed in the developer's plan/proposal?
16. If this facility handles cold products, how will the noise associated with such operations be kept to a minimum? How will noise associated with refrigerated trucks be mitigated?
17. What assurances do the residents have that this facility will not have huge ammonia compressors on the roofs in order to cool the building should cold storage be one of the building's functions?
18. If the developer chooses to change the scope of the project, including but not limited to, more earthmoving operations, how can the residents be assured the township will make the developer resubmit to the PC or even the BOS when the township has not yet addressed the illegal land filling operations that have already taken place within the scope of this project?
19. Will the residents be privy to the review of the land developer agreements before the project begins earthmoving operations? In not, why?
20. What type of fencing is proposed for this project?
21. Has the developer submitted a post storm-water management plan to the township for review?
22. What is the proposed road reconstruction sequence for Gun Club Road with respect to Project Tadmor and the PennEAST Pipeline? Is there a plan in place to ensure that if the road is fixed by the developer it is not destroyed when construction of the Penn EAST Pipeline begins?
23. How will school bus traffic be handled during the construction of Project Tadmor?
24. How will school bus traffic be handled during the construction of the PennEAST Pipeline?
25. Since the township does not have a certified planner or qualified individual with land development planning experience on staff, why has the township not employed an independent outside planning agency to review this plan especially since this is the largest earthmoving and most intense traffic generator project ever proposed in UNT?

26. Has a Phase 1 and/or Phase 2 environmental study (and the appropriate documentation) been submitted to the PC for their review for Project Tadmor?
27. As documented in the November storm-water submission, the Army Corps of Engineers forced the removal of fill from this proposed project site; has this removal been shown/documentated on existing plans? Has this removal of fill been incorporated into the current storm-water plan?
28. Has all correspondence between all property owners, developers, outside agencies, and UNT regarding the removal of fill from stream been made available to the public?
29. Have any areas of fill or earth disturbance outside of the area (stream bed) the Army Corps of Engineers addressed in the November storm-water submission been addressed by the township in any way? If not, why?
30. If the PC members are aware of the removal of fill ordered by the Army Corp of Engineers, why is the PC still continuing to review the Project Tadmor plan when the illegal fill is in violation of the SALDO and UNT zoning ordinances?
31. Why has the PC not recommended placing a cul-de-sac on Gun Club road preventing any traffic from entering the facility from the south?
32. Is the PC aware that the liquid fuels tax applies to cul-de-sacs so long as there is a 40-foot bulb radius present?
33. How can storm-water pre-development cover conditions be determined for volume control when a good portion of the site has been already filled or disturbed?
34. Have the proposed grading plans for sewer, water, and other utility work for offsite improvements been submitted to UNT for the review?
35. The upstream watershed areas to this site will have over 120 acres of drainage running through the site. This runoff currently is dispersed over acres of flat area. Even though the basin is dug into the existing man-made fill and natural earth, this runoff must be controlled through the storm-water basin to eliminate flooding of Gun Club Road; how will this basin be sufficiently de-watered during winter conditions between storm events when the ground is frozen and unable to handle the capacity of runoff?
36. Did the LVPC issue a non-compliance review letter to UNT relating to the Act 167 storm-water management plan?

**UPPER NAZARETH TOWNSHIP
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NAZARETH, PA 18064**

Minutes of March 12, 2020

The regular meeting of the Upper Nazareth Township Planning Commission was called to order by Chairman Scott Sylvainus at 7:00 p.m. on Thursday, March 12, 2020, in the Township Building. Present were: Pamela Berlew, Jay Benfield, Scott Sylvainus, Jim Campana, Township Manager Lisa Klem, Zoning Officer John Soloe, Township Solicitor Gary Asteak and Township Engineer Dr. Sean Dooley. Absent: Wilhelmina Donnelly.

APPROVAL OF MINUTES:

Motion was made by Mrs. Berlew and seconded by Mr. Benfield to approve the February 13, 2020 meeting minutes. Motion carried with Mrs. Berlew, Mr. Benfield and Mr. Sylvainus voting aye and Mr. Campana abstained.

COURTESY OF THE FLOOR:

Jason Mohap of 3600 Gun Club Road wandered if there was any thought to postponing this meeting because of the coronavirus. Mr. Sylvainus explained it was considered, but felt it was ok to meet. Mr. Mohap also asked about the warehouse on Gun Club Road and it being a permitted use. It was explained to him that the Zoning Officer has rendered an interpretation with regards to the use.

