

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

MINUTES OF JANUARY 11, 2018

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday January 11, 2018, in the Township Building. Present were: Vice Chairman, Stephen Bacak, Jay Benfield, Pamela Berlew, Wilhelmina Donnelly, Township Manager; E.J. Mentry, Township Zoning Officer John Soloe Township Solicitor, Gary Asteak, and Township Engineer, Al Kortze. Vice-Chairman Scott Sylvainus was not present.

Reorganization was tabled to the February meeting.

A **motion** was made by Ms. Donnelly to approve the minutes from the December 14, 2017, meeting, Mr. Benfield seconded the motion and the motion passed 3-0. Mr. Bacak abstained, since he was not present at the December meeting.

Old Business

Mr. Brian Cope, from Northampton County provided a presentation regarding Open Space, recreation and trails in Northampton County and missing/undeveloped connections.

New Business

3363 Sketch Plan was presented; the applicant described the development of two warehouse buildings on a 77.9 acre tract of land on the east side of Gun Club Road. One of the buildings is 742,000 square feet with 258 truck docks and 384 car parking spaces with no tenant at this time. The second warehouse is 250,000 square feet with a 100,000 square foot future expansion area. This building has 4 truck docks, 10 drive indoors and 175 car parking spaces. The tenant for this building is expected to be a dairy producer. The applicant indicated restoration of Gun Club Road is part of the development. The applicant indicated no waivers were expected at this time and agreed with the comments from KCE. Access for the development is from Gun Club Road with emergency access from Daniels Road.

A **motion** was made by Ms. Donnelly to adjourn the meeting, Mr. Benfield seconded the motion and the motion passed 4-0.

The meeting was adjourned by Mr. Bacak at 9:01 PM.

Respectfully submitted,
Pamela A Berlew, Secretary

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MINUTES OF FEBRUARY 15, 2018

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday February 15, 2018, in the Township Building. Present were: Vice Chairman, Stephen Bacak, Jay Benfield, Pamela Berlew, Wilhelmina Donnelly, Township Zoning Officer John Soloe. Township Manager; E.J. Mentry, Township Solicitor, Gary Asteak, and Township Engineer, Al Kortze were not present. Vice-Chairman Scott Sylvainus arrived at 7:16.

A **motion** was made by Mr. Benfield to approve the minutes from the January 11, 2018, meeting, Ms. Donnelly seconded the motion and the motion passed 4-0.

Reorganization

Ms. Berlew nominated Mr. Sylvainus for Chairperson, Mr. Bacak seconded; vote passed with a count of 4-0 Mr. Sylvainus abstained.

Mr. Bacak nominated Ms. Berlew for Vice-Chairperson, Ms. Donnelly seconded; vote passed with a count of 4-0 Ms. Berlew abstained.

Mr. Sylvainus nominated Mr. Bacak for Secretary, Ms. Berlew seconded; vote passed with a count of 4-0 Mr. Bacak abstained.

Old Business

No updates at this time.

New Business

A **motion** was made by Ms. Donnelly to adjourn the meeting, Mr. Benfield seconded the motion and the motion passed 5-0.

The meeting was adjourned by Mr. Sylvainus at 7:35 PM.

Respectfully submitted,
Pamela A Berlew, Secretary

**UPPER NAZARETH TOWNSHIP
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MINUTES OF March 15, 2018

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday March 15, 2018, in the Township Building. Present were: Chairman, Scott Sylvainus, Vice-Chairman Pamela Berlew; Jay Benfield, Stephen Bacak, Wilhelmina Donnelly, Township Engineer, Sean Dooley, and Township Solicitor Gary Asteak. Zoning Officer John Soloe, and Township Manager; E.J. Mentry, were not present.

A **motion** was made by Mr. Bacak to approve the minutes from the February 15, 2018, meeting, Ms. Donnelly, seconded the motion and the motion passed 5-0.

Old Business

Park, Recreation, and Open Space Plan – no update

Official Map –

Mr. Dooley provided an update Official map update. Also noted red coded paths are the main connection routes and green are connectors. Mr. Sylvainus noted and discussed an east walking route. Mr. Dooley stated the collector routes will bring them together to more busy areas such as Rose Inn and Shoeneck. With limited resources this is where the monies will most likely be spent for improvements and safety. Striping can be used as a visual buffer to improve safety as a low cost means. Also, parking can be addressed to create a bike / walking lane for example on Rose Inn. Mr. Sylvainus asked about connecting to Bushkill bike paths. Mr. Asteak said there is a trail network in Bushkill township and also within Jacobsburg State Park. Mr. Dooley noted that Plainfield to Jacobsburg is in the works. Mr Sylvainus questioned the two paths for the Plainfield trail. Mr Dooley noted that the one trail is on private property. This also may show connectors to other municipalities including the Nazareth Borough. Mr. Asteak asked if the Nazareth Borough has a plan. Mr. Dooley is not sure but suggestion to connect with Brian Cope for the Northampton county comprehensive trail map plan. Within the borough there are some major crossing with Broad and Main streets. Also, connecting to the west end Borough park and Gracedale property should be considered. Mr. Sylvainus asked about future recreation land noted on the map. Mr Dooley noted that maybe taking off wood lands and making sure it is noted in zoning for protections. He will also modify the map so it is easier to read and keeping it simple and purpose driven. Mr. Sylvainus asked what are the next steps to continue with the map. It was concluded to clean the map up and then coordinate with Brian Cope for his input. Once this is complete send it to adjoining municipalites for their inputs with our goals stated especially with connection and coordinations.

New Business

Mt Vernon East Retirement Village – Sketch Plan; Represented by Troy Faust, Partner

Mr. Faust introduced the new project. He stated the the original buildings were built in 1998 and he was originally going to build apartments in R-4 and they were not allowed. Ultimately 3 buildings were built with 4 units in each. Since this time, in 2007, the zoning changed to allow apartments in R-4. Right now it is retirement apartments and is seeking to allow higher square foot citing section 314. The new project is to add another building with 4 more units and will meet new zoning ordinances. He also noted it is a very quiet community and is seeking a waiver for the number of required parking spots. He provided how many residence cars are there and number of tenants with ages. He briefly discussed that the Walnuts street drainage was modified and reduced the issues. There was a letter provided by the LVPC and it says it meets the comprehensive plan with sewer and water. Mr. Faust is looking for us to grant 4 waivers. Mr. Asteak said any zoning issues need to be brought to the zoning hearing board and maybe also discussed directly with the zoning officer. Mr. Sole provided a letter to the planning commission outlining zoning issues with lot size as a reference. Ms. Berlew noted that the property is not designated as age restricted currently. Mr. Faust stated that is who he rents and will officially designate it on the new building. Mr. Dooley noted that 40% is the ordinance. Mr. Faust referenced that is 50% max imperious cover and 40% for the building. Mr. Asteak stated that maybe he should meet with Mr. Soloe to discuss. Mr. Faust said he had a special exception to use the paper streets in the calculations and he presented a signed plan of existing development. Mr. Asteak asked if there was a court case from 1998. Mr. Faust was suggested that he would do a quick claim to the paper streets and possibly place ad in newspaper. Mr. Asteak said that the planning commission cannot advise on zoning issues. The zoning issues need to be resolved. Mr. Sylvanius discussed the retention pond and they may not meet current requirements with the geometry of their design. Mr. Faust said the pond is okay. Mr. Sylvanius noted that the storm water is a major concern and also noted it may have to be denoted as age restricted. Mr. Faust will make it age restricted. Mr. Dooley said there is storm water concerns and will have to meet DEP requirements. There maybe some retrofits. Mr. Faust concluded he knows what he needs to do.

