

Mr. Koch commented on the existing traffic signage at the property.

Greg Richardson noted the applicant would be agreeable to updating the traffic signage at the property.

Casey Moore noted a traffic study should be conducted after the proposed use is operational, should the conditional use be approved.

Ms. Greenawalt commented on the lease for the property. Ed Mullin noted the lease would be long-term and the sites parking is adequate for the proposed use. Chair Sherr commented on conditions for the lease.

Frank Wells, Worcester, commented on noise generated from the proposed use. Greg Richardson provided an overview of the noise study. Joe Nolan, Township Engineer, commented on improvements to the existing berm on the east side of the property.

Luke Kasper, Worcester, commented on the peak traffic time, the noise study conducted, the existing berm on the east side of the property, and environmental issues.

Greg Richardson commented on environmental concerns, noting the proposed use would not impact the environment.

Ed Mullin noted the applicant would be agreeable to the delivery vehicles backing up at night, only.

Mr. Andorn motioned to recommend approval of the application to the Board of Supervisors, conditioned upon the applicant having access to restrooms within the building, no more than 280 delivery vans and 326 parking spaces on the site, the traffic impact fee being paid in full, parking spaces closest to the building being utilized first, no maintenance to the vehicles being done on site, the parking spaces being dedicated for exclusive use by the applicant, improvements being made to the satisfaction of the township, improvements to the traffic signage at the property, the applicant enforcing the traffic signage on site, all traffic exiting the property must use the Schultz Road exit and turn left onto Morris Road, a post-traffic and noise study being conducted after the proposed use is operational, and all of the comments in the township consultant review letters being addressed. Mr. Holsonback seconded the motion. The motion was approved 3-2 with Mr. Koch & Ms. Greenawalt voting no.

PUBLIC COMMENT

- There was no public comment.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Sherr adjourned the meeting at 7:42 PM.

Respectfully Submitted:

Andrew R. Raquet
Asst. Zoning Officer; Codes Clerk