NEW BUSINESS: None

OLD BUSINESS:

Schoeneberger Extension Letter:

Mr. Campana made a motion to recommend to the Board of Supervisors to accept the extension request letter from Hahn Surveying, representing John Schoeneberger, executor for the Estate of John & Delores Schoeneberger dated March 9, 2020, extending the review time to June 30, 2020, seconded by Mr. Sylvainus. Motion carried with all voting aye (4-0).

Project Tadmor – Preliminary Plan/Minor Subdivision Resubmission.

Jim Vozar of JVI, LLC, the developer for Project Tadmor, explained that last month they were here to review KCE's letter and go through other questions to the proposed project. As a follow up to that meeting he went to the NBMA Board Meeting and is awaiting their approval. The Fire Department Letter was received and we intend to comply with the letter and working with the Chief.

Nicole Galio of Maser Consulting Engineers explained they had received a letter from the LVPC dated February 21, 2020, with a handful of comments that they have addressed. Also from the County Conservation District on our MPS permit dated March 9, 2020 and it has the comments related to administrated completeness. We also submitted on March 6, 2020 to the DEP for a chapter 105 permit for the stream enclosures discussed at last month's meeting and we sent KCE a copy of our HOP plans for the intersection with rt248. Mr. Asteak explained that the HOP submission will be deferred until it comes before the Board of Supervisors.

Atty. Kate Durso of Fitzpatrick, Lentz and Bubba reviewed the KCE letter section by section dated March 10, 2020 and the UNT Fire Department letter received March 3, 2020.

Mrs. Berlew commented that all of the references in the KCE March 10, 2020 letter that reference the KCE Letter dated February 11, 2020 are only concerning the final plans and so that all of the preliminary plan comments have been addressed to KCE's satisfaction.

Mr. Sylvainus asked about the stormwater compliance, the relocating overhead wires, utility poles and the signs for the u-turn. An explanation was given concerning the LVPC. Mr. Dooley explained that the wires and poles would not affect the PC and the signage would be placed on the drawings when completed. He also asked about the wet lands and Mr. Vozar explained that it is recognized by the DEP and ourselves and it will be protected.

Mr. Asteak commented on the fact that we had asked them to come back because of the comments with regard to preliminary planning were too numerous. They have now trimmed it down to a manageable list of items to primarily either drafting issues or outside agency reviews. So it appears as that has been resolved. When it comes to the zoning issue which has come up many times, this past week a zoning appeal was filed by Mr. Mohap and others, submitted to the Zoning Hearing Board raising fundamentally the issue of whether or not the Zoning Officer erred with regard to designating this as a warehouse and the Zoning Hearing Board Solicitor directed a letter to the applicants' council indicating that it was filed late and directing the Zoning Officer to return the application along with the filing fee check. So the zoning issue has been resolved pending any further appeals.

Russ Beatty of 3361 Gun Club Road commented that he is getting calls from upset people about the warehouse so they were putting some of the blame on him. He had the DEP, Army Core of Engineers and the County come out to check and he has letters from all of them that his property is ok.

Mr. Mohap asked about the letters from the applicant to outside agencies be postponed until a later date. He was informed that at that time of the request till now there would be a lot of changes which there have been. Currently the applicant is waiting for NBMA sewer authority, Fire Department compliance Letter, LVPC, DEP, Pen Dot, authority for the utilities and the Northampton County Conservation District. Mr. Dooley explained that state law dictates that we cannot hold up a plan approval because of third party reviews however, construction cannot begin until all parties give their approval.

Mrs. Berlew made a motion seconded by Mr. Campana to recommend to the Board of Supervisors conditional preliminary plan approval for Project Tadmor subject to all outside agencies, including NBMA, LVPC letter dated February 21, 2020, KCE letter dated March 10, 2020 and the Fire Department letter dated March 3, 2020 approval. Motion carried with all voting aye (4-0).

Public Comment:

No Additional Comments.

Mr. Sylvainus mentioned the next Planning Commission meeting is April 9, 2020 and the submission deadline is March 19, 2020 at 3:00 p.m.

