

**PENN FOREST TOWNSHIP  
BOARD OF SUPERVISORS  
2010 STATE ROUTE 903  
JIM THORPE, PA 18229**

**SPECIAL MEETING MINUTES**

**MONDAY, AUGUST 8, 2022**

The Special Meeting of the Penn Forest Township Board of Supervisors is being held at Penn Forest Township Municipal Building, 2010 State Route 903, Jim Thorpe, PA.

**PLEDGE OF ALLEGIANCE:**

Chairman Roger Meckes asked that all in attendance stand and recite the "Pledge of Allegiance".

**CALL TO ORDER:**

Supervisor Roger Meckes called the meeting to order at 6:00 pm; Roll Call by Township Secretary

**Members:** Roger Meckes, Chairman  
Christian Bartulovich, Vice-Chairman  
Thomas Cross, Supervisor (absent)  
Scott Lignore, Supervisor  
Patrick Holland, Supervisor (absent)

**Solicitor:** Thomas S. Nanovic---Solicitor  
**Office Staff:** Dana Vitale---Twp. Secretary (absent)

**A) PUBLIC COMMENTS**

None

**B) REVIEW & DISCUSS DRAFT PROPOSED AMENDMENTS TO PFT ZONING  
ORDINANCE REGARDING TRUCK DISTRIBUTION CENTERS**

Prepared and presented by Charlie Schmehl, Vice President, Urban Research and Development Corp.

Charlie Schmehl summarized the draft amendments to the Zoning Ordinance regarding Truck Distribution Centers. The version provided to you does incorporate Christians suggested changes in italics. The primary concern was if someone could propose a distribution center and challenge the township for not having enough land for it. You do have 2 industrial districts that are potential sights you could put one but the goal was to have at least one other sight where it would be allowed. The Map shows an additional area right at the interchange that includes this building and the turnpike rest stop. C1A district would be the only allowable for the smaller ones and the larger would be restricted to the larger industrial districts. But it does give you additional ground area where a warehouse distribution center would be physically possible. If you go to the drafted amendment you see some updated definitions, the definitions don't matter so much, because all the uses are treated the same. We proposed a new C1A district the same as your


C1 highway commercial district except for provisions dealing with warehouses and distribution centers. The second page breaks down the size of the distribution centers. Most distribution centers you see today are 300,000 to 1 Million Sq. feet. We start out proposing only the larger dist. centers could only occur in the industrial district and would be conditional approval by the BOS and you couldn't put any of these larger Dist. Centers anywhere else in the township other than the industrial district and then we have smaller centers addressed on the center page. 25,000 to 100,000 would be conditional use in industrial C1A district and less than 25,000 sq. ft. by right in a C1A and industrial. We then have proposed uses for these provisions. Charlie reviewed the provisions as seen in the draft. Chairman Meckes questioned; would there be an outside source to determine if the roads are feasible? Charlie stated a traffic engineer would provide that determination. If you think the traffic engineer study is inaccurate you could have your engineer at the conditional use hearing saying that and make them come back with a new study. Supervisor Bartulovich questioned isn't there a way to bond the roads. Charlie stated there is a process but it's not in the Zoning Ordinance. It's a separate Ordinance, you cannot put it Zoning and it's not a simple process. They have to have sufficient amount of room to back up and at the gate. You can't do truck repair or fueling unless that is separately approved. The fire officials get to review the fueling facilities. Mr. Schmehl reviewed, the berm, truck rest area, noise study if certain distance between homes, limits on the amount of lights. Any thoughts, questions, comments? Attorney Nanovic discussed the possibility of issues with the noise and the standards of noise regarding decibels specifically "shall not exceed" terminology. He recommended that we put it as an LMAX standard or something to that affect. Attorney Nanovic commented on the Distribution Center definition "organized and retrieve products" Mr. Schmehl stated all of them organize and retrieve products. Retail or Wholesaler or such as? Mr. Schmehl stated "shall" should be added. Definition of Warehouse or Storage? Attorney Nanovic stated Warehouse goes away, we have a definition of Warehouse in our Zoning Ordinance now and I believe that is going to go away. Mr. Schmehl stated you are correct it is a replacement of the current definition. Attorney Nanovic stated I'm wondering if it would be clearer in that last sentence if it said this definition includes a warehouse or storage and truck company terminal to me it seems to clearer. In No. 7. I was wondering if we need to get rid of the (a) there? See 1. See 602 should be 402. I think it would be clearer is it said 100,000 or more Sq. Ft. and then I think the definition in our Ordinance if "total floor area" not "building floor area". B- I was wondering if we could just say has to be route 534 or 903. Mr. Schmehl stated someone could build their own collector road. Chairman Meckes stated if there was a way to build their own access. Mr. Schmehl stated if they tried to use a piece of the Turnpike Rest Stop they would have to build a new road to get in there. Attorney Nanovic stated they couldn't come out on a local road/street Mr. Schmehl stated maybe we could word it cannot be on an existing township road. Supervisor Bartulovich stated we may want to specify Township Roads and Private Roads. Attorney Nanovic stated on C) should we say there sufficiently long on sight staffing lanes. E) -Major Commercial Truck Repair- would it be clearer other than routine maintenance they cannot do any repair? What does major repair mean? Supervisor Bartulovich stated wouldn't it be better to say Emergency Repairs/Maintenance. F)- prior to receiving a construction permit, is there really any such thing anymore? Mr. Schmehl stated there has to be construction permit, it sometimes called coding permit. Attorney Nanovic stated we should use Building Permit. Supervisor Meckes stated can we use Construction/Building Permit? Attorney stated yes. Mr. Schmehl stated the UCC uses Construction Permit. H)- I believe we should change the "existing dwelling" should be "lot having and existing dwelling" and the same with J) change to a lot to including and existing dwelling L) should that say that's open 24hr 7? Supervisor Bartulovich stated should we require something for none working hour's security or something. Attorney Nanovic stated when looking at the Map, when we do the C1A are we going to stir up a problem with the residential people who live in these developments. Mr. Schmehl stated you are going to have to notify and post the properties. Supervisor Lignore stated everywhere he goes all you see big buildings replacing farm land.

Next steps Mr. Schmehl stated we will get you your revisions for your review. When you are comfortable with the final revisions you can authorize it being sent to CCPC for review, the property needs to be posted. It needs to be sent to the Township PC for review and comment. The property owners would need to be notified which in this case would be the Turnpike Commission and then you can schedule a hearing and then adopt that night if you wish. Only C1A where there was district change would have to be posted. Supervisor Meckes stated so only the Municipal Building and the Turnpike are the only two affected? Attorney Nanovic stated it would be wonderful if we have the revisions by the September meeting. Mr. Schmehl stated yes he would get it to Tom Nanovic a week before for review. Supervisor Meckes stated I don't have anything further. I like the changes and we are moving in the right direction.

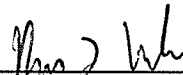
**BEING NO FURTHER BUSINESS, MEETING WAS ADJOURNED AT 6:51 P.M.**

**MOTION** made by Supervisor Meckes, Second by Supervisor to adjourn the meeting.

**ROLL CALL:** RM=yes; CB=yes; SL=yes; TC-absent; PH-absent **MOTION PASSED**



**DANA VITALE**  
**SECRETARY**  
**PENN FOREST TOWNSHIP**



**ROGER MECKES**  
**CHAIRMAN, BOARD OF SUPERVISORS**  
**PENN FOREST TOWNSHIP**