

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

Minutes of November 12, 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, November 12, 2020, in the Township Building. Present were: Pamela Berlew, Jay Benfield, Scott Sylvainus, Jim Campana (came at 7:35 pm), Kelly-Jo Smith, Township Manager Lisa Klem, Zoning Officer John Soloe, Township Solicitor Gary Asteak and Township Engineer Dr. Sean Dooley.

Mr. Sylvainus welcomed the new Planning Commission member, Kelly-Jo Smith.

NEWBUSINESS:

Project Tadmar 2 - Preliminary Plan Re-Submission: Kate Durso of Fitzpatrick, Lentz and Bubba, together with Jim, Nicole and Jeff explained via phone the re-submitted revised plans and the review letters received from KCE. They asked questions about the waivers needed to move forward with the project. Also discussed were the alternate landscaping plans do to the response we received from UGI, that they would not allow trees in the permanent easement. Otherwise this plan is similar to the plans submitted at the last meeting.

1. Mrs. Berlew made a motion and seconded by Mr. Campana to recommend to the Board of Supervisors a waiver of SALDO Section 22A-705.1.J for the installation of curbing where the project site abuts Daniels Road (SR 0946). Motion carried with all voting aye (5-0).

2. Mr. Sylvainus made a motion and seconded by Mr. Campana to recommend to the Board of Supervisors a waiver of SALDO Section 22A-705.9.A(1) for the installation of curbing along the southern side of Driveway 1 (private street). Motion carried with all voting aye (5-0).

3. Mr. Campana made a motion and seconded by Mrs. Berlew to recommend to the Board of Supervisors a waiver of SALDO Section 22A-705.9.A(3) from the construction of 7" curbing along Driveway 1 (private street) to 6" curbing. Motion carried with all voting aye (5-0).

4. Mrs. Berlew made a motion and seconded by Mr. Campana to recommend to the Board of Supervisors a waiver of SALDO Section 22A-705.9.B(1) from the construction of sidewalks along the southern side of Driveway 1 (private street). Motion carried with all voting aye (5-0).

4B. Mr. Campana made a motion and seconded by Mrs. Berlew to recommend to the Board of Supervisors a deferral of SALDO Section 22A-705.9.B(1) from the construction of sidewalks along the northern side of Driveway 1 (private street) with conditions set forth in KCE's letter dated November 9, 2020. Motion carried with all voting aye (5-0).

5. Mrs. Berlew made a motion and seconded by Mr. Campana to recommend to the Board of Supervisors a waiver of SALDO Section 22A-708.4.B.(2)(e) to permit a 0% slope for the bottoms of Basins A,B and C as designed. Motion carried with all voting aye (5-0).

6. Mrs. Smith made a motion and seconded by Mr. Campana to recommend to the Board of Supervisors a waiver of SALDO Section 22A-709.5 for the private PennEast pipeline easement. Motion carried with all voting aye (5-0).

Mr. Campana made a motion and seconded by Mrs. Smith to recommend to the Board of Supervisors conditional preliminary plan approval for Project Tadmor 2 subject to KCE letters' dated November 9, 2020 and November 10, 2020. Motion carried with all voting aye (5-0).

Mrs. Berlew brought up and a discussion was had concerning reviewing and updating the current Comprehensive Plan, Zoning Map and Zoning Ordinance.

Mrs. Berlew then made a motion and seconded by Mrs. Smith to recommend to the Board of Supervisors that they review the current Comprehensive Plan, Zoning Map and Zoning Ordinance. Motion carried with all voting aye (5-0).

OLD BUSINESS: None

COURTESY OF THE FLOOR:

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. Attached is a UNT Citizens letter dated November 12, 2020 that was requested to be included in the written minutes.

APPROVAL OF MINUTES:

Motion was made by Mr. Campana and seconded by Mr. Sylvainus to approve the October 8, 2020 meeting minutes. Motion carried with Mrs. Berlew, Mr. Campana and Mr. Sylvainus all voting aye and Mr. Benfield and Mrs. Smith abstained.

ADJOURNMENT:

Motion was made by Mrs. Smith and seconded by Mr. Campana to adjourn the meeting at 8:47 p.m. Motion carried 5 - 0.

Respectfully submitted,
Jay Benfield, Secretary

UNT Citizens

November 12, 2020

Mrs. Klem,

Below are questions citizens would like asked and added to the written record for tonight's Planning Commission meeting. Since we often run into technical difficulties that prevent all of our questions from being asked and answered, we respectfully request that these are asked on our behalf.

For Mr. Soloe:

- Have you provided your written opinion to the PC on the "use" of the facility?
- Since you have acknowledged through RTK requests that you did not issue any permits for work to be done on the Hildebrandt and Beatty properties, why have you not issued any enforcement letters with respect to the illegal land development taking place on these properties?

For Mr. Dooley:

- What changes have you recommended in the developer's plan that relate to stormwater control and/or sewer and water matters?
- What have you recommended to the PC regarding PennDOT's long awaited review and comments on intersection improvements?

For Mr. Sylvanius:

- Shouldn't the members of the Planning Commission wait to receive and consider the written opinion of the LVPC regarding the proposed plan changes before going one step further in the review process?
- Has the PC received, read, and considered the opinions of the relevant government agencies (e.g. Conservation District, DEP, etc.) regarding the environmental impact and associated issues of JVI's plan in order to make an informed decision as to what it recommends to the BOS with regard to the developer's plan (both the one that was approved and the changes thereto that are now being reviewed)? If not, isn't it your duty to do so, and how can you make an informed decision without the guidance of those review letters?

For Mr. Asteak:

- In your capacity as the township solicitor, have you advised the PC (in writing or at an open meeting) to approve the applicant's preliminary plan before the members of the PC have had the opportunity to receive, read, and consider the opinions of the Conservation District, the DEPE, and the LVPC?

For any member of the PC:

- What is the average number of daily vehicles currently on Gun Club Road?
- What are the current traffic projections per day for Gun Club Road with this new plan?

UNT Citizens

- What percent increase in traffic does this represent?
- What is the percentage of truck traffic to car traffic within this proposal?

Thank you in advance.

Respectfully,
UNT Citizens