ADJOURNMENT:

Motion was made by Mrs. Berlew and seconded by Mr. Campana to adjourn the meeting at 8:02 p.m. Motion carried 4 - 0.

Respectfully submitted,
Jay Benfield, Secretary

**UPPER NAZARETH TOWNSHIP
PLANNING COMMISSION
100 NEWPORT AVENUE
NAZARETH, PA 18064**

Minutes of June 11, 2020

The regular meeting of the Upper Nazareth Township Planning Commission was called to order by Chairman Scott Sylvainus at 7:00 p.m. on Thursday, June 11, 2020, in the Township Building. Present were: Pamela Berlew, Jay Benfield, Scott Sylvainus, Jim Campana, Township Manager Lisa Klem, Zoning Officer John Soloe, Township Solicitor Gary Asteak and Township Engineer Dr. Sean Dooley. Absent: Wilhelmina Donnelly.

APPROVAL OF MINUTES:

Motion was made by Mrs. Berlew and seconded by Mr. Campana to approve the March 12, 2020 meeting minutes. Motion carried with Mrs. Berlew, Mr. Benfield, Mr. Campana and Mr. Sylvainus all voting aye. (4-0).

NEWBUSINESS: There was no new business.

OLD BUSINESS:

Schoeneberger Final Minor Subdivision:

Michael Hahn of Hahn Surveying, explained that he was in contact with Keystone Consulting Engineers with regard to the KCE's April 2, 2020 letter. Sean Dooley of KCE, explained they were asking to split one parcel of land into 3 parcels with appropriate right of ways (ROW). Gary Asteak commented that these ROW documents be ready for execution before the BOS final approval. Terry Schoeneberger of 323 Michaels School Road, asked about the 50 ft ROW that it is for future use if Michaels School Road is widened. He also questioned how long all this would take. Mr. Asteak explained that once all the corrections and documents are in, it should be ready for approval of the BOS at their July 1, 2020 meeting. Mr. Sylvainus asked about escrow moneys due to the Township and Mr. Terry Schoeneberger said he was aware of it, but at this time did not the exact amount due.

Motion was made by Mr. Sylvainus and seconded by Mr. Campana to recommend to the Board of Supervisors approval of the Schoeneberger Preliminary Final Minor Subdivision plan subject to the conditions in the Keystone Engineer's letter dated April 2, 2020 and also that the escrow invoice is satisfied. Motion carried with Mrs. Berlew, Mr. Benfield, Mr. Campana and Mr. Sylvainus all voting aye. (4-0)

COURTESY OF THE FLOOR:

Jason Mohap of 3600 Gun Club Road asked about the contents of the March 12, 2020 minutes and Mr. Benfield, Secretary explained what went into those minutes. Mr. Mohap then asked about Project Tadmor. A discussion followed about the warehouse, its use and what process the Township has to know who occupies the building. Also discussed was the traffic study, the code used, its conclusions and parking spaces.

ADJOURNMENT:

Motion was made by Mr. Campana and seconded by Mrs. Berlew to adjourn the meeting at 7:41 p.m. Motion carried 4 - 0.

Respectfully submitted,
Jay Benfield, Secretary

**UPPER NAZARETH TOWNSHIP
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100 NEWPORT AVENUE
NAZARETH, PA 18064**

Minutes of October 8, 2020

The regular meeting of the Upper Nazareth Township Planning Commission was called to order by Chairman Scott Sylvainus at 7:00 p.m. on Thursday, October 8, 2020, in the Township Building. Present were: Pamela Berlew, Scott Sylvainus, and Jim Campana, Township Manager Lisa Klem, Zoning Officer John Soloe, Township Solicitor Steve Mills and Township Engineer Dr. Sean Dooley.

APPROVAL OF MINUTES:

Motion was made by Mrs. Berlew and seconded by Mr. Campana to approve the June 11, 2020 meeting minutes. Motion carried with all voting aye. (3-0).

NEW BUSINESS:

“Project Tadmor 2” was presented which is an alternate design of a one (1) building warehouse rather than the two (2) warehouse original plan preliminarily approved by the planning commission.