A **motion** was made by Mr. Bacak to adjourn the meeting, Ms. Donnelly seconded the motion and the motion passed 5-0.

The meeting was adjourned by Mr. Sylvainus at 8:17 PM.

Respectfully submitted,
Stephen Bacak

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MINUTES OF APRIL 12, 2018

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday April 12, 2018, in the Township Building. Present were: Chairman, Scott Sylvainus, Jay Benfield, Pamela Berlew, Wilhelmina Donnelly, Township Zoning Officer John Soloe and Township Engineer, Dr. Sean Dooley. Vice-Chairman Stephen Bacak, Township Manager; E.J. Mentry, Township Solicitor, Gary Asteak were not present.

A **motion** was made by Mr. Benfield to approve the minutes from the March 15, 2018, meeting, Ms. Donnelly seconded the motion and the motion passed 4-0.

Old Business

Dr. Dooley presented the updated Official Map. The Planning Commission recommended the Map be forwarded to Mr. Cope and adjacent Municipalities for comments. Dr. Dooley indicated that the map would need greater detail to purchase parcels, should the Township wish to pursue that avenue to protect the land.

New Business

Nothing at this time

A **motion** was made by Ms. Donnelly to adjourn the meeting, Mr. Benfield seconded the motion and the motion passed 4-0.

The meeting was adjourned by Mr. Sylvainus at 7:15 PM.

Respectfully submitted,
Pamela A Berlew, Acting Secretary

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MINUTES OF MAY 10, 2018

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday May 10, 2018, in the Township Building. Present were: Chairman, Scott Sylvainus, Jay Benfield, Pamela Berlew, Wilhelmina Donnelly, Township Manager; E.J. Mentry, Township Zoning Officer John Soloe and Township Engineer, Al Kortze. Secretary, Stephen Bacak, Township Solicitor, Gary Asteak were not present.

A **motion** was made by Mr. Benfield to approve the minutes from the April 12, 2018, meeting, Ms. Donnelly seconded the motion and the motion passed 4-0.

Old Business

Nothing at this time

New Business

The Heritage Village Campus of Moravian Hall Square – Revised Preliminary Plan/ Phase 2 Final Plan was presented by Mr. Phillip Malitsch of Hanover Engineering and Mr. Christian Brown of Brown Design Corp.

KCE letter was reviewed all comments will be addressed.

Mr. Soloe asked if the building will be ADA compliant. Mr. Brown confirmed the entire project is ADA compliant.

Mr. Mentry and Mr. Sylvainus inquired about the location of the Maintenance Facility. The response is the existing garage would serve as the Maintenance Building.

Mr. Benfield inquired about access and emergency access. Will the current access remain open?

Mr. Mentry inquired if any additional waivers will be requested. Response was no additional waivers would be requested.

A **motion** was made by Mr. Benfield to recommend to the Board of Supervisors granting Waiver of SALDO Section 733.613, Ms. Donnelly seconded the motion and the motion passed 4-0.

A **motion** was made by Ms. Donnelly to recommend to the Board of Supervisors approve the Preliminary Master Phasing Plan contingent upon all comments from KCE, May 3, 2018 letter be satisfactorily addressed, Mr. Sylvainus seconded the motion and the motion passed 4-0.

A **motion** was made by Ms. Donnelly to recommend to the Board of Supervisors approve the Revised Phase 2 Final Plan contingent upon all comments from KCE, May 3, 2018, letter be satisfactorily addressed, Mr. Sylvainus seconded the motion and the motion passed 4-0.

Official Map

Mr. Mentry indicated Bath Borough and Bushkill Township sent letters commending the Township for taking on the Map and connections to their respective municipalities.

A **motion** was made by Mr. Benfield to adjourn the meeting, Ms. Donnelly seconded the motion and the motion passed 4-0.

The meeting was adjourned by Mr. Sylvainus at 7:55 PM.

Respectfully submitted,
Pamela A Berlew, Acting Secretary

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MINUTES OF June 14, 2018

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday June 14, 2018, in the Township Building. Present were: Chairman, Scott Sylvainus, Vice-Chairman Pamela Berlew; Jay Benfield, Stephen Bacak, Wilhelmina Donnelly, Township Engineer, Al Kortze, Township Manager; E.J. Mentry, and Township Solicitor Gary Asteak. Zoning Officer John Soloe, was not present.

A **motion** was made by Ms. Donnelly to approve the minutes from the May 10, 2018, meeting, Mr. Benfield, seconded the motion and the motion passed 4-0. Mr. Bacak abstained.

New Business

JVI LLC Gun Club Road Warehouse – Presented by James Vozar and Nicole Galio P.E.

Mr. Vozar described the project as a 870,000 sq ft cross dock warehouse and 208,000 sq ft potential manufacturing facility. He said he is local developer with investor and interest in the property with the proposal development and improvements. They were in front of the Planning Commission in January 2018 with a similar plan. The property will be accessed by Gun Club Road and scoping with done with Penn Dot and Township manager Mr Mentry. Utilities were investigated for service to include Boro of Bath Sewer and PA American Water. They will have access to UGI gas line and PPL for electric. The East Penn pipeline will be accommodated in the project. Ms Galio PE will be permitting with DEP.

Mr. Kortze reviewed his review letter of the project in it entirely.

#4 of the review letter, Ms Galio PE responded that the traffic studies were already done when school was in session and Penn Dot only wanted the Gun Club Road and Newburg Road study but all were completed.

#5 of the review letter, Ms Galio PE noted that there are 5 truck staging spots designated on the plan. Mr Vozar and noted that they can stage 16 trucks in the incoming driveway additionally. Ms Galio stated that the middle driveway is for truck traffic and the other 2 entrances are for cars. The homes on the south west side of the project are away from this entrance. Mr Mentry asked if there is oneway traffic but Ms Galio said that the turning radius of the other entrances will not allow the trucks to turn. Ms Berlew asked about the north driveway and if it was an easement which is the case.

#7 of the review letter, Mr Vozar responded that norfolk southern requires standard timber, membrane, asphalt crossings. They may submit concrete plans to the railway company.

#9 of the review letter, Ms Galio said the East Penn pipeline is going to mitigate the wetland area and the pipeline is allowing paving over it as well. They had the bog turtle study done and very minor to a negative was founded.

#10 of the review letter, Mr Vozar responded that the maximum height of the buildings will be 45' plus HVAC units which meets zoning.

#11 of the review letter, Mr Vozar will construct a vegetative berm as required by the ordinance and coordination with the pipeline project.

Gary Azteak commented if they will be requesting any zoning variances. Mr Vozar stated none are needed and will be in compliance. Ms. Galio noted that there could be some issues with the road widening but they are working with the neighbors.

Mr Mentry stressed #8 of the review letter to partner with the township of the status of the utility improvements and also coordination with the neighbors. Mr Vozar has excess potential volume as this and may enter into captive agreements if possible for tapping fees. The JVI sketch plan does denote potential access to Rt 946 but not developing this at the time. The plan also has 3 entrances proposed at this time.

Mr Disbrow commented on the truck traffic and the radius to access Rt 248 east. Mr Vozar said it will be developed to Penn Dot standards with potential signalization.

Mr. Benfield requested to review the south berm and East Penn pipeline direction.

