

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

MINUTES OF January 10th, 2019

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday January 10th, 2019, in the Township Building.

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

Reorganization 2019-

Pam Berlew made a motion and seconded by Wilhelmina Donnelly for Scott Sylvainus as the Chairman. The ayes 5 -0.

Pam Berlew made a motion and seconded by Scott Sylvainus for Stephen Bacak as Secretary. 4-1 Stephen Bacak.

Scott Sylvainus made a motion and seconded by Jay Benfield for Pam Berlew as Vice Chair. 5-0.

A **motion** was made by Ms. Berlew seconded by Mr. Benfield of the approval of the December 2018 minutes; 5-0

New Business:

Preliminary Land Development Plans for JVI LLC - Project Tadmor

Jim Vosar introduced the project to the board and thanks us for hearing. JVI is the developer of the property. He would like to hear comments from the board and talk about some of the improvements made to Gun Club Road. The improvements include widening and improvements to the road from the project to Rt 248. And the intersection of Rt 248 and Gun Club Road to Penn dot's recommendations. We are now connecting to the Nazareth Boro Sewer Authority and Easton water authority for those services. These connections will be from Rt 946 and through an easement on the property. Within 90 days we will be submitting to the outside agencies for their approvals so will be in compliance to engineering letter. The building elevations and changes to grading still need to work out. Our main driveway will have a guard shack and 17 truck queuing area. And a rest area for 5 tractors.

Rick Roseberry, Maser consulting, and we have made revisions to the plan. The changes to Gun club road and intersections will be in the next set of plans. The

current set does have grading changes and also want to balance the site with terms of excavation. Building B was raised based on this.

Stephen Bacak - Were there any property line adjustments made to the plan?

Rick Roseberry - Yes, there were various adjustments and acquired a small part of adjacent property irrigation.

Stephen Bacak - With regards to grading changes ... are there any additional retaining walls?

Rick Roseberry - Yes, we eliminated one and added others, but we have less than the original plan. Again, we are balancing the site.

Stephen Bacak - Are there any along the front of the property?

Rick Roseberry - No

Stephen Bacak - How far did the floor height increase?

Rick Roseberry - about 11'

Stephen Bacak - And I see additional paver around the building?

Rick Roseberry - yes for emergency access.

Sean Dooley - The correspondence I sent noted the issues with storm water and they are aware. The issues that relevant such as Gun Club road etc. We need to get input from the planning commission to the supervisors for considerations.

1 - The Planning Commission should make a recommendation to the Board concerning the Applicant's Waiver request to defer submission of the plans to various 3rd party entities (LVPC, NCCD, sewer and water authorities). This is on pages 4 and 5 of my letter with particular attention to the conditions I recommend. It is my understanding the Zoning Officer has an additional condition that would require the Applicant to put a time line on when the Applicant will commit to submitting plans to these 3rd party entities. And they would also comply with Monocacy creek act 167. They committed to time lines to agencies.

Scott Sylvainus - Recommend deferring to the 3rd party review agencies and will this affect our time-lines?

Sean Dooley - No because our time lines are also changing, and it is written to until June 30, 2019. Once they are comfortable and then the clock will start.

A motion to accept the June 30, 2019 extension of time and recommendation a waiver of the deferral of the plans to various 3rd parties (LVPC, NCCD, sewer and water authorities etc). Scott Sylvainus made the motion Pam Berlew seconds all in favor 5-0.

Sean Dooley

2- Anticipating the Applicant may re-commit to public improvements along Gun Club Road, the Planning Commission should consider our office's proposal to maintain a relatively narrow road width of 24-ft from SR 248 to the main truck entrance of the proposed development at Driveway-2, and 22-ft wide from Driveway-2 to the southern limit of the subject parcel. We will need a recommendation on this from the Planning Commission to the Board so staff can proceed in addressing technical issues with respect to design of these improvements with the Applicant's team. (Ref. pg. 8, sec. IV.4 of my letter) This will help with not having trucks standing and stopping on the road and keeping speeds down. We need PC and board since it will not comply. The ordinance is written at 36'

Stephen Bacak - There is lower 25 mph in that section. Are there any other traffic calming things that can be done?

Sean Dooley - It is limited what we can do in this section. The road is narrow and preserving the tree line. We cannot divert in this situation which is another way. The 25 mph is enforceable. The road is currently 18'.

Pam Berlew - Is there enough room and enough with the overhang of the trees?

Sean Dooley - Yes there is room and the trees are pretty vertical. And they will try to keep the trees intact. This also helps with less pavement and runoff, Also, will cost less for the township maintenance plan in the future.

Scott Sylvainus- Will this road be for truck traffic and just not residential.

Sean Dooley - Yes that is correct, and I am sure the applicant does not want the road crumbling.

Pam Berlew - The shoulders are dedicated?

Gary Asteak- Yes 30' is dedicated for the roadway.

Kevin Echart - Concerning with the snow removal and will there be room with the narrow road width.

Scott Sylvainus- there is less road so there is less snow and will have still have 30' of road space.

Sean Dooley - the road will also be adjusted from the center line will be adjusted to the curves for efficiency.

Motion to the board of supervisor to relax road width requirements from 741.6 & 742.1 to allow 24' to driveway #2 and south driveway #2; 22' to the end of the property. Stephen Bacak made the motion and Jay Benfield seconds - All in favor 5-0.

Sean Dooley -

#3 -Based on our ordinance, we have concluded Driveway-1 adjacent to the railroad tracks constitutes a private road because it is a shared access driveway to other properties and is labeled as such on the Applicant's plans. Reasonable dimensional waivers from SALDO requirements for this private road may be required by the Applicant based on the constraints of the property width. The Planning Commission should make a recommendation as to whether a sidewalk or other pedestrian accommodation should be provided. Or maybe an alternative way.

Pam Berlew - Is there a LANTA bus stop for this site?

Rick Roseberry -- Yes, they contacted LANTA and they said did not have a bus stop. Will get us the letter which they provided.

Gary Asteak- There is no need to address this tonight.

Scott Sylvainus- How will the bike path interact with this project?

Sean Dooley - Yes it does and will come right along the tracks and up gun club road also with the sidewalks.

Sean Dooley -

#4 - The Planning Commission should consider the issues identified in Sec. II.1 and II.2 of my letter (pg.6) concerning zoning issues (Section 502 insect and rodent and 505 pollution noise, into groundwater into etc) and for which the Township might wish to request a determination from the Zoning Officer concerning compliance. This includes section 502 and If you want any of these concerns advanced, the direction will have to come from the Township as I cannot require a response from the Applicant.

Gary Asteak- The zoning officer will be reviewing that shortly along with warehouse v. distribution and it is his obligation to do so.

John Soloe - Need some more input from the applicant with their plans. We have a process that is growing, and a short time line is not fair.

Sean Dooley --

#5 The Planning Commission should consider whether a plan is warranted or requires further assessment to establish pre-development base-line testing of nearby on-lot wells to establish a benchmark in the event of issues that arise post-development. (Ref. Pg. 6, Sec. II.1.c. of my letter)

Gary Asteak - Shouldn't we determine those wells within the scope and then determine the methodology. Why and what we are looking for.

Pam Berlew -- do you plan to have cement plant on site? And are you using groundwater and concerns with groundwater levels?

Jim Vosar- We are using precast and 10' yard trucks. A very small patch on site and plan on using public water. We will not be drilling any wells.

Jay Benfield - Will the road be maintained during construction.

Rick Roseberry - We will maintain the road. The entrance will have road entrance and wash pit to help out.

Scott Sylvainus - Where will the construction entrance be?

Rick Roseberry - Driveway #2 will be the construction entrance and from the north. Regular service vehicles may come from the south, but they would be service vans.

Gary Asteak - I am pleased to hear the developer is going to improve 248 and gun club intersection and gun club road. And a Monocacy storm water plan will be the ordinance to govern the plan with a lot of upgraded standards. The water and sewer and have identified their water and sewer companies. The engineer has an 18-page review letter for the project. We want to more about lighting noise, grading and expect the developer to address. And a zoning officer will provide his opinions.

Public Comments:

George Wilhelm- has concerns with truck running south of facility on Gun Club road.

