

**LOWHILL TOWNSHIP  
BOARD OF SUPERVISORS  
DECEMBER 3, 2020  
MEETING MINUTES**

**HELD AT THE WEISENBERG MUNICIPAL BUILDING VIA ZOOM APP, DUE TO  
GOVERNOR TOM WOLF'S COVID 19 RESTRICTIONS**

The Lowhill Township Board of Supervisors meeting was called to order at 7:30 pm by Chairman Richard Hughes. Also present were George Wessner, Jr., Vice Chairman; Robb Werley, Supervisor; Brian Carl, Administrator; Ryan Christman, Engineer; Charles Waters, Jr., Esq., Solicitor; and Secretary Jill Seymour.

After the Pledge of Allegiance, Robb Werley made a motion to approve the November 5, 2020 meeting minutes, as written. George Wessner, Jr. seconded the motion. Richard Hughes made a motion to approve the November 16, 2020 meeting minutes, as written. George Wessner, Jr. seconded the motion. Robb Werley made a motion to pay the monthly bills, as submitted. Richard Hughes seconded the motion. All motions carried.

2766 Route 100 Industrial Project – Land Development – Sketch Plan dated 11/16/2020. Robb Werley made a motion to accept the plans for review. Richard Hughes seconded the motion. Motion carried. Matt Nunn stated that they are looking at putting up a 300,000 square foot warehouse on the property. Jim Snyder said that it is 43 acres, zoned RV and this is a permitted use. It would be a 314,000 sq ft warehouse distribution facility with either multi tenants or single tenant, dependent upon who leases the building. There is no tenant at this time. They are currently doing surveys, impact analysis, etc. They would like to extend water and sewer to this site. The planning module is at the LVPC and will come to the Board for approval. The site distance from Windy Road is approximately 1000' to the truck court and another 200' to the building. There will be fencing and buffering on the Route 100 side to hid it from residential buildings on Route 100. Truck control would be designed to put truck traffic back on Route 100 south, nothing proposed to enter or exit on Windy Road. Route 100 would be widened to accommodate a turn lane. These warehouses typically have 2 or 3 shifts, that is unknowns until there is a tenant. There will be 300 parking spaces on site. Ben Guthry, the traffic engineer said that

generally speaking, it's premature to estimate truck traffic. It's generally lower than anticipated. PennDot will have them plan for the worst. Will be a 5% grade for the trucks. Site distance will be approved by PennDot. Landscape buffering will be done around Route 100 as well. The trees in the rear will be left to buffer Windy Road. All operations are inside the building, so noise will be minimal. It would be a 4000' extension of water and sewer along Route 100 from Beechwood. The Township would have no inclinations with the lines being added. They have not spoken to the DEP yet. The Supervisors agreed there is no issue with the water and sewer being run to this facility.

Richard Hughes opened the floor for public comment. Chad Shields asked about lighting pollution. Jim said there will be security lighting and additional lighting. They will adhere to the Township lighting requirements. Bill Clare asked if they purchased the property. It is under contract at this time. It is not purchased yet; it is in due diligence right now. The last 1000' of property will remain undeveloped. Peter Nichols asked about the traffic study. Ben said PennDot issues the scope of the study. It is done at PennDot's discretion. Kristin Dion asked if the property will be fenced. There will be fencing put up. It will not be around the entire property. Chad Shields asked what the time frame is at this time. Matt said it's tough to answer at this time, it could take 9, 12 or 15 months. Peter Nicholas asked about rain runoff with liter and debris. Matt said that conservation and DEP have to sign off on the design. Jim said any run off will go into the storm water ponds. Kevin Dion asked if PNDI are done. Matt said that phase 1 environmental study is done. Jim said that there may be bog turtles on the property, so that study will be done in April. Kristin Dion asked if the soil was contaminated. There was no contamination found in phase 1. Richard Hughes thanked them for bringing this to the Board and answering questions.

Solicitor comments: None.

Brian Carl said that the release request from East Penn is all good. We will keep 15% retainage for 18-month maintenance period. Letter of credit would remain at \$50,166. Richard Hughes made a motion to release \$284,274 for East Penn Self Storage letter of credit. Robb Werley seconded the motion. George Wessner, Jr. abstained. Motion carried.

**Ryan Christman said they are moving along with the design for Bear Bridge. The trout people were not out yet. Brian spoke with Bill McFadden from dirt and gravel. This would be a full arch bridge, quick construction. Robb Werley asked Ryan if the new bridge design would have the abutments out of the stream bed to prevent further scouring. Ryan confirmed it would have the abutments and it is on schedule for spring bidding and summer construction.**

**Richard Hughes made a motion to approve junk yard licenses for Richard Landis, B. Mordaunt and Kressley. George Wessner, Jr. seconded the motion. Motion carried.**

**Richard Hughes made a motion to approve 2020-1 resolution for the millage rate. George Wessner, Jr. seconded the motion. Motion carried.**

**Richard Hughes made a motion to approve the 2021 Budget. Robb Werley seconded the motion. Motion carried.**

**Richard Hughes opened the floor for public comment, hearing none, he moved on.**

**The road crew received a thank you note from Molly Brown for putting up signage for safe trick or treating in their neighborhood.**

**Robb Werley made a motion to adjourn. Seconded by George Wessner, Jr. Motion carried.**

**The Lowhill Township Board of Supervisors meeting was adjourned at 8:36 pm.**

**Respectfully Submitted,**