Mr Bacak asked about usage of the property. Mr Vozar a variety of tenants are possible in large building with mainly warehousing with hopefully one tenant. The other building is set for one manufacturing company. The plan is market ready. Mr. Bacak questioned if they actually found the gas line and other utilities. Mr Vozar has a UGI map and will be moving the 4 PPL poles. Mr. Bacak asked about exterior storage and silos. Mr Vozar noted that they would be on the north side and at this time it is just regular dumpsters.

Mr. Sylvainius congratulated them on a professional, and proactive sketch plan presentation.

Mr. Kortze asked with they are looking at rail service. Mr Vozar said they already have a concept plan from the rail line, if needed.

Next step is for them to present the same plan in front of Board of Supervisor at their next regular meeting.

Old Business

None

A **motion** was made by Ms Berlew to adjourn the meeting, Ms. Donnelly seconded the motion and the motion passed 5-0.

The meeting was adjourned by Mr. Sylvainius at 7:51 PM.

Respectfully submitted,
Stephen Bacak

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MINUTES OF JULY 12, 2018

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday July 12, 2018, in the Township Building. Present were: Chairman, Scott Sylvainus, Vice Chairman Pamela Berlew; Wilhelmina Donnelly, Township Engineer Sean Dooley. Stephen Bacak, Jay Benfield, Township Manager; E.J. Mentry, Township Solicitor Gary Asteak, and Zoning Officer John Soloe, were not present.

A motion was made by MS. Berlew to approve the minutes from June 14, 2018, meeting, Mr. Sylvainus, seconded the motion and the motion passed 3-0.

New Business

David Allen, engineer from EarthRes, presented an update on RT 191 Realignment Project for Buzzi Unicem. Lisa A. Pereira Attorney at Law Broughal & DeVito, L.L.P., and Richard Trynoski, Corporate Mining Engineer, Buzzi Unicem USA were also present.

Lisa Pereira stated that by requirement of Penn Dot, Buzzi is seeking from Upper Nazareth a Permit for drainage facilities to be in the Townships name to complete RT 191.

David Allen stated the design as of 2016, for the 385' curves of RT 191 met with all Utility Agencies. Guidance for signage from Penn Dot to set distances of February 2018 plan was approved. They submitted change of plan to close Hercules Drive. Based upon results of Traffic study required by Penn Dot, a left turn lane at Commerce Lane was added to the project. Requires 10' wide shoulder of driveway. Draft for DEP, Clean Water have been submitted. Construction during summer of 2019 is anticipated.

The new road way will be constructed prior to connection to existing RT191 to minimize disturbance of traffic, 24-hour construction will be performed for connection areas.

Scott Sylvainus asked how far from the road is the quarry? Dave Allen replied 150 feet from roadway.

The old railroad crossing will be removed, and gravel will be there for walking path.

Do you have a new official map to tie in walking path? They were given a copy of the new official map.

There will be 10-foot-wide shoulder on either side of the road. Meeting to be set up for Official Map walking path north of Stockertown.

They should have all permits by the end of September for comments. All permits should be completed and approved by January 2019.

Old Business

None

A **motion** was made by Ms. Berlew seconded by Ms. Donnelly.

The meeting was adjourned by Mr. Sylvainus at 7:28 PM.

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MINUTES OF August 9th, 2018

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday August 9th, 2018, in the Township Building.

Present were: Chairman, Scott Sylvainus; Secretary, Stephen Bacak; Wilhelmina Donnelly; Township Engineer, Sean Dooley; Township Manager, E.J. Mentry; Jay Benfield.

Township Solicitor, Gary Asteak; Zoning Officer, John Soloe, and Vice Chair Pamela Berlew; were not present.

Approval of the July minutes was tabled until next meeting.

New Business

Public comments – related to potential commercial development on Gun Club Road

Bernie Kotyuk, 3280 Gun Club Road, - He asked if there is an official update or formal request to warehouse project on Gun Club Road. Scott Sylvainus responded there is no further submissions at this time.

Carol Ivy, 3268 Gun Club Road, she stated that she disapproves of the facility / distribution center on Gun Club Road. It is proposed on a farm road and not in a 5-mile radius of a highway. The roads are not meant to handle this type of traffic. Recommended to rezone property to rural residential. This will be a disruption of the entire area and the costs will impact UNT.

Dr. Jeffrey Wack, 2730 New England Drive, He related the project to on the one by Hollo Road and the traffic impact in that area. GPS takes the trucks onto surface roads. Traffic study would approve this project however, it will be good for the local cement business to get some revenue. He also had concerns of water runoff, noise pollution from trucks, snow removal and back up beepers, and potentially modify zoning. Scott Sylvainus replied with it is a good practice to review zoning.

Brad Leach, 3296 Gun Club Road, commented on other developments in the area of the Jaindl project of 200 apartments and Liberty Property Trust warehouse distribution and that the local townships should work together on this type of development in the area.

Carol Ivy stated those areas need to be rezoned.

Scott Sylvainus commented that he was not at the supervisors meeting. Also, we are to enforce the current regulations of the township that are in the SALDO and zoning. There will be a review of lot size, surface water, and a traffic study.

Township Engineer, Sean Dooley, commented Penn Dot requires a traffic study with this project at Rt 248 and Gun Club Road, and our Saldo requires them 1- mile radius and generally Penn Dot has a radius of 5 miles.

Mike Ivy, 3268 Gun Club Road, He asked if the impact study is done by Township? He also had concern for roads. Scott noted all roads will be built or rebuilt to township standards.

Carol Ivy noted and asked if railroad people have a say in the development?

Scott Sylvainus stated that they will put in the municipal main water line to their property.

Sean Dooley, noted that there will be potential for sewer and water by their residential subdivision from this potential project. They will also pave the road and the easement is wider than the physical road. Also, the culverts will be upgraded.

Carol Ivy stated if it (culvert?) is still there with the trucks.

Scott Sylvainus noted that Gun Club is the only township road. The rest of the roads are maintained by the state.

Sean Dooley gave an overview of zoning in section 402 and with the definitions within this section.

Brad Leach noted other communities such as Lower Nazareth have a different definitions and differentiation of zoning.

Bernie Kotyuk 3280 Gun Club Road, He noted about other projects in the area such as the development of the Rt 946 and Rt 248 area in Lower Nazareth of more warehouses.

Sean Dooley noted they will have to go through the same scoping with Penn Dot with that project.

Bernie Kotyuk asked about timing with the Liberty Trust project.

Sean Dooley stated they will also have to go through the same scoping with Penn Dot as well.

Mike Ivy asked if zoning can be restricted based on the size of the existing road. Scott Sylvainus stated that the road will be reconstructed to our specifications.

Mike Ivy asked if trucks could be directed northbound on Gun Club road only. Sean Dooley stated we cannot limit traffic based on free commerce. There may be some weight limits imposed on the southbound Gun Club road traffic. Signage will be posted as needed.

Dr Jeffrey Wack, the township should have been proactive on industrial zoned property. Also, not allowing loophole exemptions and other uses.

Mike Ivy asked if a lane could go out to Rt 946. Scott Sylvainus noted that there are wetlands in that direction.

Mike Ivy asked if 402 special exemptions can go in front of the zoning hearing board with general industry and the exceptions.

Sean Dooley noted that this is a weakness in the zoning of UNT.

Bernie asked if there could be more zoning interpretation. Sean Dooley said it is a multi-step process with the zoning hearing board and most likely land in the Commonwealth Court.

