



Zoning Officer:

Mr. Soloe explained the property is the subject of an existing Zoning Use Variance granted in 2009. (*ref. Borough of Stockertown Zoning Hearing Board Appeal 2009-01*)

Mr. Dooley asked Mr. Soloe if the property is the subject of complaints from neighboring properties. Mr. Soloe replied there were some complaints long ago that had been resolved and the property has not been a source of problem or complaint.

Mr. Soloe asked Mr. Malik if he planned a multi-story building. Mr. Malik replied a two-story building was likely but the proposed building design has not been finalized.

Borough Engineer:

Mr. Rentko commented that the property is in the Residential "R" Zoning District and will require the plan to be presented to the Zoning Hearing Board for a Use Variance to expand the non-conforming use of the property.

Mr. Rentko noted it is Mr. Malik's intent to tie into Stockertown's Public Sewer System when current system limitations are resolved by the Borough.

Mr. Rentko stated the plan will need to comply with applicable stormwater management requirements.

Public Comment:

Opened and closed without comment.

Planning Commission:

Mr. Dooley stated the holding tank size must comply with the number of employees working on the site.

Mr. Dooley suggested there was a need for screening along Center Street where the proposed administration/office building is planned.

Mr. Dooley asked about additional noise that will be created by this expansion, especially with respect to the increased traffic volume due to employees of the business. He asked Mr. Malik's cooperation in communicating to his employees to be sensitive to the noise they make arriving and departing from work.

Mr. Dooley stated site/security lighting can and should be installed so as to be directed away for neighboring residential properties while meeting site lighting requirements.

Mr. Dooley noted that the orientation of the proposed parking would lead to the headlights of employee vehicles being directed toward neighboring residential properties and asked that increased buffer plantings and/or fencing be installed along the easterly property line to limit light transmission from headlight glare onto neighboring properties, especially during winter months when vegetation is thinnest. Mr. Dooley suggested Mr. Malik look at options to expand the width of vegetated buffer along the eastern property line by making adjustments to the pavement limits along that side of the property.

Mr. Dooley asked about how Mr. Malik would manage his fleet of vehicles relative to the proposed layout. Mr. Malik confirmed there would be some vehicle stacking of his commercial vehicles.

Mr. Dooley asked where chemicals are stored. Mr. Malik replied chemicals are either secured inside the existing building or in the tanks of the commercial chemical application trucks that meet state regulations for chemical storage. All trucks are fitted with security locks.

