

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
NOVEMBER 9, 2020**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene A. Martin Chairperson
William TiceMember
Kevin George.....Member
Cheri Grumbine.....Township Manager

Absent William SmeltzerVice-Chair
Charles Allwein.....Member

Also present were Josh Weber of Chrisland Engineering, representatives for Project TV Brian Banaszynski, Ambrose Heinz, Greg Boler, Anthony Caponigro, as well as one resident from Heilmandale Road.

The Pledge of Allegiance was recited.

MEETING MINUTES from September 14, 2020 are ready for action.

MOTION was made and seconded to approve the September 14, 2020 minutes. Motion unanimously carried.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW& RECOMMENDATION TO BOARD
There were no plans ready for Planning Commission action tonight.

PLANS ON HOLD WITH LCPD

A.) Project Oak Stormwater (Revised)

Location: 3160 Hanford Dr

There is no update for Project Oak’s revised Stormwater Plan.

Date Submitted: 10/17/2019

Engineer: Kimley-Horn

B.) Towns Edge Subd/Land Development Plan

777 N. 8th Avenue

Josh Weber of Chrisland Engineering was present and gave an update to the Commission regarding Towns Edge Subd Plan (previously called Stoevers Circle). He indicated the plan is close to having all comments addressed. They are waiting for Homeowner’s Association documents from the Attorney to forward to the Twp.

Date Submitted: 01/10/2020

Engineer: Chrisland Engineering

C.) N. Lebanon Storage, LLC

Prelim/Final Land Development Plan

Location: 1840 SR 72

Josh Weber also updated the Commission regarding the N. Lebanon Storage Plan LLC. All comments are close to being addressed for this plan as well. A Zoning Hearing Board Hearing is scheduled for 11/17/2020, as the storage units are a Special Exception requiring their approval.

Date Submitted: 07/20/2020

Engineer: Chrisland Engineering

**D.) Project TV (Heilmandale Project)
Subd/Land Development Plan**

Date Submitted: 07/20/2020
Engineer: Kimley-Horn

Location: 1625 Heilmandale Rd.

Anthony Caponigro, Engineer, spoke to the Commission on several items relating to Project TV.

Traffic Study

- A traffic signal is planned for State Rte 72 and Heilmandale Road, which will be a 3-way intersection. A pre-emption device is part of the design for emergency services, as well as a flashing signal sign warning of the new traffic light ahead. Notification signs located on Route 72 will also announce the approaching traffic signal intersection. Anthony spoke about shift changes at the facility for employees. The timing sequence for the signal will be programmed to coordinate with the traffic flow as well as the changing of the employee shifts.
- Specific information about anticipated truck traffic is provided within this traffic study report
- Orange Lane will be upgraded. All south bound traffic will be directed to St Rte 72. Previously a double egress had been proposed and has been revised to a single egress to accomplish site distance requirements.
- A dedication of area for a future cul-de-sac is planned for the end of Elias Ave. This will serve as a “turn-around” area for plows, etc. by the township.

Stormwater Management – Anthony told the Commission they are currently working with the County Engineer on the Stormwater Management for this facility. Various stormwater areas are located on the property. The NPDES permit is also being worked on. To satisfy neighboring property’s private wells, the state mandates their stormwater basins meet all design requirements to prevent any pollution of the wells. This is considered an “elevated permit”, not a general permit, and is reviewed more thoroughly than a general permit.

Chair Martin questioned any additional stormwater that will be created from PaDot’s design requirements for Rte 72. There will be additional flow. Does Project TV’s stormwater plan accept responsibility for the additional flow?

Anthony responded the facility is responsible for all stormwater on their property and are responsible for the mitigation. Currently there is a small collection area existing on the corner property of State Rte 72. To aid in any additional stormwater runoff a culvert will be added to the collection area. The culvert will direct additional flow to a half moon basin and will be caught there to allow for a slow release to control the water runoff rates from State Rte 72.

Chair Martin asked Anthony if that means the property owners in Heilmandale will NOT have any more stormwater than what they currently have? Anthony agreed with this saying there is a swale that will direct the waters to the Project TV facility.

