

Westfall Township Planning Commission
Workshop Minutes
May 12, 2022

The workshop meeting of the Westfall Township Planning Commission held on Thursday, May 12, 2022, was called to order at 7:00 pm at the Westfall Township Municipal Building on Delaware Drive and LaBarr Lane, Westfall Township.

Members present were Jolie DeFeis, Pat Cordova, Kim Ropke, David Twiss; Secretary, Jodi Manheim; Solicitor, Robert Bernathy; Lou Cozza, Kiley Associates, LLC; John Fuller, P.E.; Thomas Murante; Thomas Smith. There were no members of the general public present.

Twila Decker was absent. Jeff Cammerino, Zoning Officer was absent.

The Pledge of Allegiance took place.

NEW BUSINESS:

1005 Pennsylvania Avenue, LLC-Conditional Use Application-1005 Pennsylvania Avenue (Tax Map 083.13-01-31): John Fuller, P.E., Representative and Thomas Smith, Owner

Mr. Fuller addressed the Planning Commission Members and stated the following:

- a. A Conditional Use Application has been submitted to the Township
- b. Self-Storage is permitted under Conditional Use Criteria and Conditional Use Application
- c. The subject property is near the Westfall Township Line to the left of the Wells Fargo Bank
- d. Proposal is for self-storage units
- e. Property is fully paved
- f. Crossfit use will remain in metal building-permitted use
- g. Front of metal building will be used for packages and post office boxes

Solicitor Bernathy stated the following:

- a. This property has current issues regarding illegal storage units which still need to be removed
- b. This violation will be kept as a separate matter and will not stunt this application in any way
- c. The violation still needs to be addressed as the Township will proceed independently in court regarding the violation
- d. Parcel is still subject to litigation
- e. Most containers have been removed

Mr. Smith stated there are three remaining units. Two will be removed and one will remain for construction materials for proposed use. Solicitor Bernathy stated he appreciates Mr. Smith developing the property and his compliance with doing so.

Mr. Smith stated the flea market use will remain at this time. Mr. Fuller stated the novelty shop will be eliminated and an office will be added to support the storage business. Also, proposed is a 10 x 20 addition to the front of the existing building for gym use.

Solicitor Bernathy stated that overnight parking on the property needs to end.

Discussion followed regarding ingress and egress. Ms. Ropke noted the amount of traffic in that area to be heavy. She is concerned that there will be traffic flow issues. Solicitor Bernathy stated there needs to be room for emergency vehicles to navigate around. Mr. Fuller stated he would add the turning radius to the plan. And also, he would provide traffic counts for similar establishments.

Mr. Fuller noted the following:

- a. Proposed storage will be mostly indoor, but the property will have a screened area for boats and vehicles
- b. Chain Linked fence with vinyl slats will enclose the entire property
- c. Two points of access will remain-one off of 10th Street and one off of Pennsylvania Avenue
- d. Ingress will be from Pennsylvania Avenue (1 way) and Egress will be onto 10th Street (2 way)
- e. A Highway Occupancy Permit will be provided
- f. 25 feet distance between buildings
- g. 83 Storage Units Proposed
- h. Amount of outside storage vehicles will be based on square footage
- i. No water or sewer proposed
- j. Wall pack signs will illuminate the buildings-shown on lighting plan
- k. No hazardous, toxic, explosive, or toxic materials to be stored on the property
- l. 27% Building Lot Coverage-Ordinance allows 40%
- m. Catch basins are proposed on back corner for stormwater mitigation
- n. Cold Storage proposed-no temperature-controlled units
- o. 24/7 surveillance video
- p. Property will be fenced and gated-open during business hours and secured at night
- q. Landscaping plan proposed for fence buffer-arborvitae or white pines proposed for screening
- r. Hours of access will be 6 am to 9 pm-No 24-hour access-gate controlled
- s. Management will monitor gate
- t. Existing Easement for Bank property access on subject property
- u. No alarm system with sound proposed-only video surveillance
- v. Snow removal/storage will be noted on plan

w. Metal Storage unit height is 10 feet

It was noted and accepted by the applicant and the Township that the date of acceptance of this application will be at the May 24, 2022 Regular Planning Meeting.

Mr. Cozza reminded Mr. Fuller to submit the drainage calculations.