Sean Dooley - There is a weight restriction and secondly did a truck movement analysis. This is to protect the roads and residents. We can also add a size notices to the postings. This becomes an enforcement issue. Also noted the geometry out of the facility has limitation to go south out of facility.

George Wilhelm - He had concerns over the lack of enforcement and noticed dump trucks coming through area and connected with local enforcement and do not have the manpower to enforce. He also had concerns with truckers just following GPS and noted some concerns with Silvercrest telephone pole.

Ron Corkery, Esq. - Requested on behalf of residents to discuss southbound traffic and some berms.

Bernie Kutik- Concerns with turns on the Gun Club Road and trucks cannot navigate the road. So, the proposal is cul de sac Gun Club Road with a transponder and force all trucks and traffic from Rt. 248.

Brad Leach - Discussed that there was to be a balloon test and about 65' building height. The current 7' berms are not high enough. Also concerns with bus stops and kids walking along Gun Club with no sidewalks.

Lucie Tims - Discussed accidents on Rt 248 and line of sight issues, speed and weight of trucks. The kid's cross street with bus stopped and the stop was moved.

Ed Twigar - has questions to know if resident need to connect to new utilities

Jim Vosar - Described sewer and water for the project as a private line.

Ed Twigar - wanted clarification of building heights

Rick Roseberry - The height of the building is the same, but we are changing grading of the project. Will show what it will look like at the next meeting we are at.

Kristen Mullen - Questioning the traffic studies and equations. And the discrepancy was on if a trip was considered one way or two way and land use is code 154.

Carol Ford - In her opinion of the building of that size is insanity. This belongs closer to 4 lane roads and also the distance to this facility. Also, had concerns if fails and taxes not collected.

Wendy Colussi - Had questions regarding the zoning versus the land use proposed. Read a section about rural nature of our township. This is not a great idea and it is in zoning ordinances. Other twp fought that it is ruining their communities.

Scott Sylvainus - The area where the building is proposed is zoned industrial.

Dr. Jeffrey Wack - Noted and thanked the developer for using green materials to destroy the fields. It is being raised by at least by grading to the north side another 10'. Are there any plans for additional buffering on the north side?

Jim Vosar - There is a retaining wall, railway, and 3 tree lines to the north side. And with the balloon test you will be able to visualize. The elevation of your property to ours is much higher and zoning would not allow a berm that high.

Sal - The board is very short sighted to get Gun club road fixed. The traffic to rt 33 is horrible and what about bus stops. There are empty warehouses in the area. The rt 248 corridor is not adequate for this facility.

Scott Sylvainus - Our jurisdiction is only township roads.

Frank Belcaster- This will ruin the rural aspects of the community with additional traffic.

Jim Vosar - it is a spec warehouse at this point and lighting will be led dimmable and just enough for security purposes.

Keith Berlew - Will there be a back-up generator?

Jim Vosar - Yes and it will be natural gas powered from Gun Club Rd. and there is the easement from Rt 946 easement is not wide enough for roadway.

Kevin Echart - Discuss the traffic study and where they were which was 248/946 and Newberg rd and 946. He has concerned with tractor trailer going north on 946 to rt 512 and causing slow traffic. Asked if can see a copy which would be through the right to know.

Brian Tim - What is the preferred route to the facility?

Scott Sylvainus - This is not controllable.

Pam Berlew - We can discuss and direct traffic during construction.

Rick Roseberry - We did traffic study for Rt248 and Gun club Rd per Penn Dot and the township asked for additional studies which we complied. Trucks are permitted to use 946 and 248.

Gary Asteak - There are uniform construction codes which need to be strictly adhered to.

Ron Davis - Expressed concerns with 1st responders. Any additional service or staffing with the township preparation plan?

Scott Sylvainus - This is all part the process.

Gary Asteak - The police and fire will be able to provide insights to the plans.

Sean Dooley - Discussed peak trucks at 22 in one hour and the pm peak is 415pm to 515pm.

Pam Berlew - This was compiled through the am and pm times and this is why this hour was picked for the study.

Frank Belcastro - This is all speculative and is there some held responsible if this does not work out.

Scott Sylvainus - They are proposing a certain use and if it changes by then would be revisited.

Gary Asteak - The ITE manual has for a particular manual for the use and this is under 154 as the modeling for the trips. This gives us some insight to this particular use. There is no one counting and that engineers provided their best estimates. Nasa also relies on data as well.

Sharon Fitzgerald - Asked about a traffic light for rt 248 and Gun Club road.

Rick Roseberry- According to studies and Penn Dot the intersection will be improved but no light is necessary.

Jay Benfield - Discussed was driveway 1 and the water run off of the water to the gun club. Noting in this set of plans to show this. And also, the irrigation and what is going to be in place or guarantee for the future.

Rick Rosebery - there is a maintenance agreement to comply with post construction plan. There is also a documented maintenance strategy. This does get recorded at the county and also DEP covenants as well.

Wilhelmina Donnelly -- Truck drivers do not follow "no truck" signs and this is hard to control.

Scott Sylvainus - We are expecting some further comments from zoning officer in the near future.

Karen Lieberman - Asked if the meetings are recorded.

Brian - Asked to review overall zoning for other industrial zoned property.

Scott Sylvainus - Yes and we are looking to build an open space committee

Agritourism Zoning Ordinance 403D7

John Soloe - Recommended review of certain documents to incorporate and update our zoning ordinances to potentially include agritourism. The state also has other materials and resources as reference. We need to keep in mind traffic, farm size, and current ordinances circa 2007. The zoning needs to be controlled and stay of trends in this industry. We have to keep in mind is this a product of the farm or

is it a business opportunity. We want to avoid going into variances. Also defining agritourism versus a standard business.

Stephen Bacak - Another proposal could be it to institute a recreational / special events tax for certain facilities to ease the financial pressure on township resources.

Amy Vigouroux - Keller farm - They moved back to the farm after living in the city. Envisioning to use the family farm for farming and also special events. Agritourism means enhance the land, lifestyle, and awareness of farming. Some examples, could be to buy local market, pick your own, and events such as weddings; generally, in the summer. The trend is moving towards the farm setting for events. We would have to keep in mind neighbors, traffic, and safety of guests.

Sean Dooley - We have to keep in mind traffic generation, sanitation, and stresses on the community. Event planning is controllable. Other agri events have a lot of variables which could be uncontrollable noting potential gridlock on state roads. It could be all regulated under traffic generation which is related to public safety, roads, and ems issues.

Pam Berlew - How much will you farm?

Amy Vigouroux - They are going to work with local farmer and also potentially produce; farm to table.

Scott Sylvainus - maybe to look at accessory use and as events only.

Motion to adjourn made by Stephen Bacak and seconded by Wilhelmina Donnelly.

The ayes have it 5 - 0.

Meeting adjourned at 2130.

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MINUTES OF February 14th, 2019

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday February 14th, 2019, in the Township Building.

Present were: Chairman, Scott Sylvainus; Vice Chair Pamela Berlew; Secretary, Stephen Bacak; Wilhelmina Donnelly, Jay Benfield; and Zoning Officer, John Soloe

Absent: Township Engineer Dr. Sean Dooley; Township Solicitor, Gary Asteak

Stephen Bacak made a motion and seconded by Wilhelmina Donnelly for the approval of January 2019 minutes. The ayes 5 - 0.

New Business:

Zoning Officer John Soloe stated that there may be development happening at the Gracedale site by Northampton County. This will probably be on an official agenda in the very near future as a sketch plan.

Old Business:

Agritourism Zoning Ordinance 403.D.7

The planning commission reviewed the ordinance and used a few examples to see what direction the current ordinance would direct any agritourism events or possible proposals.

Motion to adjourn made by Stephen Bacak and seconded by Jay Benfield.
The ayes have it 5 - 0.

Meeting adjourned at 2000.

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MINUTES OF March 14th, 2019

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday March 14th, 2019, in the Township Building.

Present were: Chairman, Scott Sylvainus; Vice Chair Pamela Berlew; Secretary, Stephen Bacak; Wilhelmina Donnelly, Jay Benfield

Absent: Township Engineer Dr. Sean Dooley; Township Solicitor, Gary Asteak; Zoning Officer, John Soloe

Pamela Berlew made a motion and seconded by Jay Benfield for the approval of February 2019 minutes. The ayes 5 - 0.

