

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

Minutes of October 8, 2020

The regular meeting of the Upper Nazareth Township Planning Commission was called to order by Chairman Scott Sylvainus at 7:00 p.m. on Thursday, October 8, 2020, in the Township Building. Present were: Pamela Berlew, Scott Sylvainus, and Jim Campana, Township Manager Lisa Klem, Zoning Officer John Soloe, Township Solicitor Steve Mills and Township Engineer Dr. Sean Dooley.

APPROVAL OF MINUTES:

Motion was made by Mrs. Berlew and seconded by Mr. Campana to approve the June 11, 2020 meeting minutes. Motion carried with all voting aye. (3-0).

NEW BUSINESS:

“Project Tadmor 2” was presented which is an alternate design of a one (1) building warehouse rather than the two (2) warehouse original plan preliminarily approved by the planning commission.

The Applicant proposes a single, 1,006,155 square foot warehouse building on a 79.79 acre site (including proposed land acquisition from associated subdivision of an adjoining parcel) at 3363 Gun Club Road. The proposed warehouse use is permitted by right in the I-2 General Industrial Zoning District. The proposed building is at the east end of the site. A 213-space truck trailer parking area is proposed at the west end of the site. Access to the property will be from two (2) driveways. A third driveway, Driveway 3, that is part of Project Tadmor is not required Tadmor 2. Driveway 1 immediately south of the railroad tracks will serve as common access to the n/f Hildebrand and n/f Beatty commercial properties and be restricted to employee/service vehicle access to the warehouse. Driveway 2 will be primarily dedicated to truck traffic ingress and egress for the site. The Applicant has furnished a 4-space truck rest and turn-around area outside the guard shack-controlled access gate to the warehouse for truck traffic. Pursuant to truck queuing requirements previously established for Project Tadmor, the proposed access condition at Driveway 2 affords adequate queue length for truck-stacking between Gun Club Road and the guard shack – approximately 14+ trucks can be accommodated at one time.

According to Kate Durso of Fitzpatrick, Lentz and Bubba, market activity and site interest were the primary reasons for presenting the single warehouse option. Some of the primary differences between the two options are 1) One building option includes trailer parking, 2) Driveway 3 is removed 3) Reduced total building square footage and reduced impervious cover.

Other changes include reduced car parking and increased trailer parking.

A photo rendering of the single warehouse option were presented. These will be made available to the general public.

Sean Dooley of Keystone Consulting Engineering (KCE) reviewed critical points of his 10/5/2020 letter covering the single warehouse option. Mr. Dooley’s letter recommended that the preliminary approval not be granted for the single unit option at this time.

Public participation was virtual via-go to webinar and questions were accepted and answered by the Planning Commission concerning, among other items, availability of the photo renderings and commercial traffic on Gun Club Road.

OLD BUSINESS:

COURTESY OF THE FLOOR:

Nothing beyond the concerns presented regarding the Tadmor 2 development.

ADJOURNMENT:

Motion was made by Mr. Campana and seconded by Mrs. Berlew to adjourn the meeting at 8:05 p.m.
Motion carried 3 - 0.

Respectfully submitted,
Jim Campana and Pamela Berlew

Next meeting: November 12, 2020
Submission deadline: October 22, 2020