

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

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

Location: 1625 Heilmandale Rd.

Anthony Caponigro, Engineer, talked about the Board of Supervisors meeting scheduled for Monday night, 12/21/2020. They are hoping to gain a conditional recommendation from the Commission to take to the Supervisors on Monday night (12/21/2020). A few outstanding traffic issues are expected to be addressed by Wednesday morning, when meeting with County representatives and third-party traffic designers. One issue is the intersection at Tunnel Hill Rd and Route 72 that had been discussed at previous meetings. Amy Leonard, Twp Solicitor, has been working with Anthony to get an agreement accomplished for improvements to this intersection. Remaining overall traffic issues for the plan should be addressed this week, prior to Board meeting. Rick Bolt, County Engineer, had minimal comments to be addressed on spillway calculations that will be corrected after a meeting tomorrow morning at 9:30am. Anthony reported they are expecting to have a clean letter from LCPD by the end of this week in time for the Board meeting on Monday night (12/21/2020).

Member Smeltzer questioned the Zoning of this property. He is asking for confirmation there are no variances needed for this property. Are all proposals for this property agreeing with all Township Ordinances? Anthony stated, yes, everything follows Township Ordinances.

Anthony stated one outstanding traffic concerns is an alternate traffic transportation plan that will be discussed with the County and the Township to gain their preference. He said this project submission is 99% complete and will be complete by Monday night for the Supervisors’ meeting.

James Santana, Heilmandale Rd - Mr. Santana wanted to discuss the water runoff from the existing properties located on Rte 72. He mentioned an easement agreement he had signed with the Twp within the past year. His main concern is will Proj TV be responsible for addressing the current water problem as well as any additional water from this project. Anthony replied he is aware of the water situation. He described improvements for Orange Ln. A culvert from Orange Ln will be directing water flow into the wetlands (existing), which will be directed to the retention facility and then discharged back into another swale. This will help the water runoff that exists currently. Santana replied he does not think this group understands the tremendous amount of water runoff or the history of his property.

Greg Boler , Proj TV - Mr. Boler explained the DEP mitigation requirements for the wetlands that must be adhered to. Requirements in the Land Development process mandates the water problems be addressed and controlled with any new construction.

Ben DeShong, Heilmandale Rd – Mr. DeShong questioned the berm height that is being proposed. Anthony indicated the exhibit which gives the details for the berm being proposed. He explained this whole property will have vegetative plantings to shield the residential neighborhoods in the area. Mr. Deshong questioned if the potential tenants will offer an incentive to the surrounding residents. He mentioned the Landfill has “rewarded” the surrounding residents for the inconveniences caused by the Landfill being in the neighborhood. Anthony replied he is sure the tenants for this property will make every effort to be “good neighbors”. He cannot offer anything other than increased safety by the proposed traffic improvements and the design of the berm for sight and sound blocking.

James Santana - Mr. Santana said he does not see any screen plantings for his property. He was told the rear of the Proj TV property will have vegetation planted along the property line. The discussion continued while reviewing the exhibits for the screen plantings.

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Project TV (Heilmandale Project) (con't)

At this time Member Smeltzer announced the Planning Commission will step out of the room for some discussion.

Anthony Caponigro continued explaining the design for the berm and the distances from the road to Heilmandale and from Heilmandale to the facility. No trucks will be sitting with the motor idling. The entrance is planned to go to a parking area for the trucks and the engines will be turned off while the drivers' business is conducted. The discussion turned to the lighting for the facility. Anthony stated there will be zero candle level. The berm design is to help shield the lighting from filtering beyond the facility itself.

The Commission members returned to the meeting.

Member Smeltzer questioned if they are ready to announce who the tenant is going to be? Or must we wait until Monday night Supervisors' meeting? Anthony replied the agreement with the tenant was to announce to the Supervisors at the December meeting.

Member Tice asked what the anticipated start date is for construction? He was told it is to begin as soon as approvals are received. The NPDES permit has been submitted and is imminent. The beginning of February the stripping of the area for the berm is planned.

Member Smeltzer asked for any other questions and when none were offered, the Commission members agreed to act on this plan.

MOTION was made by Member George and seconded by Member Tice to conditionally recommend approval for the Project TV Land Development/ Subdivision Plan; conditional on a clean letter from LCPD and all outstanding issues with Rick Bolt be addressed, and all traffic comments be addressed prior to the Board of Supervisors meeting on Monday, December 21, 2020. Motion unanimously carried.

Member Smeltzer followed the Motion saying, if all conditions are not met by the 12/21/2020 Board meeting; the plan could be placed on the Supervisors Agenda for the January 4, 2021 meeting for the Board to act on this plan.

RECEIVING NEW PLANS

No new plans have been received by the Township.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

**A.) Lochwood Dr (sketch plan) Proposed Lot off temporary cul-de-sac; Josh Weaber
Scott Artz & Kirk Artz**

Scott and Kirk Artz are in attendance to discuss a sketch drawing for a 2-acre lot proposal to subdivide off the temporary cul-de-sac located on Lochwood Dr. Mgr Grumbine stated that all the lots for the last phase of Homestead Acres have been built. Mr. Musser will be finishing the cul-de-sac surface to get it ready for dedication as the Twp right-of-way. Mgr Grumbine said the swale at the cul-de-sac is the Twp's main concern.

Josh Weaber discussed with the Commission members the design of the "bulb" and the location they would like to have an access point for a 2-acre lot for Scott's son, Kirk Artz. Recently his older son, Nate Artz, had subdivided and built a home fronting Water St. Josh said they would like to get the planning process started for this 2-acre lot. The finish of the cul-de-sac will determine the timing for the new build.

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

Respectfully Submitted,

Theresa L George
Recording Secretary