Bernie noted that Macungie had some legal direction with their trucking facility. Sean Dooley noted that this will get into court cases.

Steve Mulcurely stated that he hopes the planning commission is looking out for the best interest.

Mike Ivy noted Gun Club road current design is only for a 1-ton vehicle.

Sean Dooley said it is the township responsibility to provide infrastructure.

Bernie asked if Gun Club road be a dead-end road.

Sean Dooley noted emergency access should still be available, signage will be posted, and the geometry, weight and the sharp turns need to be configured.

Steve Bacak noted that if the road is dead ended it may affect school bus routes and other deliveries.

Sean Dooley was concerned of the dead end and snow removal.

Bernie noted that access should be direct to Rt 946. He noted that Gun Club is too tight, dark in the winter for school bus stops and this would be a compromise with the residents.

Mike Ivy noted potential truck accidents at railroad crossing. Sean Dooley noted that the railroad sets this authority of the crossing requirements.

Sean Dooley also noted that Penn Dot will make the determination of the improvements at Rt 248 and Gun Club Road.

Mike Ivy is concerned with the run off from the Keller Farm.

Sean Dooley stated there are requirements to keep all water on the property by using PA DEP modeling. It also needs to meet water quality standards as well. There are limits for hydrocarbons. There will also be a karst study for modalities of potential sink hole development.

East Penn pipeline may start construction next summer.

There is a township meeting next Thursday at 3:30pm to address any further concerns.

Old Business

Sean Dooley noted on Rt 191 align project and bike path is not part of this project. It will require a crossing to the north side of Rt 191 and with them at the design level at Buzzi Unicem it would be best to contact the project manager. EJ Mentry will reach out to David Allen.

A **motion** was made by Ms. Donnelly, seconded by Mr. Benfield.

The meeting was adjourned by Mr. Sylvainus at 9:00 PM.

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MINUTES OF September 13th, 2018

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:05 PM on Thursday September 13th, 2018, in the Township Building.

Present were: Chairman, Scott Sylvainus; Secretary, Stephen Bacak; Township Engineer, Sean Dooley; Township Manager, E.J. Mentry; Jay Benfield, Township Solicitor, Gary Asteak; Zoning Officer, John Soloe,

Wilhelmina Donnelly and Vice Chair Pamela Berlew; were not present.

Approval of the July minutes was tabled until next meeting.

A **motion** was made by Mr. Benfield seconded by Mr. Bacak of the approval of the August 9th, 2018 minutes. 3-0

New Business

Heritage Village Phases 3 & 4

Christian Brown presented Sketch plan for Phases 3 & 4 of the Heritage Village. The 2 phases may run concurrently with trending site work, sales and construction. The configuration has changed with 1 less unit and the ratio of twin units changed. Instead of 52 units, it is reduced to 51 units on this new sketch plan. Overall the balance of units for the total project will be 153 units. This will follow the trends of market demands. The common building has been moved with the expansion and barn in Phase 1. The new maintenance building is to be centralized to the campus with its location. Stormwater numbers, utilities, driveways and open space remains the same.

Township Engineer Dr. Dooley briefly went over his review letter to comment on the model is consistent and noted the community center and maintenance building changes from previous plans submitted. There are a few minor SALDO and ADA issues to be addressed. Mr. Brown said he will address and comply with the review letter. Mr. Bacak asked about what the driveways will like look since they are not on the plan. Mr. Brown said they would be the same concept that we had seen. Mr. Sylvainus referenced 153 units. Mr. Brown noted with market conditions there is a demand for the twins. Mr. Mentry asked if they are going to go in front of the supervisors. Mr. Brown said maybe but may not be necessary for the next meeting.

Heritage Village Phase 1 Community Garden Parking

Christian Brown introduced changes to Phase 1 plan to add 3 parking spaces by a new community garden by one of the entrance ways to the community. Mr. Soloe asked why by the entrance with the cost and effort of this proposal? Mr. Brown said that with the compact village greens it could be someone's front yard. The garden is very popular and there is a waiting list. This was a board's decision to proceed with this location even though it may not make financial sense. To place this parking at this location, there will need to be a waiver of 733.6 and 733.622. Dr. Dooley stated most will walk to the garden and not really a traffic generator. Plus, it will only be used

about 6 months of the year. Mr. Brown discussed the entrance on whether it will stay open or it will be closed. On the recorded plan it is to be closed

A **motion** for waiver of 733.62 for the access road to the community garden from 200' to 107' of Beil Ave. Motion made by Mr. Benfield and seconded by Mr. Bacak 3-0.

A **motion** for waiver of 733.622 for distance to intersection 150' to 76'8" of Independence Circle. Motion made by Mr. Bacak and seconded by Mr. Benfield 3-0.

Old Business

Potential Commercial Development along Gun Club Road.

Dr. Wack, 2730 New England Drive, he asked if the concerns from meetings were brought to the builder. Mr. Mentry presented concerns but there is no official submission. It really depends on the numbers. Dr. Dooley discussed cul-de-sac idea for the road. They are maximizing their space and detention basin. Plus, there could be other design geometry to keep trucks going in the right direction. Rail service is also a potential with a siding provided by Norfolk Southern. Mr. Bacak noted that this will decrease truck traffic.

Ms. Barron 2730 New England Drive noted she will have to get the traffic studies. Mr. Asteak noted until there is an official submission there is nothing available.

Dr. Dooley stated there was soil testing happening on the site and sketch plan.

Mr. Barron 2730 New England Drive noted that the Boro is against this project.

Dr. Dooley stated there is going to be a vegetative berm.

Mr. Soloe said the railroad dictates what happens in their right-away.

Ms. Barron 2730 New England Drive commented on the gas line issue in Beaver County which exploded. She has concerns with the quarry blasting. She asked what can happen at township level. Dr. Dooley noted very little since this is state and federal regulated.

Ms. Barron n 2730 New England Drive noted with all the fossil fuels onsite this could be an environmental disaster. Dr. Dooley reference this back to state and federal level authorities.

Ms. Barron n 2730 New England Drive noted traffic issues and that there is a bus stop at Gun Club Rd and Rt 248. Dr. Dooley said with the conditions it will have to be raised with the school district transportation department.

Ms. Mullen 3276 Gun Club Road stated about the vegetative berm and view of the project / building. Dr. Dooley said the developer will do a balloon test with photographs to simulate the building.

Ms. Barron 2730 New England Drive discussed driveway access for the employee entrance. Dr. Dooley stated the developer knows of all the concerns.

Buzzi realignment of Rt 191

Mr. Mentry stated they are going speak with the Buzzi officials on this project.

Mr. Mentry also some discrepancies with Article 4 and appendix c which will need to be addressed in the future.

LVPC letter for meeting on September 24th at 7pm.

A **motion** to adjourn was made by seconded by Mr. Bacak.

The meeting was adjourned by Mr. Sylvainus at 8:00 PM.

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

MINUTES OF October 11th, 2018

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:03 PM on Thursday October 11th, 2018, in the Township Building.

Present were: Chairman, Scott Sylvainus; Wilhelmina Donnelly and Vice Chair Pamela Berlew Secretary, Stephen Bacak; Wilhelmina Donnelly, Jay Benfield Township Engineer, Sean Dooley; Township Manager, E.J. Mentry; Township Solicitor, Steve Mills; Zoning Officer, John Soloe,

A **motion** was made by Ms. Berlew seconded by Ms. Donnelly of the approval of the July 12th 2018 minutes. 3-0 & 2 abstain

A **motion** was made by Mr. Bacak seconded by Mr. Benfield of the approval of the September 13th 2018 minutes. 3-0 & 2 abstain

New Business

Acknowledgement of the Tadmor plans and extension

Old Business

Public comments:

Frank Belcastro - Asked if applicant must appear for plan to be approved?