The Applicant proposes a single, 1,006,155 square foot warehouse building on a 79.79 acre site (including proposed land acquisition from associated subdivision of an adjoining parcel) at 3363 Gun Club Road. The proposed warehouse use is permitted by right in the I-2 General Industrial Zoning District. The proposed building is at the east end of the site. A 213-space truck trailer parking area is proposed at the west end of the site. Access to the property will be from two (2) driveways. A third driveway, Driveway 3, that is part of Project Tadmor is not required Tadmor 2. Driveway 1 immediately south of the railroad tracks will serve as common access to the n/f Hildebrand and n/f Beatty commercial properties and be restricted to employee/service vehicle access to the warehouse. Driveway 2 will be primarily dedicated to truck traffic ingress and egress for the site. The Applicant has furnished a 4-space truck rest and turn-around area outside the guard shack-controlled access gate to the warehouse for truck traffic. Pursuant to truck queueing requirements previously established for Project Tadmor, the proposed access condition at Driveway 2 affords adequate queue length for truck-stacking between Gun Club Road and the guard shack – approximately 14+ trucks can be accommodated at one time.

According to Kate Durso of Fitzpatrick, Lentz and Bubba, market activity and site interest were the primary reasons for presenting the single warehouse option. Some of the primary differences between the two options are 1) One building option includes trailer parking, 2) Driveway 3 is removed 3) Reduced total building square footage and reduced impervious cover.

Other changes include reduced car parking and increased trailer parking.

A photo rendering of the single warehouse option were presented. These will be made available to the general public.

Sean Dooley of Keystone Consulting Engineering (KCE) reviewed critical points of his 10/5/2020 letter covering the single warehouse option. Mr. Dooley’s letter recommended that the preliminary approval not be granted for the single unit option at this time.

Public participation was virtual via-go to webinar and questions were accepted and answered by the Planning Commission concerning, among other items, availability of the photo renderings and commercial traffic on Gun Club Road.

OLD BUSINESS:

COURTESY OF THE FLOOR:

Nothing beyond the concerns presented regarding the Tadmor 2 development.

ADJOURNMENT:

Motion was made by Mr. Campana and seconded by Mrs. Berlew to adjourn the meeting at 8:05 p.m.
Motion carried 3 - 0.

Respectfully submitted,
Jim Campana and Pamela Berlew

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Next meeting: November 12, 2020

Submission deadline: October 22, 2020

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Minutes of November 12, 2020

The regular meeting of the Upper Nazareth Township Planning Commission was called to order by Chairman Scott Sylvainus at 7:00 p.m. on Thursday, November 12, 2020, in the Township Building. Present were: Pamela Berlew, Jay Benfield, Scott Sylvainus, Jim Campana (came at 7:35 pm), Kelly-Jo Smith, Township Manager Lisa Klem, Zoning Officer John Soloe, Township Solicitor Gary Asteak and Township Engineer Dr. Sean Dooley.

Mr. Sylvainus welcomed the new Planning Commission member, Kelly-Jo Smith.

NEWBUSINESS:

Project Tadmar 2 - Preliminary Plan Re-Submission: Kate Durso of Fitzpatrick, Lentz and Bubba, together with Jim, Nicole and Jeff explained via phone the re-submitted revised plans and the review letters received from KCE. They asked questions about the waivers needed to move forward with the project. Also discussed were the alternate landscaping plans do to the response we received from UGI, that they would not allow trees in the permanent easement. Otherwise this plan is similar to the plans submitted at the last meeting.

1. Mrs. Berlew made a motion and seconded by Mr. Campana to recommend to the Board of Supervisors a waiver of SALDO Section 22A-705.1.J for the installation of curbing where the project site abuts Daniels Road (SR 0946). Motion carried with all voting aye (5-0).

2. Mr. Sylvainus made a motion and seconded by Mr. Campana to recommend to the Board of Supervisors a waiver of SALDO Section 22A-705.9.A(1) for the installation of curbing along the southern side of Driveway 1 (private street). Motion carried with all voting aye (5-0).

3. Mr. Campana made a motion and seconded by Mrs. Berlew to recommend to the Board of Supervisors a waiver of SALDO Section 22A-705.9.A(3) from the construction of 7" curbing along Driveway 1 (private street) to 6" curbing. Motion carried with all voting aye (5-0).

4. Mrs. Berlew made a motion and seconded by Mr. Campana to recommend to the Board of Supervisors a waiver of SALDO Section 22A-705.9.B(1) from the construction of sidewalks along the southern side of Driveway 1 (private street). Motion carried with all voting aye (5-0).

