



### ***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.
- 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

**Adjournment:**

Motion by: Kathleen Zdonowski      Seconded by: Bryce Good

Yea 3    Nay 0    Passed: Y