New Business:

Northampton County Regional Forensic Center -

Paul Szewczak of Liberty Engineering introduced the project as a sketch plan. It is a single story 23,892 sq ft government building to be located on 90.7 acre parcel of the Northampton County Gracedale campus. The property is zoned as GS or government services. The building will be located 210 feet from Gracedale Ave and in front of the existing 911 center. Access will be with the existing driveway to Gracedale Ave. There will also be 36 parking spaces for visitors and employees. The services to the facilities will be in the back with garage doors. It will also house county vehicles.

Glenn Lichtenwalner, architect, from w2adesign. The main entrance would be office space and there will also be a body lab and appropriate storage. The back of the house would be the service entrance. The front will have nice materials and the back would be metal.

All utilities would be used off the Gracedale complex. The storm water basins will be reconfigured for this building. And it will meet all storm water requirements.

Pamela Berlew - Is this area being farmed? Paul - No The building will be in the lawn area and there will be no impact to the 911 entrance with deliveries.

Scott Sylvainus - How many employees will be working there? Glenn - about 12 employees and may vary with local events.

Scott Sylvainus - Where have you been operating? Glenn - Use facilities at Louise Moore Park and rent other facilities. This needs to be done with the growth of the county.

The building will look like an over sized house with a peaked 14' 3:12 roof. There are other peaked roofs on the campus. The lab will be a digital forensic lab as well so it will be done in house. There will be back up generators. Chemicals used

will be similar to a medical facility or funeral home. This will help the local police and district attorney. The heliport is vacated and is no longer needed in the county. There will be no crematory on site. Time line is potentially completed by summer of 2020.

Old Business:

Residents concerned with Project Tadmor. Jason Mohap send a letter to township with concerns and questions of the project. The planning commission received the letter on March 14th.

Pamela Berlew - The planning commission cannot change the zoning officer decision.

There was other discussions on maybe the zoning hearing board and through their legal guidance to see what their options are at this point.

Dr Jeffrey Wack - He mentioned about Lower Macungie and their points are with the developments of warehousing in the region and it started in 2016. He also discussed the LV planning commission meeting concerns of warehousing and traffic. Within the township maybe further looking into definitions of what can be placed in certain zones for example the light industrial. This area may lose the quality of life in that part of the township.

Motion to adjourn made by Wilhelmina Donnelly and seconded by Jay Benfield.

The ayes have it 5 - 0.

Meeting adjourned at 1937

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MINUTES OF April 11th, 2019

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday April 11th, 2019, in the Township Building.

Present were: Chairman, Scott Sylvainus; Vice Chair Pamela Berlew; Secretary, Stephen Bacak; Wilhelmina Donnelly, Jay Benfield, Township Engineer Dr. Sean Dooley; Township Solicitor, Gary Asteak; Acting Twp Mgr, Debbie Seiple

Absent: Zoning Officer, John Soloe

Jason Mohap was concerned with the minutes not recorded during open forum and comments on his letter.

Gary Asteak noted that the meeting was adjourned and commissioners stuck around to discuss any concerns.

Wilhelmina Donnelly made a motion and seconded by Jay Benfield for the approval of March 2019 minutes. The ayes 5 - 0.

New Business:

JVI Tadmor

Jason Mohap had concerns if applicant submitted on time. He has been in contact seven times and did not know officially until this afternoon. He reviewed the time stamps on the submissions. The answers were not sufficient.

Gary Asteak said the manager discussed the submissions. There were issues with the clock copies. The plans were in a timely manner. A minor subdivision does not require the notices. The planning commission can differ to a future meeting. The ones complaining are here so it would be hard to prove that you did not know. Asked for Jason Mohap to be respectful to the board and there will be an opportunity to discuss. The clock starts tonight for the minor subdivision.

Jim Vosar - Gun Club Road will be improved to 24' so it will have traffic calming effect, safety, curbing, and storm water management. As for trail system, I made an introduction from Hanson Cement to the township engineer. This system is not on our property. Utility extensions and will work with the township engineer on terms of capacity for future developments. Engineer review letter is noted to have improvements on other peoples property and we just cannot do that and we need to discuss. This is not in our scope of the project. We have great relationship with the commercial neighbors. They want to see the project through. The review

letters are moving the goal posts and cannot agree too. This would be Gun Club road, and intersections, and utilities. Project benefits are specifically the tax benefits to the tax. They will be submitting a financial impact study to the twp with out more kids to the schools. This is a permitted use on this property. If it is not us it will be some else. Up until Tuesday I thought we had a great relationship but the review letter changed this. We are here to listen.

Atty Kate Durso - The minor subdivision land was submitted separately. We intend to have this as one project and we followed the direction of the township in this matter.

Next is the road improvements. There is nothing in ordinances to do the road improvements. We talked with the specifics on the width. The waiver was granted to a specific with and now asked to change. This is not what we agreed to the last time we were here. This now has curbing requests and driveway requests and this came out of nowhere. These requests impact storm water calculations and this is why the waiver was requested.

Sean Dooley - This is being mis characterized and this request was not part of the request. This has nothing to do with the 24' width and the width was a minimum so there was flexibility. If there is was no curbing then we will need an additional 2' or 4' total so the pavement is not destroyed by the truck traffic. They did not have a waiver.

Nicole Gallo - We were designing this on a 24' width so the submission to LVPC and UNT supervisors. This is very important for the storm water calculations and we cannot move forward without a definitive road width.

Atty Kate Durso - The minutes do reflect the granting of the waiver and noting the current road is 18'.

Sean Dooley - The conversation was on the site and curbing was requested from the start. We did consider other options with swales. If needed for storm water then we would need additional road width. It is not a required improvement and the township was waiving it for the township. We wanted to have traffic calming and also need storm water management. Right now the basis it should be 28'. There may perspective of lane width and safety and also trucks hitting the culverts.

Nicole Gallo - The road is current is 18' to 20' and this is the third time of width changes.

Atty Katie Durso - The board of supervisors minutes also represent the reduction of width noting the saldo requirements.

Scott Sylvainus - To review, the road width is with 24' with curbs

Nicole Galloway - We have storm water concerns with collection and no curbs with 24'. The in disagreement with the township engineer. The roadway will be totally reconstructed with base and at 24'.

Since the last submission and no comment from LVPC. Northampton co district and Keystone and storm water and permits. Also, the army corp is no response either. The utilities and no review comments from them either.

Driveway #1 - Is considered a private road and was not dedicated and will remain private. This will service the 3 buildings and is just south of the rail line.

Atty Gary Asteak - There will not be an impedance of the other properties and make it explicit in the agreements. The note of 1983 plan is to have the option of the township accept the fully build road.

Jim Vosar - We did have meeting with the other owners and will work with them with driveways and access.

Sean Dooley - The road goes nowhere and still needs to be constructed to standards.

Russ Beatty - We are in agreement with the statements made tonight.

Nicole Gallo - Comments around 742.01 and the easement on north side of property. There is no intention of placing any pavement in this area.

Sean Dooley - Also, need to clean with parcel with odd shape across the roadway.

Atty Kate Durso - So we are looking for a waiver on the curbing.

Nicole Gallo and we will need a HOP permit in that area and will potentially give it to them.

Scott Sylvainus - Can this be for a trail system?

Sean Dooley - It is right at the tracks and probably not.

Jim Vosar - we would need to verify with our insurance company with trucks and traffic.

Nicole Gallo - also keep in mind the med ed easement as well.

Atty Kate Durso will be in contact if need to file any extensions.

Atty Kate Durso - We are not going to talk about back flow preventer at this time.

Jim Vosar - Had meetings with surrounding businesses to correct grading issues and easements to do that work.

Atty Gary Asteak - This is not the twp issues and it with the other property owners.

Atty Katie Durso - We are not going to do illustrations and just have them sign off on the storm water. We are to fix the current conditions to make better.

Sean Dooley - If they use back flow preventer on private property we don't want it to back up and flow into the township.

Atty Kate Durso - Back flow preventer are part of the design and waiting on comments from LVPC.

Atty Katie Durso - Discussion noted on the speed limit change to Gun Club Road from 35 mph to 25 mph

Atty Gary Asteak - This will happen with the final approval and then the final ordinances change at that time with supported traffic studies.

Nicole Gallo - this is also needed for design criteria because of line of sight distances change.