Scott - Yes

Frank Belcastro - Asked what process is for the zoning hearing board?

Scott - They are needing it for existing changes.

Frank Belcastro - asked if developer have to comply with things in addition.

Scott - Have to comply with zoning and saldo.

Frank Belcastro - Questioned wetlands.

Scott - The federal and state would monitor and review wetlands and we would have to support their decision and any other agency involved.

Dr. Dooley - Those are Federal Regulations and some are also regulated through the state dept.

Mr. Mills - Said the first step is to address what is in the plans

Frank Belcastro - Talked about the requirements for sewer, railroad track crossing and signals, and wetlands are qualities. Hopefully there's a soil testing prior to any land disturbance and noting any hazardous materials and right now it's safe and wet but if it's distributed from the ground it will cause more concerns.

Mr Mills - Those items will be addressed here and it will start here.

Joanne Messenlehner - asked if anyone from the Planning Commission at private meeting with the developer.

Scott - The developer has been in front of the Planning Commission for a sketch plan. do I have such as a reasons of why not to accept such plan.

Scott - We have a procedure for the plan review includes a presentation by the developer than engineering comments, legal, zoning officer, residents comments and then the planning Commission. Everything that we do is legal by the ordinances and zoning... any development has to conform to them.

Mike Talbert - Asked about zoning ordinance 102c if it's a direct violation of putting an industrial complex in residential area.

Scott - not sure, too plan specific

Bernie Kotyuk - Asked if he can get a copy of the engineering letter.

EJ Mentry - He can do a right to know request with the office.

Becky Bartlett - Ask if a for-profit industry as a residence to pay for infrastructure improvements

Dr. Dooley - Many cases they're asked for the cost and make public improvements.

Chris Cook - Voice concerns of The Boro and his questions are mostly procedural. He talked about Monday night Cog meetings and push very hard to fit into new plan which will be released in 18 months. This project should wait until it is reviewed for infrastructure purposes.

Scott replied even if design change they already submitted it and it will run with current zoning laws.

Wendy Collusi - Says at the end of Gun Club Road signage is not correct and it's too late with where the signing is and we should coordinated with lower Nazareth.

Dr. Dooley - No it with engineering letter there is signage standards that need to be met and will also be part of PennDOT's review.

Matt Michael - Stated that there are more warehouses in lower Nazareth with traffic and trucks and Route 248 increase in traffic as too tight seeing the effects of warehouses still vacant and how much more traffic can there be on 248 especially around where bisects 191 and 248. At Newburg light it bottlenecks and soon will have four lane roads to increase capacities.

Dr. Dooley - Responded is fundamentally at the PennDOT level and 100% out of UNT hands. This is PennDot and Regional planning with the Ivpc and impact of the warehouses and they are looking at it.

Lelain Gross - When she goes to the Intermediate School to take her kids to school she has a hard time making left hand turn out of the school district parking lot ... where is the safety for our buses and truck traffic and who can we go to have this addressed?

Dr. Dooley - PennDot

Frank Godiska - Does the developer have a deadline before a meeting to cancel? Can he keep doing this? I took off of work to be here.

Scott - There is no ordinance about cancelling prior to a meeting. There are procedures and the developed show up twice before, once to board of supervisor and one to planning commission.

Mary Tocillo - Had comments about trucks on Georgetown road and it is happening everywhere with Rt 100 as an example. Rt 100 went from 2 lanes to 6 plus lanes. We don't want them. And Penndot likes to wait until they are done such as at Rt 512 and the Guardian building.

John Smith - Commented on the Penndot and the existing roads and ordinances. We need new ordinances of situation to become legal.

Scott - Stated the plans have to submitted to the ordinances. We do create new ordinances and it also states who has to pay for township road improvements.

Larry Becker - Will all the general rules cannot you just say no?

Scott - No if it complies we cannot say no.

Jillian Kromadhi - Everyone is pointing to everyone else like PennDot.

Scott - Yes because all the pieces have to fit together and look for non conformities. This is the role of the planning commission and board of supervisors. We have to look at the traffic studies from Rt 248 and Gun club road. What we can do is make them comply with all of UNT ordinances. We cannot make them do more than the ordinances like for a 30 year maintenance plan.

Kate Roberts - School Board, Resident, but speaking as a resident. The school district will benefit greatly from this development with the tax income. However, this project stands to change the character of the municipality. All the residents she spoke to oppose this

development and with this the board of supervisors has an obligation to act. The feeling is that they are not in compliance and must use legal inertia. We must do what the residents want.

Attorney Mills – This will only result in legal expenses for township.

Gavin O'Brien - I moved from lower to upper Nazareth. There are no benefits to the residents and they are only dealt with after the fact, such as water runoff, and live in peace. Listen to the residents and this needs to be stopped. There are signatures on a petition and this must be legal. We also have this room full of people.

Wendy Barron - The ordinances in question are old form 2007. We are in 2018. In July seen the plans and should have got moving to change the ordinances. This could fall through the next day.

Scott - Zoning needs to accommodate all types of development.

Wendy Barron - There should be special restrictions that are simple and specific.

EJ Mentry - We conform to multi municipal planning with all 10 municipalities.

Wendy Barron - Asked about pipeline and this is state and federal, roads are PennDot. We cannot do much other than contact state representatives. With the roads commented on long term maintenance.

Bob Kilbanks - PA state representative office- He stated he can help with those concerns.

Phil Rissmiller - He commented on the July meeting with the developer and the board of supervisors. JVI presented a sketch plan and reviewed all potential utilities. Chairman Rinker asked about what will be in the buildings. What are the ordinances for what is allowed in the buildings?

Scott - We do have regulations for normal cases.

Mills - We may have to review ordinances around transportation and distribution.

Phill Rissmiller - So what is allowed? All we hear is Gun Club Road is to be improved and planning commission talks about signage.

Craig Hanchek - Does the developer own this property?

Scott - No.

Kristen Mullen - State Rep Joe Emerick told us he could not do anything at the state level.

Bob Killbanks - Many things can be done with PennDot and State level items. PA govt local commission has a go to legal line that they can research and sent you information.

Becky Bartlett- Bushkill township got the community to preserve land.

EJ Mentry - This was a resident approved process and needed to vote on that.

Scott - We asked for the same tax and the residents did not vote in favor of it.

Bernie Kotyuk - The size of the warehouse is 1.1 million sq. ft. per the sketch plan.
This warehouse will kill this area.

Scott.- We cannot comment on the plan.

Ann Menter - She worked at a 24/7 facility and is concerned about the noise.

Attorney Mills - This will be brought up in the engineer letter.

Scott - No plan specifics will be commented on but will be considered. Ordinances are to promote the rural nature of the township. Maybe a class action for the township own ordinances.

Attorney Mills - Legal forgiveness is called variances and waivers.

Mary Hahn - How do we get PennDOT to a meeting? It would be great to voice concerns over Rt 191 and 248 intersection, and the road is terrible by Pizza Hut. There will be more problems with the warehouse.

Scott - Not sure, you have the right to request.