Noise The plan has been revised to provide a denser screen planting around the facility. This will include the area all along Heilmandale Rd and any neighboring properties. The driveway placement is planned to be located prior to any residential homes on Heilmandale Rd. As for the driveway to the proposed facility, which is planned across from the existing auto detailing shop, the current elevation is 566’. The planned earthen berm will raise the current height to 584’ in height. Neighboring property owners are at 574 elevation which will be about 10’ of earthen berm and the rim to be planted with vegetation.

=====
Project TV (Heilmandale Project) (con’t)

Anthony stated this is a significant berm being proposed. At the peak of the berm it will be 23’ above the road. The truck aisle for trucks will be 23’ below the height of the earthen berm. The residents will be densely screened with a barrier to protect against pollution, noise and meets the Ordinance requirements for mixed uses. The distance from the queuing lane for the trucks to Heilmandale Rd is approximately 250’ – 260’. Then another 75’ before the residential houses are located on Heilmandale Rd.

Member Tice questioned the responsibility of maintenance for this berm. Will it be permitted to grow wild or manicured neatly? Anthony responded the facility will be responsible for maintaining the appearance of the vegetation. The vegetation will be a mix of evergreens and native vegetation to create a pleasing year-round appearance.

Air Pollution

Anthony referred to some discussion about air pollution during the previous Planning Commission meetings. He stated the tenant will be required to follow requirements set by the Clean Air Act and any Environmental Acts such as:

- Proposed truck parking areas as opposed to constant idling of the trucks
• 2 lanes of ingress and 2 lanes of egress will prevent “bottle necking” of trucks and control idling of vehicle for long periods of time

Chair Martin questioned the trucks entering the facility off State Rte 72. Will they be traveling Heilmandale Rd? When answered yes, Anthony stated, it is because use of Orange Ln would involve too many personal driveways. Chair Martin replied Heilmandale Rd is not built to withstand that type of traffic. Anthony replied there are plans to improve Heilmandale Road and widen the existing road to accommodate increased truck traffic. It was explained they are trying to plan what will least impact existing properties when planning the entrance to the facility.

Sewer and Water – Chair Martin questioned the public sewer and water planned for the facility. Will the creation of the facility’s line then mandate that the existing residents be required to connect to public water and sewer services? Mgr Grumbine replied public sewer already exists for Heilmandale area residents.

Anthony stated there is a sewer main extension proposed from the Orange Ln area, where the pumping station is currently located. The Orange Ln pumping station will be eliminated, and the gravity line will accommodate the current sewer flow. The changes will not affect any of the other properties in the area.

The plan proposes the construction of a 1600’ water main along Rte 72 to carry public water service to the proposed facility.

Lighting Plan – Anthony Caponigro provided a plan that showed the limitations of the property lighting. All site lighting has been provided with cut-off shields near the site perimeter to keep foot-candle values at zero levels.

Dale Hiron, Heilmandale Rd - Ms. Hiron expressed her concern about trucks using their GPS to locate the facility. The GPS instructs the drivers to use various routes not necessarily the route planned. Her concerns are about the “walkers” who live in the Heilmandale area. Most of the garbage truck drivers are cooperative with the walkers. She asked if signage could be installed instructing drivers for a specific route. Member George stated signage would be difficult to enforce because of the Landfill and the trucks traveling back and forth to the Landfill.

Project TV (Heilmandale Project) (con't)

Member Tice questioned who the tenant for the facility is? Anthony replied the only thing he can report is that this is a packaging and shipping e-commerce driven company. It is a Fortune 10 company who is sensitive to the community needs.

Chair Martin questioned improvements to Orange Ln, as it will be the employees' entrance for work. Anthony replied there are plans to improve Orange Lane as well as widen the Lane area. She repeated her concerns about the increased truck traffic and the "wear and tear" on the roads.

Anthony asked for any other questions or comments. He stated the Proj TV plan will back in December looking for a recommendation for approval.

RECEIVING NEW PLANS

No new plans have been received by the Township.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

There were no items for discussion this evening.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L George
Recording Secretary