Nicole Gallo - We met with the Norfolk southern and not in favor of pedestrian crossing.

Sean Dooley - If we are submitting to certain entities and what we want from them. And we need to be working closer with the property owners for the township wishes. We all have to live with the road including the tenant of the building. At the end of the day it is the twp road.

Atty Kate Durso This is requiring for more costs to the developers and surrounding property owners. We cannot have any more changes.

Nicole Gallo- We have to have decisions and not further discussions to move forward.

Sean Dooley - There is disagreements with the storm water and need to have LVPC input. I object to back flow preventer in the project.

Pam Berlew - Is the developer creating a dam or sorts to control the storm water?

Sean Dooley - It is an enclose space and inlets to control water.

Atty Kate Durso - I want to address the truck stacking and the guard shack.

Jeff traffic eng - We want to show how many trucks can stack on the property. We are figuring 83' per truck with a cushion. This will allow 17 trucks to stack and then they can also peel off to other areas. We estimate 150 trucks per day or about 10 per hour. There is an additional 5 areas for a rest area. We do not expect any stacking and only in usually conditions.

Sean Dooley - This adequately addresses the concerns of stacking if the facility is open.

Pam Berlew - So the guard shack is only for the large building.

Jeff traffic eng- That is correct and the smaller building is not designed for this.

Bernie Koytuk - Can the trucks use the other driveways?

Jeff traffic eng - No they are not designed for that

Atty Gary Asteak - We will have to resolve Gun Club road. The storm water is complicated and once the reviews are in, we will need to a storm water mgt review. There are a lot of pages of review and the I am assuming the rest of the comments will be reviewed. I am sure the public will want to hear about the nuance issues at a further time.

Shawn Shupe - I have a concern with shoulders and the edges being broken. 110" tractor and 11' lanes and two trucks will ease away from each other if coming access. Then it would be a 13' to allow to some maneuvers. I am looking at it from the point of view of replacement. Snow maintenance would be easier with a 22' width. I would like to hear more about reinforced shoulders. I don't like to hear soft shoulders. And we don't want 32' foot and there is room for compromise. 26' with curbing and without would be 24' paving with reinforced shoulders.

Atty Kate Durso - Requested to be on planning commission agenda next month.

Atty Gary Asteak - Everything is still open and can be discussed and they do not another set of plans to appear.

Dr. Jeffrey Wack - This is interesting to watch this chess match of Gun Club Road improvements and showing giving us a favor now. The truck study is using the lowest possible rate and is 10 trucks per hour reasonable? In other communities that regular asphalt doesn't hold up. The road bed is very wet. This will also freeze and thaw and the break up. In any of the warehouse communities. did they see their taxes go down? No, they went up! This will have zero impact on residents. Can we work out a 20 year agreement to maintenance? The LVPC knew nothing of this plan and maintain quality of life. The major concerns are loss of farmland and traffic. The building is now 10' higher and is there something in the ground? Did they find stuff underground? There are rail ties already buried in the area. This may put a stop to this process.

Carol Ford - There is a warehouse on RT 33 and another right on Rt 22 and what makes developer think they can rent or sell this building? What happens to the building if cannot use it?

Scott Sylvainus - Someone will take or work with the building. There is a demand for this and there are feasibility studies on this.

Matt Ford - I have safety concerns with truck traffic. We do not need anymore warehouses in PA.

Wendy Collusi - Had concerns with letter and dates of submission. The copy does have 3/22 and this is a formal document. And was there a formal statement simply stating this was a mistake or error.

Atty Gary Asteak - I think we have that from the twp manager.

Scott Sylvainus - the plans we received had the correct dates.

Wendy Colussi - It mentions that the saldo was in due notice. And was not in time. This was reference the notice received of the project.

Scott Sylvainus - They cited a section in error.

Atty Gary Asteak - You cannot complain that you have no notice since you are here. And please note that no action was taken on that plan.

Wendy Colussi - The runoff water is a concern and the truck stacking. Once it leaves their property it becomes our problem. The saldo also mentions the rural nature of community.

Becky Barlett- I just want to say about the argument of the tax benefits. When the economy changes they can apply to have their taxes lowered.

Atty Gary Asteak - And our assessments are very low and a very high common level ratio.

Jason Mohap - I want clarification of a high cube warehouse v. a warehouse. And how many different types are there? There are 5 different types.

Nicole Gallow - Yes for the purposes of the traffic of the traffic study.

Jeff Traffic eng- This was discussed at quite some length of which version applied to this project. This is based on sq ft.

Jason Mohap - Is this in saldo and zoning?

Scott Sylvainus - It is listed as a warehouse.

Jason Mohap - if a use is not regular use then the use is prohibited.

Atty Gary Asteak - It is defined in section 202 as a warehouse. It was on the cover letter of use and it was very specific. The zoning officer made the determination. The applicant made it clear that it was the intended use and they have to comply and any tenant. We are holding the developer accountable for the intended use.

Keith Berlew - Had concerns with the shoulders and will not handle the trucks. Also, the road base needs to be reconstructed. What is the height of the building?

Jim Vosar - The height of the building will be 40' above the grade around the building. And in reference the tracks are higher than the reference grade.

Nicole Gallo - Explained the sight line photos of the buildings and profiles. They also used balloons and they cannot be seen through the trees.

Dave Smith - What is the plan to enforce the 25 mph and Newburg Road enforceable?

Scott Sylvainus - I am sure there will be more enforcement with the additional traffic.

Dave Smith - Has concerns with the peak season truck traffic. It significantly increases truck volumes during certain times of year.

Bernie Koyutuk - Can we get a copy of the engineer review letter?

Pam Berlew - Yes you can do a RTW with the twp.

Keith Berlew - Is there going to any preconstruction repairs to Gun Club Road?

Scott Sylvainus - This was not discussed.

Liz Sommers - We relocated to Nazareth and quality of life is important. This is not the best project for this area. There are many unanswered questions with the project. The tax benefits is not a concern to me. The benefits offered do not outweigh the project.

Wendy Koytuk - How does the noise ordinance relate to the truck traffic?

Atty Gary Asteak - no it has no impact to traffic

Atty Kate Durso - The noise ordinance is about what is on the property.

Kristen Mullen - With the zoning board hearing and they were limited to noise / music.

Pam Berlew - That was beyond what is permitted in that zone and was before the zoning hearing board.

Dr Jeffrey Wack - If we have 17 trucks stack and can there be idling all night. And may be some traffic cameras may help enforcement.

Pam Berlew - There are anti idling laws.

Jay Berlew - no comments

Stephen Bacak - I saw the building is in the electric and gas line easements.

Nicole Gallo - Yes and the electric utilities is going to be moved and the gas line easement is also okay.

Pam Berlew - there is concern with light and noise and will be a lot of work yet. Hopefully the road width will be addressed so you can move forward.

Scott Sylvainus - Can you elaborate on the extension of utilities.

Jim Vosar - We are extending the water and sewer. And we can work together in terms of capacity for further developments. There will be a privately owned pump station.

Scott Sylvainus - What about the trail system?

Jim Vosar - I made an email introduction to the Sean Dooley so they could start the dialogue on the regional trail system. I followed through on this for you.

Scott Sylvainus - Do we need to act on anything today?

Atty Kate Durso - We will be at next meeting and conversation will be continued.

Sean Dooley - We need a detailed signage plan to control trucks etc.

Bob Kilbanks - Representing State Rep Joe Emmrick and will be briefing him tonight on the meeting.

Scott Sylvainus makes a motion to table any recommendations to May 9th this was seconded by Pam Berlew The ayes have it 5-0

Moore Twp Environmental Map -

No specific issues or concerns and appreciate sharing it with UNT planning commission.

Old Business:

Grant meeting workshop with supervisors on Wednesday 630pm

Motion to adjourn made by Jay Benfield and seconded by Wilhelmina Donnelly.
The ayes have it 5 - 0.

Meeting adjourned at 2128.

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

MINUTES OF May 9, 2019

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday May 9th, 2019, in the Township Building.