Taylor Munoz - Senator Scavello office representative - We take concerns of the public to PennDOT. Certainly will hear the concerns. There is a standard procedure is looked at other intersections, has the ability for enhancements. Historically this goes back on the developer. PennDOT is a reactive body and this is an example at Freemansburg Ave and Route 33. The township will anticipate area land use and can hold PennDOT and DEP accountable for different aspects. All environmental is with DEP and the conservation district, such as erosion on sight, excessive dust and brown water into streams. They would be the ones to site the developer. Air quality is DEP. PennDOT will make the developer do road improvements. There is a multi municipal 10 area plan. Putting this together is right in the planning process and coordination. Each township uses the multi municipal plan in conjunction with other townships for major planning. We are paying attention and the township can ask for more than what is in their saldo zoning requirements.

John Smith - Does the township have ordinances for traffic? And with the old ordinances, this may far exceed the current times.

Scott - We do require traffic study and the developer has to pay an impact fee based on peak trips

John Smith - He wanted to see restrictions of trips in a residential area. Our hands are tied because of the local ordinances.

Scott - Planning is a process and what changes will apply to the new plans

Steve Burnley - With a big development such as Tuskes and the warehouses should be concerned with the pallets, propane tanks, fire and worry about the old stuff.

Joanne S Messenlehner - Resident - Never say never, not impossible to stop the warehouse

Bernard Kotyuk - Asked if the developer was coming to the next PC meeting

Scott - The next PC meeting is November 15th, submission has to be by October 25th at 3pm. Just to clarify once before the PC, we have 60 days to make a decision and the supervisors have 90 days to make a decision

Becky Bartlett - Why the timing?

Scott - The BOS needs a reason to site

Becky Bartlett - The BOS has a reason because to keep the rural nature of our community

Dr Dooley - The PC is a recommending board and the BOS is the approval body and at the end of the day is still has to follow the ordinances anyway

Mr Cunningham - Does the zoning ordinance have hours of operations?

Scott - No, there are no restrictions of hours in zoned industrial and need special exceptions in other zones

Mr Cunningham - Can the restrictions be put in ordinances?

Scott - Uses need special exceptions then can add items and restrictions

Darlene Henschik - Suggested they make a list of items for what they want from the developer such as 4 lane roads, 40 foot buffers and they will have to give something then maybe this will help legally. Maybe if this area was zoned agricultural then this would not have happened

Scott - This is ruled by the state and the township has no say

Phil Rissmiller - Of all the people in front of the PC, he believes it should not be recommended

Dr Wack - It is zoned what it is zoned, maybe there will be another interest that would have it preserved

Pam Berlew - We do not have the ability in UNT but we push to referendum for these things and it was denied by the voters. I have been on PC for 15 years and 3 times we had this number of people in this room. Nobody is usual here from the community and sometimes not with the BOS either. You can help to fix this by participating, and this is a failure of yourselves. The area of the warehouse development is zoned I2 and that was before Tuskes, Florey Farms and Rising Sun Development. There is a railroad bed running thru the I2 development zoned area and I have been pushing for sidewalks since I have been on PC but it has not been happening. Northampton County does have land preservation transfer development rights to preserve another parcel of land since 2007 and this will help keep open space.

Mr Cunningham - Our solicitor who represents Lower Nazareth said the creep was coming, where was the recommendation from the solicitor?

Attorney Mills - We draft ordinances by the request of the BOS

Scott - In closing, thanked people for their time and the attendance at the meeting and if there are any newly submitted plans, they will be evaluated by Zoning and PC

A **motion** to adjourn was made by Mr Bacak seconded by Mr. Benfield.

The meeting was adjourned by Mr. Sylvainus at 8:58 PM.

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MINUTES OF December 13th, 2018

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday December 13th, 2018, in the Township Building.

Present were: Chairman, Scott Sylvainus; Vice Chair Pamela Berlew; Secretary, Stephen Bacak; Wilhelmina Donnelly, Jay Benfield Township Engineer, Sean Dooley; Township Solicitor, Gary Asteak; and Zoning Officer, John Soloe

A **motion** was made by Mr. Benfield seconded by Ms. Berlew of the approval of the October 2018 minutes; with page 4 correction of Dr. Dooley's statement. 5-0

New Business

Preliminary Land Development Plans for JVI LLC – Project Tadmor

Scott reviewed the process in which this plan will be covered.

Jim Moser of JVI introduces the project. They are a local designer and have 88 acres under an agreement for a 80,700 and 208,000 square foot buildings on Gun Club Road. They are going to present the plan to the planning commission and the audience.

Rick Roseberry, civil engineer, with Moser Consulting. This is the first meeting for the preliminary plan in front of the PC. We are not seeking approval and only input and comments. We are going to give a high-level overview of the plan, stormwater management, and traffic. We did receive and review the twp eng letter. The project itself is 73.83 acres with 2 warehouses, a railroad to the north and rt 248. The road frontage is on Gun Club Road and the existing use is agriculture. There are no structures and is zoned I-2. And this is a permitted use within the zoning ordinances. We are seeking no variances, nor permanent waivers. There are adjacent industrial uses to the north and south. There is some residential and extraction as well. The proposal is to construct 2 warehouses. The one

closest to gun club road is 80700 sq ft and the one behind is 208000 sq ft. There are no tenants at this time for either building. The Penn East pipeline is proposed for this property. There is an easement for this on the property. This project does not violate the easement. 3 access points to the site to include the existing by the railroad and 2 new ones. The old one will be improved and only for cars. The main truck access at the most northern part of the property and will be configured so there can be only northbound access by trucks on Gun Club Rd. The 3rd driveway would serve the smaller warehouse and will only be used by cars. The project will be served by public water and sewer. Letter by Bath boro to accept the sewerage and also Nazareth Boro. We will provide a connection to either of them. As for water, PA American water has water main that terminates on the north side of the railroad and they agreed to provide to this site. In addition, Easton Suburban water has service on Daniels Rd. and also agreed to provide water to the site. Met ed and gas are readily available as well. With the landscaping... we also have a series of berms proposed and meets township requirements with residential 7' high with landscaping. And another berm on the southern end.

That is the generally the overview.

Nicole Gallo engineer with Maser Consulting and will go over the stormwater management. The site generally discharges from east to west and gets collected in a channel and then under a culvert under Gun Club road to Monocacy Creek. It is act 167 with the watershed and reviewed release ratings with storms. In order stormwater facilities, 2 underground detention facilities by the larger buildings and are 24" perforated pipes and discharge into a stone basin with a pool-type liner. It contains and has small output to the wet pond. The wet pond will collect the water from underground facilities and other locations. The wet pond is a permanent pool of 4' and will be aerated by pumps. And 4' headroom above that. That water will be irrigated to the east of the pond. This will meet act 167. We will treat the water will have oil water separated. The parking lot will have curbing and gutters. Infiltration onsite is acceptable. This is the extent of stormwater management and design.

Scott - Do the underground systems need to be maintained and when and how are they inspected?

Nicole - this is part of the NPS permit. They need to be inspected in perpetuity and put together an operations and maintenance plan. At any time, DEP can go to the site that these inspections have been occurring and with perpetuity. These are inspected quarterly at a minimum by the owner of the property.