4B. Mr. Campana made a motion and seconded by Mrs. Berlew to recommend to the Board of Supervisors a deferral of SALDO Section 22A-705.9.B(1) from the construction of sidewalks along the northern side of Driveway 1 (private street) with conditions set forth in KCE's letter dated November 9, 2020. Motion carried with all voting aye (5-0).

5. Mrs. Berlew made a motion and seconded by Mr. Campana to recommend to the Board of Supervisors a waiver of SALDO Section 22A-708.4.B.(2)(e) to permit a 0% slope for the bottoms of Basins A,B and C as designed. Motion carried with all voting aye (5-0).

6. Mrs. Smith made a motion and seconded by Mr. Campana to recommend to the Board of Supervisors a waiver of SALDO Section 22A-709.5 for the private PennEast pipeline easement. Motion carried with all voting aye (5-0).

Mr. Campana made a motion and seconded by Mrs. Smith to recommend to the Board of Supervisors conditional preliminary plan approval for Project Tadmor 2 subject to KCE letters' dated November 9, 2020 and November 10, 2020. Motion carried with all voting aye (5-0).

Mrs. Berlew brought up and a discussion was had concerning reviewing and updating the current Comprehensive Plan, Zoning Map and Zoning Ordinance.

Mrs. Berlew then made a motion and seconded by Mrs. Smith to recommend to the Board of Supervisors that they review the current Comprehensive Plan, Zoning Map and Zoning Ordinance. Motion carried with all voting aye (5-0).

OLD BUSINESS: None

COURTESY OF THE FLOOR:

Public participation was virtual via-go to webinar and questions were accepted and answered by the Planning Commission concerning, among other items, availability of the photo renderings and commercial traffic on Gun Club Road. Attached is a UNT Citizens letter dated November 12, 2020 that was requested to be included in the written minutes.

APPROVAL OF MINUTES:

Motion was made by Mr. Campana and seconded by Mr. Sylvainus to approve the October 8, 2020 meeting minutes. Motion carried with Mrs. Berlew, Mr. Campana and Mr. Sylvainus all voting aye and Mr. Benfield and Mrs. Smith abstained.

ADJOURNMENT:

Motion was made by Mrs. Smith and seconded by Mr. Campana to adjourn the meeting at 8:47 p.m. Motion carried 5 - 0.

Respectfully submitted,
Jay Benfield, Secretary

UNT Citizens

November 12, 2020

Mrs. Klem,

Below are questions citizens would like asked and added to the written record for tonight's Planning Commission meeting. Since we often run into technical difficulties that prevent all of our questions from being asked and answered, we respectfully request that these are asked on our behalf.

For Mr. Soloe:

- Have you provided your written opinion to the PC on the "use" of the facility?
- Since you have acknowledged through RTK requests that you did not issue any permits for work to be done on the Hildebrandt and Beatty properties, why have you not issued any enforcement letters with respect to the illegal land development taking place on these properties?

For Mr. Dooley:

- What changes have you recommended in the developer's plan that relate to stormwater control and/or sewer and water matters?
- What have you recommended to the PC regarding PennDOT's long awaited review and comments on intersection improvements?

For Mr. Sylvanius:

- Shouldn't the members of the Planning Commission wait to receive and consider the written opinion of the LVPC regarding the proposed plan changes before going one step further in the review process?
- Has the PC received, read, and considered the opinions of the relevant government agencies (e.g. Conservation District, DEP, etc.) regarding the environmental impact and associated issues of JVI's plan in order to make an informed decision as to what it recommends to the BOS with regard to the developer's plan (both the one that was approved and the changes thereto that are now being reviewed)? If not, isn't it your duty to do so, and how can you make an informed decision without the guidance of those review letters?

For Mr. Asteak:

- In your capacity as the township solicitor, have you advised the PC (in writing or at an open meeting) to approve the applicant's preliminary plan before the members of the PC have had the opportunity to receive, read, and consider the opinions of the Conservation District, the DEPE, and the LVPC?

For any member of the PC:

- What is the average number of daily vehicles currently on Gun Club Road?
- What are the current traffic projections per day for Gun Club Road with this new plan?

UNT Citizens

- What percent increase in traffic does this represent?
- What is the percentage of truck traffic to car traffic within this proposal?

Thank you in advance.

Respectfully,
UNT Citizens