

**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.

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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 extentions. 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 umits. 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.