Jeff Fiore - traffic engineer with Moser Consulting who gives a high-level overview of the traffic for this project - started with a scoping meeting in May - with Dept of Transportation and of the township - met at the site and went over different items at the site and what we are going to look at - Dept of Transportation asked them to look at Gun Club Rd and Route 248 - and township engineer asked to look at bath pike and daniels rd - and also gun club and newburg rd- included theses 3 intersections for the traffic study and this is beyond what penn dot requires - also ran the trip generation numbers for this use at this meeting - next we did traffic counts of those said intersections - did typical weekday and evening commute times and 4 peak times - 7 to 9 am and 4 to 6 pm - done on May 22, 2018 - schools were in session and not bad weather on this day - it establishes the baseline traffic for this project - and they used institute of engineer trip generation manual - and used the high cube warehouse use of how much traffic this site will generate - and we used the high cube because it is more of the e commerce type and more data points - and they traditionally have a lower volume than traditional warehouse - the traditional warehouse have more of an office feel to it, the high cube have fewer employees and they use more machinery in those facilities and tend to have rolling shifts. There could be multiple tenants in these buildings, it is unknown at this time. So now we come up to the traffic numbers for the total square foot of the project it will have 750 vehicles with 150 trucks in the course of an entire day. Then we take that traffic volume and put it on the existing roadway structure and look at common destination points. All the truck traffic will come from Route 248 and we are going design the setup driveways to have right turn out and left turn in so no trucks can head south on gun club road and about 70% of auto traffic will come from Route 248 and the balance from Newburg road. Next is the level of service analysis of the intersections, the operation of the intersections will continue to operate as they are today. The intersection at gun club road does not need to be signalized. This was the broad overview of the traffic analysis of this project.

Sean Dooley - our long letter has been distributed to everyone. I am not going to go thru the letter line by line. I want to ensure that all are in agreement with the improvements to gun club road and the cross sections

Rick Roseberry- we reviewed your ordinance and we will have to pay an impact traffic fee, we do have to do improvements along gun club road frontage of our property but at this stage, we are looking to just pay the traffic impact fee, and this is a big fee.

Gary Asteak - you are not contemplating any improvements along gun club road

Rick Roseberry - only as required by the ordinance for road frontage

Scott Sylvainus - questioning the traffic study and high cube warehouse numbers

Sean Dooley - Penn dot did accept this traffic study but there are some questions behind it

Gary Asteak - there still remains the issue that has not yet been decided by the zoning officer as to whether this is a permitted use or special exception use by definition, the developer's council stated this would fall in the LCU 154 high cube category. That is probably the more precise definition of the use and the zoning officer needs to make a decision.

Sean Dooley - they have a lot to address

John Soloe - no comment

Gary Asteak - no further comment

Bernie Kutik - Buildings to the left are just too big to be called a warehouse. Secondly, the traffic study is over 24 hours of core study

Jeff Fiore - yes is it was done during weekday mornings 7 to 9 am and we did 4 to 6 pm peak, it varies depending on the road..roughly on gun club rd 50 - 60 cars

Bernie Kutik - you have 400 parking spaces that during a 24- hour period did this factor into the traffic numbers

Jeff Fiore -yes, we did factor that into the numbers

Jason Mohad - 750 cars and trucks in a 24- hour period and of those 600 would be cars?

Jeff Fiore - yes about 40% and need to compare

Jason Mohad how would be define and warehouse and distribution center.

Scott - this is what the zoning officer will determination.

Brad Leach - question with access to Rt 946 and was turned down. There is also wetland along gun club road. What is the difference?

Rick Roseberry - not proposing to do anything on gun club road. We can restore certain sections of wetland.

Frank Felcastro - How many trucking doors are proposed?

Jeff Fiore - 263 doors / docks.

Frank Felcastro - Would a warehouse require that many doors?

Jeff Fiore -yes we need this many doors and meet the definition.

Frank Felcastro - It is impossible for you to predict if a tenant is not already signed. We are concerned with that kind of traffic, noise, light pollutions. Many more than what will be actual for this type of facility.

Bill Handelong - Does anyone work in warehouse? I do, 1200000 sq ft. 140 employees go in out 25 doors for route delivery. And multiplying to 300 tractor trailers. Did you any measures with right-hand turns on to rt 248?

Scott - the twp engineer addressed this in his letter

Rick - we do not propose any changes to 248 and gun club road.

Gary - So, this is necessary, and you are not planning on doing it. So, do you propose that this does not pose a health safety and welfare problem for the traveling public?

Rick - as I said not at this time and we take except to the twp eng letter. We need a meeting to discuss these items. You do require us to pay a hefty fee for these items and the twp can use those monies for anything.

Gary A - So, you can do this and expect to be our problem.

Rick - That is not what I said.

Scott - from the sketch time to what is proposed now is a big change.

Rick we are taking everyone's comments

Gary Carpentier Lots of accidents at rt946 at the intersections. I can tell you the traffic increase with gracedale. Have to tell you speed limit is too high at 45 mph. Too much traffic in this area.

Craig Hancik - questioning the 248 west end of map multiple 248 fatal accidents at that turn and there is a bus stop. Triaxle dumps lock up brakes with buses stop. And with the 1a to 9p with the concrete truck with footage from video. The trucks are going all different ways with u-turns in fields. No one wants to address this. 700 vehicles one every 2 minutes over 24 hours with some quick math. Take in considerations of accidents on 248 turn and putting kid's lives at risk. Also, the road vibrations from the trucks and cracking basement walls.

Jeff - re- reviewed geometry of the truck entrance.

Jeffrey Wack - Has concerns with the location of the building is very close to his home. There was nothing in those fields. He would like to hear some seasonal gunshots than trucks 24/7. Also, this facility is 4 miles from a major roadway. 33 or 78. Gun Club road is condition sucks and now we have to pay for the repair of the roadway. This was supposed to be a tax advantage because of no kids going to the schools. It does not mean if you can do something mean you can do it. Be a little human about and think about the residents. The bottom line is what people want instead of financial. The berm and elevated buildings do not. On the railroad side the vegetation. Picked out property which is great. Asking to see it from resident's perspective and protect the kids.

James Cunningham - It is a joke with 300 vehicles and no modification of the roadway. The question is about tying to the sewer system to either Bath or Nazareth ... how can go ahead to tie in without proper spec. We need as a community and talk to the neighbors. Do not allow this monster to tie into the sewer. Lower Nazareth and bath need to be in the loop. It is not near. And eagles landing hear the traffic. Bath cannot handle the traffic. We to fight this tooth and nail. If they want to sue the UNT and drag through the court. We need to do what citizens want.

Wendy Kolocy - The trucking direction of traffic. There will be trucks heading north on gun club and will need to address trucks from the south of the facility. 60' block of building.

Rick - an example is prologis and rt 22 new warehouse.

Jeff - this is not an exact science with traffic but is the best estimate.

Matthew Ford - We do not need this warehouse. There is a lot of quality of life and safety issues. The roads need repair including rt 248. And no improvements with gun club road! We moved from NJ and this changes the quality of life. Hope this is denied.

Cathy Leach - Asking about the turn right-hand lane. Maybe emergency gates may help with truck traffic and keeping it safe. Nothing will stop the traffic coming from the south. Maybe a code or key for EMS to get through. We need things to be put in place.

Bernie - Any improvements at Gun club at Newburgh?

Scott - no improvements proposed and will be not needed with a 30%.

Rick - This is lower Nazareth? This does not apply.

Jeff - southbound approach in peak hours --48 am and 26 pm in build condition 53 cars and 44 pm.

Bernie - 60' down gun club road is a bus stop, and this was not addressed

Scott - This will be reviewed.