Present were: Chairman, Scott Sylvainus; Vice Chair, Pamela Berlew; Jay Benfield; Township Engineer, Dr. Sean Dooley; Township Solicitor, Gary Asteak; Zoning Officer, John Soloe

Absent: Secretary, Stephen Bacak; Wilhelmina Donnelly

Jay Benfield made a motion and seconded by Pamela Berlew for the approval of the April 2019 minutes with the following corrections: A) Page 2 Paragraph 6, the last line be omitted: B) Page 3 Paragraph 14 be omitted: C) Page 3 Paragraph 16, "med ed" corrected to "Met Ed": D) Page 8 Paragraph 11, "Berlew" corrected to "Benfield". The ayes 3 - 0.

New Business:

NC Forensic Center

Tammy Rae Barr, Civil Engineer for Liberty Engineering representing the Northampton County Forensic Center, received a letter dated May 6th from Keystone Engineers, reviewed it and addressed those comments and dropped off a copy to UNT and Keystone offices earlier today. We received the May 8th letter from LVPC which indicates we are consistent with the plan but they are still looking at the storm water issues which the township engineers had comments about. The project has basically not changed. The project is within the Gracedale complex. The two existing storm water basins, we are calling them east basin and west basin, the west basin will be maintained as is. The east basin will be expanded to handle increased water flow at a slower rate to conform with DEP regulations. Storm water will discharge through the existing pipe that runs along Gracedale out toward east Monocacy. We added trees around the parking area and the two basins. The project is within the setbacks, rights of use and we have addressed the letters that the engineers have submitted to us. Any questions?

Linda Cascario's question – The building is being placed close to the heliport. What is the height? Will the water come from the water tank used for Gracedale? Will the same roads that Gracedale uses be used here? How many are they expecting to employ? Glenn Lichtenwalner, architect for W2A Design Group replied that it is a one story building with mechanical work space. The roof will be of a saw tooth portion to allow for louvers on the back side of the building for air flow. The building is placed in what is currently grass in front of the 911 center. Ms. Barr added that the

fields in the back and the corn fields will stay the same except where they have to expand the east basin into part of the corn field. Yes, the water will come from the water tank used for Gracedale. The same driveways will be used with a turn off into the center. Also, Charles Dertinger, Director of Administration for the County of Northampton, said that we will keep the same staff we have presently, about thirty. This being a digital forensic lab, local police could use the lab so there could be possibly ten more employees at this time. The lab is a working 24/7, so some may be part time. Yes the county secured the funding last year for this project.

Scott Sylvainus – asked if there was anything else from the applicant?

Ms. Barr replied that the design concept will stay the same even with additional comments from the conservation district that will be addressed. She also stated that they are looking for a waiver for the traffic impact study and approval for the project.

Pamela Berlew made the motion to grant a waiver for the traffic study contingent upon receiving current and calculated trip generation numbers, seconded by Scott Sylvainus. The ayes have it 3 – 0.

Scott Sylvainus made the motion to recommend to the Board of Supervisors conditional preliminary/final plan approval of the Northampton County Forensic Center conditioned on the engineer's satisfactory review of the storm water and all other conditions of his letter dated May 6, 2019, seconded by Pamela Berlew. The ayes have it 3 - 0

Sean Dooley UNT Engineer, continued saying he had no additional comments other than the May 6th letter. We have not reviewed the storm water to date because we knew they had comments coming back from LVPC and conservation district. He said we will still need to go through storm water and that everything else is addressed in the review letter. Ms. Barr continued that they are working through the checklist for the conservation district.

Ms. Barr said that they are not changing the plan very much, and we need to work on the storm water management. We will be asking for a waiver from the traffic impact study. She said we have existing driveways and it splits. We are not adding any additional access and no significant changes to the intersection.

Mr. Dooley asked that in your request, can you specify with basic statistics and percentage of current and a parody of the ask with new traffic generations. Atty. Gary Asteak said no legal issues other than engineering comments need to be addressed at this time.

Mr. Sylvainus asked about deliveries and how many. Mr. Dertinger replied that it will all be in the back and there will be signage of employees only area. All entrances will be in the back of building. You could be looking at 12-15 per week.

Mr. Sylvainus then questioned the digital portion of the services, and how much volume. Mr. Dertinger said that our techs and police may be present if they have a device that needs to be read. And this is driven on a case by case basis.

Atty. Asteak said we could use the ITE manual to calculate the trips. And most of the review of the items are technical so they could go right to the board of supervisors. This will need conditional approval from the planning commission. The plan needs to be cleaned up including the storm water to engineer satisfaction.

Mr. Sylvainus also asked when they expect to be completed with the storm water engineering Ms. Barr responded saying that we reviewed the LVPC and township engineer letters. We met with the conservation district. The first round was also already submitted. The current plan has addressed all current comments. We will be ready for the supervisors as soon as the UNT engineer can review the package and prepare the trip generation information.

Motion to grant a waiver for the traffic study contingent upon receiving current and calculated trip generation numbers was made by Pamela Berlew and seconded by Scott Sylvainus. The ayes have it 3 - 0.

Scott Sylvainus made the motion to recommend to the Board of Supervisors conditional preliminary/final plan approval of the Northampton County Forensic Center conditioned on the engineer's satisfactory review of the storm water and all other conditions of his letter dated May 6, 2019, seconded by Pamela Berlew. The ayes have it 3 - 0.

Pamela Berlew made the motion to grant a waiver for the traffic study contingent upon receiving current and calculated trip generation numbers, seconded by Scott Sylvainus. The ayes have it 3 - 0.

Scott Sylvainus made the motion to recommend to the Board of Supervisors conditional preliminary/final plan approval of the Northampton County Forensic Center conditioned on the engineer's satisfactory review of the storm water and all other conditions of his letter dated May 6, 2019, seconded by Pamela Berlew. The ayes have it 3 - 0

JVI Tadmor Project

Jim Vosar gave an update on where they are currently at with the project. They on site met with Sean Dooley from Keystone Civil Engineering, Sean Shupe with the roads department and JVI's engineer. They discussed the reconstruction of Gun Glub Road based on prior discussions.

Scott Silvanus asked for clarification on the road width. The road will be 24-26 feet wide and super elevated and drained to the west side, continuing to use the swale until the crossing then sheet flow off the side into the greenery. Reconstruction of the railroad crossing was also discussed, as well as widening of Rt. 248 and Gun Club Road and sight lines and balloon height pictures.

Concerning the shoulders and other details, Mr. Vosar reported that they are doing full depth reconstruction and reinforced shoulders. There will be no curbing. Each lane will be 10 feet wide with asphalt shoulders so there is limited damage to the paved portion. Speed limit will be reduced and there will be a double yellow line and white lines with signage to communicate to the the truck traffic. The tree line was also discussed. The Planning Commission members would like to see the tree line remain.

Nicole Gallo from JVI spoke about the storm water. Comments were received from LVPC. So far we have not had a good follow-up with them via email, their preferred choice of communication. JVI received word from the Army Corp on the wet land violation. They determined the Hildenbrandts are responsible for fixing this issue, as they bought the wet land violation from the prior owner. They are restoring the stream and drainage. The areas are wet but not wet lands. Once we hear back from the Army Corp, construction will begin soon thereafter.

Ms. Gallo commented that the Met Ed line will be moved so as not to impact the home owner. Also, JVI received a letter from the Nazareth Boro Municipal Authority and will submit their comments on the resubmission documents. We have not heard back from Easton Suburban Water Authority. The requested tests have been done for them. On the future rendition sidewalks and trees were added to get an idea of the final look. A vote is needed so we can move forward without another revision.

When asked about the estimated height, Ms. Gallow said the building itself is 42 feet. There is a 10 feet grade change as well. The balloon was at 53 feet to account for the grade. The building does not parallel Gun Club Road.

Pictures from various vantage points of the neighbor's homes were not available because JVI did not want to go on anyone's property. Mr. Vosar noted the buildings are within zoning.

Bernie Kotyuk questioned what section of Gun Club Road is proposed to be elevated. Mr. Vosar answered: From Rt. 248 to the railroad tracks.

Liz Sommers asked about protecting the trees. Mr. Silvainus said it depends on the width of the road. Mr. Dooley commented that this decision is for the public improvement and the township's preference, not the developer.

Carolyn Ford commented on possible future damage to the area. She said the roads are not built for this and who would pay for the damages? Jay Benfield said the trucking company will pay to fix damages. Mr. Silvainus said we have to follow the rules and regulations already in place for this development. Atty. Gary Asteak said that it is our ordinances that the developer must follow.

