

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

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 these 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 gradedale. 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 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