Joe Emrick - I have deep concerns with Gun Club road and has been a disaster. This road will not be able to handle traffic. This road and rt 248 cannot handle this volume. The noise and light pollution and are a consequence of this development. I cannot understand why a developer would pick this site and fairly resident. We have had trucks go into Nazareth from Tatamy. If Gps says to go that way and trucks will go that way and they do not care. Numerous issues need to be addressed going forward.

Scott - We are concerned with first presentation to now to the changes from the original presentation.

Brad Leach- the amazon warehouse back up beepers and did some measurements. The distance of the noise would go all the way over to eagles landing.

Scott- this was addressed with the amazon warehouses and we wanted the berms to control the noise.

Kristen Mullen - The berms proposed are not where the residential properties are located. Where the homes are theirs just vegetative.

Scott: The trucks are in the back of the building.

Kristen Mullen - Also has concerns of the rattling roads and the houses.

Courtney -The traffic studies was ½ mile out. And all the traffic into Nazareth and very small roads in that area by Giant. This is a difficult area and Nazareth boro.

Scott - Penn dot asked for one intersection and we asked for more. Penn dot is not concerned.

Scott - major concern summarized are the traffic, noise, road wear, quality of life, safety and kids.

Gary - need to take action on this plan before we close out.

Scott - at least 2 more meetings with PC and zoning officer, zoning hearing. All open to the public, then board of supervisors, back to PC and then to the board to supervisors.

Gary - is would Feb 19, 2019 for the BOS, the engineer letter was not fully addressed yet. It will be on January PC meeting.

Scott - For this meeting, they need 3 weeks in advance. They can say after that they will not come. It can be pulled off agenda but they will never be added.

Pam Berlew - Stormwater and the pond will have 4' all the time and hold addition 8 for a total of 12'

Nicole - yes that is correct and will be secured at the top.

Pam Berlew - how to clean the underground storage system.

Nicole - this would be the plan of the system with DEP. Cleaning out inlets and sometimes flushing and depends on inspections. 50 design life of the system and use pumps to clean out.

Ms. Berlew - the limestone and cannot dig

Nicole - it will be above grade because of this and connecting to the wetland.

Scott - karst studies.

Rick Roseberry - A Fully Geotech study and no major issues with karst. A few a require for studies.

Nicole - and with the irrigation system this will slow any issues with sinkholes because of the slowness of the system.

Scott - When the pipeline comes through how can or will this affect the stormwater management?

Nicole - So my understanding it will be constructed in 2020. We will not be complete with construction and 2 crossings under the pavement areas.

Scott- can you show on the map.

Nicole references map of these areas

Wendy - so we are digging into the ground and the berm will hold 12' of water.

Stephen - Do you propose and silos?

Rick - no

Stephen - What about rooftop refrigeration?

Rick - no

Stephen - Can you describe truck staging of trucks.

Jeff describes trucks will be along the long driveway entrance for a staging area.

Stephen - Are there a sleeping area?

Jeff -- 5 sleeping area.

Stephen - do you think this is enough for this facility?

Jeff - yes for this facility and LVPC promoted this type of

Stephen - Can you describe the lighting plan.

Rick - it is all led dark sky compliant lighting. We did submit a lighting plan and analysis.

Stephen - With the public water and pressure for sprinklers.

Rick - will need pump and tank

Stephen - will this be intermodal

Rick - no and no cranes

Stephen - snow scraper ice device.

Rick - will have those devices.

Stephen -What is the total of depth?

Nicole - 13.5'

Stephen - How deep is the bedrock between buildings? Especially with the pipeline in that location.

Rick - will be hitting limestone with the pipeline and will have to remove it; blasting

Stephen - Can you show where are retaining walls are and the proposed grading in those areas.

Rick - Retaining wall on the north side of the truck court and some revisions may happen.

Jay Benfield - the Height from gun club to the top of the building

Rick about 53'

Scott - a request to grant an extension of time to Feb 28, 2019. A motion to accept by Stephen Bacak and seconded by Wilhelmina Donnelly 5-0.

Next agenda item is Agritourism

John Soloe - An applicant from the township is looking for a permit for Agritourism on the property. They Listed a number of goals that they want and we do have a zoning ordinance to t address it but it is on the soft side. But i recommend is from Lancaster co on what they took in their area. We need to review the section of the zoning ordinance versus a commercial entity. Pumpkin patch and cutting trees but when the Ferris wheel shows up. This needs to be township-wide. The property in question is also in preservation from the county. This is not going to happen overnight and 30-day review. Do not lose sight of the difference of what is commercial.

Scott - What we are looking to do in overall for the entire township.

Stephen - Upper Macungie had some issues with this.

John Soloe - Seiple farms and other examples in the area. Is a petting zone and have no And what is the definition of a farm?

Stephen - Consideration of Rt 248 and traffic impact.

John Soloe - SO a corn maze and the corn is just

Stephen - Do we need a land development plan?

John Soloe - then we get into parking, how many times per year, bathroom facilities.

Scott - So what is the recommend

Wilhelmina - how many farms?

John Soloe - 12 - 15 potentially. And then they may off bike trails and horse trails and listen to the corn to grow or just loops around may not be. If it is pushed into a variance and then they have to prove a hardship.

Pam Berlew - Do we have the time.

John Soloe - Is be aware and some guideline points and turn over to a professional. We need to help and professionals by our guidelines to make it work.

Pam Berlew - In the guidelines about 50% need to be made on site to be eligible.

John Soloe - The downside is if we do not watch and 5 years later, we will be where did all that come from.

Pam Berlew - Described Seiple farms and how they grew into a pumpkin patch to Ferris wheel and everything else. It became a carnival for a month.

John Soloe - The state supreme court will hopefully hear the issue of renting your single-family home. This make a legal use of single-family home. And how will this be taxed? We address but not fully address the issues with a boarding house. We are seeing more because of the employment centers and we are a bedroom community. I am sure no want to be leaving next to transient residents.

Next topic - Walk and Bike plan of the LV plan

Sean Dooley - I did prepare some materials on this and working with Brian Cope with trail connects in the township. This may also be part of the improvements as we move forward. The key is the connect with Bath, through Tuskes park and then on to Stockertown. This also was addressed on the official map and in the high value of the preservation areas. I went through a few presentations on this and connectivity and also regionally. We will be key in this process. There is a lot of matching money available for these projects. The boro is tough to get bike traffic through there but walking is fine with the sidewalks.

Stephen - Isn't the hard part is getting over the tracks.

Sean Dooley - I wanted the developer to include in their plan for the gun club. Rep Emerick was successful with track crossings. NJ get the nice concrete rubber mat crossings and PA does not get these road crossings.K

Kristen Mullen - The same sewer that crosses the track and there is trouble getting a path to cross the tracks.

Sean Dooley - The need the volume for the monies for their sewer upgrades. Then with the path would just be some gravel on top.

Pam Berlew- Is there enough space to bike along the active railway.

Sean Dooley - a barrier and the very low rail traffic and there is a lot of space

Is the goal to be bikeable all the way through.

Sean Dooley - Yes and yes. It is on the official map to make and east to west connection. The boro needs to focus on the secondary streets.

Bernie - Does this bike path make any further restrictions on the development.

Sean Dooley - No but if you look and probably saw us looking at a potential pathway along there up to rt 248. They are required to put in a sidewalk on the road frontage.

Old Business

A **motion** to adjourn was made by Mr. Bacak seconded by Ms. Donnelly.

The meeting was adjourned by Mr. Sylvainus at 9:06PM