Ms. Cascario wanted to know if there was a traffic study done and which routes the trucks will be taking. Ms. Gallow said the trucks will only be traveling east on Rt. 248. Mr. Vosar said the trucks will go north on Gun Club Road and with the state road, they can go east or west. We would assume they would go east to head toward Rt. 33.

Mr. Sylvainus questioned where we are with timing and extensions. Mr. Vosar said we are good through July. Mr. Sylvainus recommended that they should get another extension. Mr. Vosar is hoping to extend to September 12.

Heritage Villiage

John Soloe asked how they would like this plan reviewed, as a sketch plan or a preliminary submittal?

Chris Brown responded with a preliminary master plan and a preliminary final plan for Phases 3 & 4. Phil Malitsch responded that it is technically wrong just to correct what he said, we submitted a final plan for Phases 3 & 4. John Soloe asked, referencing the meetings prior to this, is the bridge completed? Chris Brown responded with No. John Soloe asked has it been started? Phil Malitsch responded they are finishing the design of the abutments right now but it's not physically started. John Soloe responded with you know where I am going with it. You can have it, roll with it. I think it was made quite clear. Pam Berlew stated not without the bridge. John Soleo stated that nothing was going forward until the bridge was in place. I am not the speaker for the Planning Commission, all I am saying

Chris Brown of Brown Design Corp., representing Morningstar, Heritage Village - No (the bridge is not completed).

Phil Malitsch and Chris Brown - They said we are finishing the design now, but no it is not physically started.

John Soloe – Thought that nothing was going forward until the bridge was in place.

Chris Brown – It's the last thing of Phase 2 that is going to be built because we are working our way out to Phases 3 & 4.

They said the bridge will be started about the end of July to get at least the east side abutments in and complete as they want to pave to that point and the bridge completed by November.

Chris Brown – Plan is basically the same as presented in the sketch plan in September except that we reduced the number of townstones(townhouse) by one in each of Phase 3 and 4 bringing the number of units is down five units to a total of 148 units. Other changes an additional resident garden in Phase 3 and added all the necessary detail, landscaping, amenities, the pathways, lighting, benches everything consistent with Phases 1 & 2. Now there were a couple other changes we are suggesting having to do with the Phase 1 and Phase 2 driveways. We ask to change Phase 1 driveway from an emergency access only driveway to a gated driveway and Phase 2 driveway from an emergency access only driveway to become a full time access both to West Beil avenue.

Concerning the west end access as of now will remain an emergency access only driveway. The distance between Phase 2 driveway and the main entrance is about 250 feet along West Beil Avenue. The reason for the Phase 2 driveway being full time access is to access the clubhouse without having to drive through the development.

Sue Drabic – The main reason for the Phase 2 driveway access is because we moved the clubhouse closer to West Beil Avenue.

Scott Sylvainus – What are you asking from us tonight?

Chris Brown – Waivers according to the letter, conditional final approval of Phase 3 & 4 and Phase 1 & 2 driveways.

Scott Sylvainus made the motion to approve the waiver of SALDO section 733.613 as presented in the April 18, 2019 letter for 12 units driveway offset. Jay Benfield seconded the motion. Ayes 3 - 0.

Scott Sylvainus made the motion to recommend to the Board of Supervisors conditional final approval of Phase 3 & 4 conditioned on Keystone's May 6, 2019 letter and including that the Phase 2 bridge is built and that no building permit be issued until the bridge is completed. Seconded by Pamela Berlew. Ayes 3 – 0

Jay Benfield made the motion to recommend to the Board of Supervisors for Phase 1 driveway be gated and Phase 2 driveway be full time access as illustrated with gate 1 after the garden. Seconded by Pamela Berlew. Ayes 2 - 1.

Correspondence:

Fields at Trio Farms Phase 7

The Planning Commission reviewed the letters from Gary Asteak, Esquire, Sean Dooley, Keystone Engineers and Wayne Doyle, Cowan Associates, Inc concerning Fields at Trio Farms, Phase 7 plan changes. The Developer proposes changing the part of the development that is in Upper Nazareth Township, about 3.3 acres from a clubhouse to remain as open space and installing a spray irrigation system. Since the majority of this development is in Lower Nazareth Township, Sean Dooley said that as long as all of our interests are covered under Lower Nazareth Township agreements and they will handle the responsibility to get them under their agreements along with inspections.

Scott Sylvainus made the motion to recommend to the Board of Supervisors to coordinate with the Lower Nazareth Township solicitor and the engineer for the inspection with respect to ENS and restoration and review and secure improvements on behalf of Upper Nazareth Township. Pamela Berlew seconded the motion. Ayes 3 - 0.

Old Business:

None

Motion to adjourn made by Scott Sylvainus and seconded by Pamela Berlew.

The ayes have it 3 - 0.

Meeting adjourned at 10:08 pm.

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

Minutes of June 13, 2019

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday, June 13, 2019, in the Township Building. Present were: Chairman, Scott Sylvainus; Vice Chair, Pamela Berlew; Secretary, Jay Benfield and Wilhelmina Donnelly. Absent: Township Manager, Lisa Klem, Township Engineer, Dr. Sean Dooley, Township Solicitor, Gary Asteak and Zoning Officer, John Soloe.

MEETING MINUTES:

Motion was made by Mrs. Berlew and seconded by Mr. Sylvainus to approve the May 9, 2019 meeting minutes. Motion carried by 3-1 vote. Mrs. Donnelly abstained due to being absent.

NEW BUSINESS:

Planning Commission Secretary – Various options were discussed. Motion was made by Mr. Sylvainus and seconded by Mrs. Donnelly to appoint Mr. Benfield as Secretary; Mr. Benfield accepted. Motion passed with a count of 3-0, Mr. Benfield abstained.

OLD BUSINESS:

Agritourism Zoning Ordinance 403.D.7 – Discussed possible changes and costs to update the Zoning Ordinance adding specific items and looking at updating it as a whole. If we wait for the Nazareth Area Municipal Comprehensive Plan to be finished, then we will have to update the Zoning Ordinances.

BnB – Discussed the Bed and Breakfast and thought this was not much of a concern as well as cost. Also discussed that airbnbs may be more of an issue in the future. Mr. Sylvainus suggested our township manager look into this.

COURTESY OF THE FLOOR:

Jason Mohap asked about the purpose of the minutes and why we keep them. Mr. Sylvainus responded they are a required record. Mrs. Berlew responded with the only thing required to be in the minutes are the official actions taken by the board. Mr. Mohap continued asking why not every thing said at a meeting was not recorded in the minutes. Conversation then turned to the warehouse project on Gun Club Road. The Planning Commission explained to the audience what is in Upper Nazareth Township's zoning ordinance regarding a warehouse. Questions were raised about the right to know request and how quickly to expect a response and it was explained to them there are open record laws that explain this. Residents also raised questions about traffic, general zoning and land use.

Motion was made by Mrs. Donnelly and seconded by Mr. Benfield to adjourn the meeting at 8:40 p.m. Motion carried by all voting aye.

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

Minutes of July 11, 2019

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:05 PM on Thursday, July 11, 2019, in the Township Building. Present were: Chairman, Scott Sylvainus; Vice Chair, Pamela Berlew; Secretary, Jay Benfield, Wilhelmina Donnelly, Township Engineer, Dr. Sean Dooley and Zoning Officer, John Soloe. Absent: Township Manager, Lisa Klem and Township Solicitor, Gary Asteak.

MEETING MINUTES:

Motion was made by Mrs. Berlew and seconded by Mrs. Donnelly to approve the June 13, 2019 meeting minutes. Motion carried by all voting aye.

NEW BUSINESS:

Planning Commission Vacancy – Discussed the procedure for filling the vacancy, possibility of an alternate and that the Board of Supervisors handles the appointments.

Preliminary/Final Tanzosh Minor Subdivision Plan – Cynthia Skoriak of Valley Land Services, LLC presented the minor subdivision plan of two lots totaling 45,358 square feet of residential property into three residential lots located on Tatamy Road and Central Avenue in Upper Nazareth township. The subdivision is occurring mainly as part of the lands of William Tanzosh located at 123 Tatamy Road. This lot has an existing dwelling and garage on the western half of the parcel with existing driveway access from Tatamy Road. The second lot is owned by Gayle Trenberth that is located at the corner of Tatamy Road and Central Avenue, bounded to the north by Cherry Street, adjoining lands of William Tanzosh along the westerly property line, and with driveway access to Central Avenue.

