

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

Minutes of January 9, 2020

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

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

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

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

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

APPROVAL OF MINUTES:

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

COURTESY OF THE FLOOR:

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

NEW BUSINESS:

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

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

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

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

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

Public Comment:

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

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

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

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

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

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

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

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

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

OLD BUSINESS:

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

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

Next Meeting:

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

ADJOURNMENT:

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

Respectfully submitted,
Jay Benfield, Secretary