OLD BUSINESS:

1005 Pennsylvania Avenue, LLC-Minor Land Development-1005 Pennsylvania Avenue (Tax Map #083.13-01-31): John Fuller, P.E., Representative

This matter was discussed during New Business.

Lands of MIC Realty, LLC-Minor Land Development-115 Mountain Avenue East (Tax Map #083.17-01-01.004): John Fuller, P.E. Representative

Mr. Fuller addressed the Planning Commission Members and stated the following:

- a. Subject property is the old “Golden Acres” property
- b. The current zoning map shows the property in a GC Zone
- c. Letter dated April 27, 2022 from Pike County Planning notes an error the current March 4, 2019 zoning map for Westfall Township

Solicitor Bernathy stated the current map was prepared in error by the Pike County Planning Agency. The Township is in the process of making a change to the official zoning map and that Mr. Fuller may proceed with the application process.

Mr. Fuller noted the following:

- a. The property is located in the C-1 Zone which is use compliant
- b. Owner purchased the property over one year ago
- c. The proposal requires a change of use
- d. Property was used as a nursing home at one point
- e. Proposed use is House of Worship
- f. Additions to building needed to comply with building code
- g. Emergency escape well is needed for as means of egress from second floor
- h. Emergency escape well is needed
- i. Handicap ramp is required
- j. Small addition is proposed for porch
- k. 3 small additions proposed in total for change of use
- l. Changes to building requires Land Development approval
- m. Gravel parking prososed-10 spaces proposed
- n. Parking calculations reviewed with zoning officer

- o. No large gatherings-20-person maximum
- p. People may come and go periodically
- q. Property water supply is private well which is located within footprint of the building
- r. Private sewage system shown on plan
- s. Will check with Chris Wood, SEO for any sewage capacity issues
- t. Owner would eventually like to hook to central sewer system
- u. House of Worship is the only use proposed at this time-operation similar to a mosque
- v. Main access through the front of the building
- w. Pre-existing access to property from both roads
- x. No current Highway Occupancy Permit-will be submitted to Penn DOT
- y. No security-no gates-building will have alarm system

It was noted and accepted by the applicant and the Township that the date of acceptance of this application will be at the May 24, 2022 Regular Planning Meeting.

Community Self Storage, Inc.-Minor Land Development Plan-115 Reuben Bell Drive (Tax Map # 099.00-01-34 & 38): John Fuller, P.E., Representative and Thomas Murante, Owner

Mr. Fuller addressed the Planning Commission Members and noted the following:

- a. The subject property is four individual lots which will need a lot combination application/approval-surveyor currently working on the maps
- b. Existing facility on adjacent property has been running as a storage business for three or four years
- c. Proposal for additional self-storage business
- d. 300' maximum storage unit length
- e. Storage units will be at least 24' apart
- f. Metal storage units will be 10' high
- g. No water or sewer proposed
- h. No climate control for storage units
- i. Existing office is located at the existing facility
- j. Attorney Dodsworth is in process of preparing easement agreement for access to the subject property from the adjacent current storage facility
- k. Surveillance video will be installed
- l. Gated and fenced property
- m. Gated keypad on current facility
- n. Gate for emergency purposes will be located on subject property
- o. Snow removal done with machine and snow storage to be in pond retention area
- p. 68% impervious surface-70% allowed by ordinance
- q. Turning radius plan will be supplied
- r. Hooded wall pack lighting proposed
- s. No hazardous, toxic, explosive, or toxic materials to be stored on the property
- t. Outdoor storage proposal will be shown on plan

- u. Tree buffer on residential side of the property-eastern white pines and Norway spruce trees
- v. Back of building will face residential side
- w. No lighting proposed on residential side of the building
- x. No flood plain issues-property not located in a flood zone

Mr. Fuller stated that all notes on April 27, 2022 Pike County Planning review letter will be addressed.

Solicitor Bernathy stated comments need to be received from the Westfall Fire Department.

Mr. Cozza stated a NPDES permit is required, and that no Highway Occupancy permit is needed.

It was noted and accepted by the applicant and the Township that the date of acceptance of this application will be at the May 24, 2022 Regular Planning Meeting.

PUBLIC COMMENT: None

Adjournment:

A motion was made by Jolie DeFeis to adjourn the meeting at 8:04 pm. The motion was seconded by Kim Ropke and carries with all in favor.

Respectfully submitted,

Jodi Manheim
Secretary
Westfall Township Planning Commission