A strip of land will be subdivided from Ms. Trenberth's property and consolidated with land subdivided from Mr. Tanzosh's property to create one (1) new lot. The small strip of land from Trenberth is required for the new lot to meet the minimum lot width and side yard setback requirements per the Zoning Ordinance for the R-4 (Medium Density Residential) Zoning District. The new lot will be located on the east side of the Tanzosh property. This new lot is intended to be developed in the future with one (1) new single family residential building with driveway access from Cherry Street. The new lot will be served by existing public sewer and public water utilities directly accessible to the new lot.

Concerning Dr. Dooley's letter dated June 28, 2019, Ms. Skoriak said that some of the comments in the letter have been complied with and they are looking for conditional approval.

Following some discussion regarding grading, lot size and size of the "strip of land", Mrs. Donnelly made a motion to recommend to the Board of Supervisors Preliminary/Final approval conditioned on Sean's letter dated June 28, 2019, seconded by Mr. Sylvainus. Motion carried by all voting aye.

OLD BUSINESS: None

COURTESY OF THE FLOOR:

Jason Mohap asked about a property having overgrown grass/weeds and was informed that a call had already been made to the township office.

Motion was made by Mrs. Donnelly and seconded by Mrs. Berlew to adjourn the meeting at 7:40 p.m. Motion carried by all voting aye.

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

Minutes of August 8, 2019

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:25 PM on Thursday, August 8, 2019, in the Township Building. Present were: Chairman, Scott Sylvainus; Secretary, Jay Benfield, Wilhelmina Donnelly and Jim Campana. Absent: Vice Chair, Pamela Berlew; Township Engineer, Dr. Sean Dooley ; Zoning Officer, John Soloe; Township Manager, Lisa Klem and Township Solicitor, Gary Asteak.

MEETING MINUTES:

Motion was made by Mrs. Donnelly and seconded by Mr. Sylvainus to approve the July 11, 2019 meeting minutes. Motion carried by Mrs. Donnelly, Mr. Sylvainus and Mr. Benfield voting aye. Jim Campana abstained.

WELCOME:

We all welcomed Jim Campana as the newest member of the Planning Commission.

NEW BUSINESS: None.

OLD BUSINESS:

We discussed the different ordinances from other areas surrounding airbnbs.

COURTESY OF THE FLOOR:

A question was asked about Open Space Plan meetings and high grass at RT 248 and Gun Club Road. She was referred to calling the township office for information.

Motion was made by Mrs. Donnelly and seconded by Mr. Benfield to adjourn the meeting at 8:30 p.m. Motion carried by all voting aye.

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

Minutes of September 12, 2019

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:10 PM on Thursday, September 12, 2019, in the Township Building. Present were: Chairman, Scott Sylvainus; Secretary, Jay Benfield, Wilhelmina Donnelly, Jim Campana, Township Engineer, Dr. Sean Dooley ; Zoning Officer, John Soloe; and Township Solicitor, Gary Asteak. Absent: Vice Chair, Pamela Berlew and Township Manager, Lisa Klem.

MEETING MINUTES:

Motion was made by Mrs. Donnelly and seconded by Mr. Benfield to approve the August 8, 2019 meeting minutes.
Motion carried 4 - 0.

NEW BUSINESS:

Schoeneberger Minor Subdivision -

Township Engineer, Dr. Sean Dooley explained the simple subdivision, the northern half is agricultural and the southern half has the historic farmstead with the house and accessory buildings on it. That is basically what is being proposed.

After much discussion, they will come back here after further reviewing Mr. Dooley's letter dated September 11, 2019.

Heritage Village Phase 3 & 4 Resubmission -

Chris Brown, representing Morningstar, Heritage Village explained the Phase 3 & 4 land development project. The principal change proposed concerns the overall unit mix and related adjustments to building locations and utility layout. There is no change to the geometry of the road layout. The real difference is swapping out the townhouses, putting in six cottages in their place and repositioning the maintenance building. The open space requirement has been maintained and/or gotten better. As a result of repositioning buildings, not all of the driveways meet the distance requirements, so a waiver is required.

Motion made by Mrs. Donnelly and seconded by Mr. Campana to recommend to the Board of Supervisors granting a waiver of SALDO 733.613 for the units listed in Hanover Engineering's August 22, 2019 request letter.
Motion carried 4 - 0.

Motion to recommend to the Board of Supervisors final approval for Phase 3 & 4 Land Development Plan subject to the condition of Sean Dooley's September 9, 2019 letter was made by Mrs. Donnelly and seconded by Mr. Campana.
Motion carried 4 - 0.

Project Tadmor Extension Request Letter -

Motion made by Mr. Sylvainus and seconded by Mr. Campana to accept the extension request letter from Fitzpatrick, Lentz & Bubba representing Crossroads XOx, LLC and JVI, LLC, dated August 26, 2019, extending the review time to December 31, 2019.
Motion carried 4 - 0.

OLD BUSINESS:

None.

COURTESY OF THE FLOOR:

Becky Bartlet of 127 4th Street commented on the agenda not showing where the audience could ask questions about agenda items only non-agenda items. She was informed that the chairperson asks the audience for comment before a decision is made by the Commission. The secretary will try to adjust future agendas.

Jeffrey Wack of 206 East Lawn Road commented on the pipeline court case in New Jersey and would it stop or delay it. He was informed that we don't know.

Next Meeting:

Mr. Sylvainus mentioned the next Planning Commission meeting is October 10, 2019 and the submission deadline is September 19, 2019 at 3:00 p.m.

ADJOURNMENT:

Motion was made by Mrs. Donnelly and seconded by Mr. Campana to adjourn the meeting at 8:00 p.m. Motion carried 4 - 0.

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

Minutes of October 10, 2019

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:00 PM on Thursday, October 10, 2019, in the Township Building. Present were: Chairman Scott Sylvainus, Secretary Jay Benfield, Pamela Berlew, Jim Campana, Zoning Officer John Soloe and Steve Mills filling in for Township Solicitor Gary Asteak. Absent: Wilhelmina Donnelly, Township Manager Lisa Klem and Township Engineer Dr. Sean Dooley.

MEETING MINUTES:

Motion was made by Mr. Campana and seconded by Mr. Sylvainus to approve the September 12, 2019 meeting minutes. Motion carried with Mr. Campana, Mr. Sylvainus and Mr. Benfield voting aye. Mrs. Berlew abstained.

COURTESY OF THE FLOOR:

Jeffrey Wack of 248 Heather Lane, Bushkill Township, owning property at 206 East Lawn Road speaking on behalf of a group of citizens, explained their proposals in a bullet form: 1) Request considering Gun Club Road be restricted to a weight limit that will prohibit tractor trailer traffic except for local deliveries. 2) Request the builder downsize the Tadmore project and seek to access the property from Daniels Road to eliminate traffic concerns and show that the Planning Commission is concerned with protecting its citizens of a residential area from industrial impact. 3) Have the zoning officer reconsider his designation of the project to conditional use. 4) Request a professional private planner be consulted to provide a second opinion of the zoning officer's classification of this project. 5) Request the township engineer opine if downsizing the project would resolve the traffic issues, safety and storm water management. 6) Request that the Planning Commission incorporate the group's suggestions and requests into the public record.

David Hannah of 3284 Gun Club Road commented on being new to the community, the safety of his kids, how would the township enforce trucks not turning south on Gun Club Road, following their GPS's, Gun Club road rebuild and the cost of maintaining the road in the future. He also commented that he felt this should not be built adjacent to a residential area.

NEW BUSINESS:

None.

OLD BUSINESS:

None.

COURTESY OF THE FLOOR NON AGENDA ITEMS ONLY:

None.

Next Meeting:

Mr. Sylvainus mentioned the next Planning Commission meeting is November 14, 2019 and the submission deadline is October 24, 2019 at 3:00 p.m.

ADJOURNMENT:

Motion was made by Mr. Campana and seconded by Mrs. Berlew to adjourn the meeting at 7:21 p.m. Motion carried 4 - 0.

