# STOCKERTOWN BOROUGH PLANNING COMMISSION MEETING Meeting Minutes of Planning Commission Meeting held

# Tuesday, February 15, 2022 at 7:30 pm at the Stockertown Borough Municipal Building

Meeting called to order by Sean Dooley.

Attendance: (Y=yes	NR=No with Re	grets N=No)		
<b>Planning Commission</b>	า	Borough Staff		
Sean Dooley Y		John Soloe, Zoning Officer	<u>Y</u>	
Bryce Good	<u> </u>	Gary N. Asteak, Esq., Borough Solicitor	NR	
A. Joseph Gosnell	<u>NR</u>	Charles Unangst, Hanover Engineering	<u> </u>	
Kathleen Zdonowski	<u> </u>			
Public Comment on I	Non-Agenda Ite	ms: none		
Minutes:				
Minutes of January 18	8, 2021	_X_ ApprovedApproved as noted	Tabled	
Motion by: Bryce G	iood	Seconded by: <u>Kathleen Zdonowski</u>		
Old Business:				
Grandview Estates – I	Preliminary Sub	division Plan: TABLED UNTIL FURTHER NOT	ICE	
Nazareth Area Compi	rehensive Plan:	TABLED UNTIL FURTHER NOTICE		
Lezzer Lumber Prelim	inary/Final Land	d Development Plan: TABLED UNTIL FURTH	<b>ER NOTICE</b>	

#### **New Business:**

103 Commerce Way, Sunoco Truck Parking Expansion Proposal - Sketch Plan Submission

### Applicant (represented by Joseph Rentko of Black Forest Engineering)

Mr. Rentko presented the main points of the plan.

- The site is 5 acres that is zoned Office/Industrial with an existing lawn area
- The owner wants to construct a parking area to rent spaces for tractor trailers (up to WB67 trucks)
- Two zoning variances are known to be needed for the percentage of impervious area and the 3<sup>rd</sup> entrance/exit
- Per recommendation, the sketch plan is being presented to the Planning Commission prior to going to the Zoning Hearing Board to receive input on the plan
- The proposed parking area will be gated and secured with surveillance cameras
- The rental customers will mainly be local drivers and those looking for storage meaning limited to no drivers sleeping in the cabs overnight
- No SALDO waivers are anticipated
- Pavement options are being pursued pervious pavement, geoweb, etc.
- A small expansion of the existing building is proposed to provide the owner and office space on the second floor

#### **Borough Solicitor**

Mr. Asteak submitted a letter, dated February 10, 2022, that was read aloud by Mr. Dooley. A copy of the letter will be entered into the Borough's project file.

Key points from the letter include:

- The is an approved existing non-conforming use for the mini mart
- The existing truck parking may not be an approved non-conforming use
- Truck parking is not a permitted use in the Office-Industrial zone
  - Mr. Soloe commented that there were variances approved in 1997 and 1998 for the existing non-conforming uses
  - Mr. Soloe confirmed that the expansion of the non-conforming use will need to be brought to the Zoning Hearing Board

## **Zoning Officer**

Mr. Soloe presented a plan that was submitted in 2010, for this parcel, that was never approved, as a point of reference.

### **Borough Engineer**

Mr. Unangst provided his input on the Sketch Plan

- He reiterated that a letter was issued to the applicant's engineer and Mr. Unangst provided a summary of some of the key items within the letter.
- Mr. Unangst added that two-way truck traffic should be considered on Commerce Way.
- Mr. Unangst also added that the parking proposed for cars should be reviewed/evaluated.
  - Mr. Rentko responded that the spaces within the gated area are proposed for use by the owners of the trucks.

#### **Public Comment**

Mr. Eric Wenzelberger of 311 Center Street asked a few questions pertaining to the proposed plan

- Mr. Wenzelberger asked if people will be staying overnight
  - Mr. Rentko offered that the spaces will be rented by the day/week/month and drivers would not be prevented from staying in the truck
- Mr. Wenzelberger questioned if the trucks will be idling
  - Mr. Dooley requested the applicant consider the idling laws and post appropriate signage. In addition, the applicant should consider some electric hookups
- Mr. Wenzelberger inquired if the current spaces have a time restriction on leaving each day
  - Mr. Rentko expressed he would need to check with the owner as he is unaware of the current operations
- Mr. Wenzelberger asked if video gaming terminals would be placed in the the mini mart
  - Mr. Rentko stated 'no'

#### **Planning Commission**

Mr. Good requested that the following items be considered as the plan moves forward

- Truck turning movements be reviewed for entering/exiting the spaces especially the movements that would impact Commerce Way
- Stormwater considerations be carefully evaluated including testing and placement
- The existing sanitary facilities should be evaluated
- Idling laws need to be considered
- The intersection of Commerce Way and Route 191 needs evaluation especially with respect to the extra truck traffic exiting Commerce Way and making a left turn onto Route 191

Ms. Zdonowski expressed concern over the following

- Capability of Commerce Way of handling the additional truck traffic and the burden on the Borough to make repairs
- Sewerage need for showers, etc.

Adjournment:

• Added traffic to the area especially the trucks entering Route 191

Mr. Dooley added items to be considered as the plan progresses

- The plan should evaluate how to accommodate those trucks that may just visit the mini mart
- The septic analysis should be based on the spaces being used on a nightly basis since that is a possibility and additional toilets should be added as required.
- As part of the analysis of trucks exiting on Route 191, a gap analysis must be performed to ensure semi-trucks have adequate gaps to complete left-turns onto Route 191.
- All truck maneuvers need to be assessed due to the location of the fence, the building expansion, Commerce Way, and flow of traffic thru the site

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Mot	ion b	y: _	Kathl	een Zdonowski	Seconded by: _	Bryce Good	
Yea .	3	Na	<u> </u>	Passed: <u>Y</u>	_	-	