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

Tuesday, September 15, 2020 at 7:30 pm at the Stockertown Borough Municipal Building

Social Distancing and Masks Required

Meeting called to order by <u>Sean Dooley</u>.

Attendance: (Y=yes	NR=No with Regrets	N=No)	
<b>Planning Commission</b>	Во	prough Staff	
		hn Soloe, Zoning Officer	Y
Bryce Good		ary N. Asteak, Esq., Borough	<del></del> <del></del>
A. Joseph Gosnell		seph Rentko, Hanover Engin	eeringY
Kathleen Zdonowski	NR		
Joel Zingone	Y		
<b>Public Comment on N</b> Opened and closed wi	_		
Minutes:			
Minutes of July 21, 20	20 x	ApprovedApp	roved as noted
Motion by: Joe Gosne Vote: 4-0 in favor	_	by: Bryce Good	
No meeting held in Au	gust 2020 – no Agen	da	
	reliminary Subdivisio	on Plan: TABLED UNTIL FURT	HER NOTICE
New Business:	raial Land Davalanna	ant Chatab Dlan Davieve	
Joshua Tree – Comme	rciai Land Developm	ent Sketch Plan Review	
In attendance	for the Applicant: Jo	shua Malik	
County Seed ( Borough Solic is not an elect	Company, which is in itor was consulted or ed official, this does	the same industry as Joshuan this issue and the Solicitor	that he owns the Northampton Tree. Mr. Dooley stated that the explained that since Mr. Zingone rest. Mr. Malik did not express
	sented the Sketch Pla	an proposal explaining the prical of the property to accom	rimary intent of the plan is to modate the growth of his
Borough Solic Not present.	itor:		

## 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.

Mr. Gosnell asked about the existing lay of the land as it relates to the handling of stormwater management. Mr. Malik acknowledged his plan would have to address stormwater management requirements.

Mr. Good asked about waste management on the property, specifically as it relates to waste from his tree trimming/removal services – a brief group discussion by the Planning Commissioners present and the Zoning Officer led to agreement that the current waste management practices on site have been reasonable.

Mr. Dooley noted that a tree screen installed as part of the original 2009 land development to screen woody debris stockpiles from vehicle traffic exiting at the Rt. 33 northbound ramp will be impacted by the project and asked Mr. Malik to look into replacing that as part of the proposed land development plan.

Mr. Dooley suggested options to reduce overall increase in impervious area by adjusting pavement limits and considering pervious pavement along the west-most parking space row.

Mr. Dooley commented that the existing and proposed expansion of commercial use of the property is a good use of the property because it is a buffer from Rt. 33 road noise for residential properties to the east and is across the street from the Mixed Use Zoning District.

The Planning Commission reached a consensus that they generally support the land development proposal but reiterated their concern that the plan adequately address stormwater runoff and management concerns, control noise, and control light glare onto adjoining residential properties.

#### MOTION:

A motion was made to submit a letter from the Planning Commission to the Zoning Hearing Board supporting Mr. Malik's application to expand the existing non-conforming use of his property. (ref. Planning Commission letter to Zoning Hearing Board dated November 23, 2020)

```
Motion by: Joe Gosnell Seconded by: Bryce Good Yea_4_ Nay_0_ Passed: _Y_
```

#### Adjournment:

Motion by: Bryce Good Seconded by: Joe Gosnell Yea\_4\_ Nay\_0\_ Passed:\_Y\_