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

Minutes of November 14, 2019

The regular meeting of the Upper Nazareth Township Planning Commission was called to order at 7:05 p.m. on Thursday, November 14, 2019, in the Township Building by Vice-chairperson Pamela Berlew. Present were: Pamela Berlew, Jay Benfield, Jim Campana, Wilhelmina Donnelly, Scott Sylvainus came at 7:13 p.m., Zoning Officer John Soloe. Absent: Township Manager Lisa Klem, Township Solicitor Gary Asteak and Township Engineer Dr. Sean Dooley.

MEETING MINUTES:

Motion was made by Mr. Campana and seconded by Mrs. Berlew to approve the October 10, 2019 meeting minutes. Motion carried with Mr. Campana, Mrs. Berlew and Mr. Benfield voting aye. Mrs. Donnelly abstained. Mr. Sylvainus was not present at this time.

COURTESY OF THE FLOOR:

Kristin Mullen of 3276 Gun Club Road spoke about the Water Working Group started by the LVPC and felt the Planning Commission should have representation in this group.

Jeffrey Wack of 248 Heather Lane, Bushkill Township, owning property at 206 East Lawn Road, Jason Mohap of 3600 Gun Club Road and David Hannah of 3284 Gun Club Road commented they were looking for answers or comments to their suggestions from the group that they had brought last month, also on the Gun Club Road project concerning the warehouse as a permitted use. They also asked how the Planning Commission handled submissions.

Mr. Sylvainus explained plans were submitted, they were reviewed and corrections were required. They have been working on those corrections and will need to resubmit plans with those corrections. When a plan comes before us there is open public comment then and their comments and suggestions should be expressed at that time.

Mr. Soloe commented that any direct questions concerning the warehouse be deferred to the Township Solicitor because of the legal action taken by Mr. Mohap and other people and being that this is a public comment section.

NEW BUSINESS:

John & Delores Schoeneberger Subdivision Extension Request Letter -

Motion made by Mrs. Berlew and seconded by Mr. Campana to accept the extension request letter from John Schoeneberger, dated October 23, 2019, extending the review time to January 31, 2020.

Motion carried 5 - 0.

OLD BUSINESS:

None.

COURTESY OF THE FLOOR NON AGENDA ITEMS ONLY:

None.

Next Meeting:

Mr. Sylvainus mentioned the next Planning Commission meeting is December 12, 2019 and the submission deadline is November 21, 2019 at 3:00 p.m.

ADJOURNMENT:

Motion was made by Mrs. Berlew and seconded by Mrs. Donnelly to adjourn the meeting at 7:35 p.m. Motion carried 4 - 0.

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

Minutes of December 12, 2019

The regular meeting of the Upper Nazareth Township Planning Commission was called to order by Chairman Scott Sylvainus at 7:06 p.m. on Thursday, December 12, 2019, in the Township Building. Present were: Pamela Berlew, Jay Benfield, Jim Campana, Wilhelmina Donnelly, Scott Sylvainus, Zoning Officer John Soloe, Township Solicitor Gary Asteak and Township Engineer Dr. Sean Dooley. Absent: Township Manager Lisa Klem.

MEETING MINUTES:

Motion was made by Mrs. Donnelly and seconded by Mr. Campana to approve the November 14, 2019 meeting minutes. Motion carried with all voting aye.

NEW BUSINESS:

Project Tadmor – 3363 Gun Club Road – Extension Request –

Motion made by Mr. Campana and seconded by Mrs. Donnelly to accept the extension request letter from Fitzpatrick, Lentz & Bubba representing Crossroads XOX, LLC and JVI, LLC, dated December 10, 2019, extending the review time to February 28, 2020. Motion carried with all voting aye.

Preliminary Land Development Landscaping and Grading Plans for JVI, LLC – Project Tadmor -

Jim Vozar explained the landscaping and grading plans before the Commission tonight. He then turned to his engineer Nicole Galio, whom laid out the plans in more detail. She discussed the loading dock elevation and protecting as many trees as they can along the southern side of the site. Mrs. Galio also discussed the stormwater and that they are working their way through the comments made by the township engineer and the LVPC. The plan is still a work in progress but feel we have made strides forward and working toward resubmission.

Sean Dooley, Township Engineer commented on his short letter and that most things were discussed. He pointed out the revised plans show no change in building layout and size. He also commented on the removal of four on-site truck parking spaces but a U-turn space was still in the plans. He felt that the stormwater issue was moving forward. He also asked for some sort of acknowledgment allowing the truckers that are associated with the warehouse that they may park in an empty loading dock with permission from the guard.

Mrs. Galio responded about the parking spaces were removed so depending upon the placement of the guard shack, they could better place those trucks that need to stay on site in empty loading docks. The U-turn space was kept to give the trucks space to turn around so they don't go down Gun Club Road. The acknowledgment should be no problem.

Gary Asteak, Township Solicitor, asked how well the landscaping plan hid this facility from people traveling on Gun Club Road and the neighbors? Mr. Asteak also requested seeing an arborist's rendering of the plantings and sketches of what it will look like with the elevations. Also what noise will come from the project that will affect the neighbors and how the berm and the trees will attenuate that noise.

Mr. Vozar explained they are putting in more mature trees rather than saplings to help the facility to blend in with the surrounding landscape. He also explained they would provide a complete rendering of the facility from the different angles.

Scott Sylvainus and Mr. Asteak talked about redoing the balloon test again with the different heights taking pictures from the neighbors properties.

Public Comment:

Carol Ford of 2166 Eagles Landing Drive, commented on the letter from the LVPC dated April 12, 2019. She was also concerned about the Gun Club Road road conditions and area safety.

Mr. Sylvainus explained that the comments tonight need to relate directly to the business before the Commission tonight.

Jason Mohap of 3600 Gun Club Road commented on the stormwater from an adjacent property. Mr. Dooley explained that the stormwater from the other property was the same amount just a different direction. Mr. Mohap also asked questions about the depths of the basins and the heights of the berms. Mrs. Galio responded that the depth of the smaller basin was 7 feet and the larger basin was 19 feet. She also explained the height of the berm was about 7 feet.

Wendy Colussi of 3288 Gun Club Road asked where the second driveway comes out in relationship to her driveway. Mrs. Galio explained that the second driveway comes out between the properties and not in front of a driveway, about 800 feet away.

Mr. Sylvainus asked if there was any shielding from headlights into the residents houses.

Mrs. Galio answered the there are existing trees on that side of Gun Club Road that will block the light.

Kristin Mullen of 3276 Gun Club Road commented on the age and condition of trees on Gun Club Road to not count on them lasting for a long period of time.

Mr. Dooley asked if there could be plantings of shrubs under some of the existing trees.

Mr. Vozar responded that is very possible to have the shrubs just high enough to block the headlight glare underneath the trees. He also said we will add something on our next submission.

Questions were asked about stop signs and street lighting and Mr. Vozar responded that an all way stop is at the truck entrance and there were no plans for increasing street lighting along Gun Club Road.

Mrs. Mullen asked about sidewalks, where they are and how far from the street.

Mr. Vozar answered there would be standard sidewalks.

Others commented that there would be a four (4) foot setback, then the sidewalk and then a two (2) foot berm, also that the top of the berm varies in width from about ten (10) to about twenty (20) feet.

Mr. Sylvainus referenced the letter from LVPC regarding stormwater and the changes they suggest; will these create any significant changes in the design? Mrs. Galio explained that no, it might affect the outlet control on the basin, but not the design structure.

Mrs. Berlew asked if there was a water tower proposed for fire suppression on the site.

Mr. Vozar stated that they would probably need a water tower for the larger building, holding about 200,000 gallons, to support the fire suppression system. It will probably be placed in the northeast corner of the facility.

Mr. Sylvainus explained to everyone that this was just a discussion and no action need be taken tonight.

Mrs. Galio pointed out that during the winter months the balloons won't fly so the test could not be repeated until spring but the 3D renderings can be done.

OLD BUSINESS:

None.

COURTESY OF THE FLOOR NON AGENDA ITEMS ONLY:

None.

Next Meeting:

Mr. Sylvainus mentioned the next Planning Commission meeting is January 9, 2020 and the submission deadline is December 19, 2019 at 3:00 p.m.

ADJOURNMENT:

Motion was made by Mr. Benfield and seconded by Mrs. Donnelly to adjourn the meeting at 8:16 p.m. Motion carried 5 - 0.