

**PUBLIC NOTICE PUBLIC HEARING AN ORDINANCE OF THE TOWNSHIP OF TUNKHANNOCK,
MONROE COUNTY, PENNSYLVANIA, AMENDING THE TUNKHANNOCK TOWNSHIP ZONING
ORDINANCE OF MAY 23, 2012.**

NOTICE IS HEREBY GIVEN that the Tunkhannock Township Board of Supervisors, Monroe County, Pennsylvania, will hold a public hearing on November 13, 2024 at 7 p.m. at the Tunkhannock Township Municipal Building, Long Pond Road, Long Pond, PA 18334, to receive public comment and to consider the adoption of an Amendment of the Zoning Ordinance of May 23, 2012, of which this Notice is a ~~summary amending the Tunkhannock Township Zoning Ordinance (2024-05) for Warehouses, Truck Terminals, and Distribution Cener/Truck Terminals,~~

ITEM 1 – DELETE AND ADD DEFINITIONS TO §303; ITEM 2 – UPDATE TABLES OF PERMITTED USES BY DISTRICT IN §405; ITEM 3 – DELETE AND REPLACE §703.8; ITEM 4 – DELETE AND REPLACE §820; ITEM 5 – DELETE AND REPLACE §821; ITEM 6 – UPDATE THE PARKING DEMAND TABLE.

The codifier of the Township's Municipal Code is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Tunkhannock Township Zoning Ordinance.

A complete copy of the proposed Ordinance is available for public inspection during normal business hours at the Tunkhannock Township Municipal Building, 1557 Long Pond Road, Long Pond, PA 18334 and at www.longpondpa.com All interested parties are invited to attend this public meeting. TUNKHANNOCK TOWNSHIP BOARD OF SUPERVISORS BY: Tina Kernan, Township Manager

ORDINANCE NO. 2024 - 05

TUNKHANNOCK TOWNSHIP

MONROE COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE TUNKHANNOCK TOWNSHIP ZONING ORDINANCE OF MAY 23, 2012, TO:

ITEM 1 – DELETE AND ADD DEFINITIONS TO §303.

ITEM 2 – UPDATE TABLES OF PERMITTED USES BY DISTRICT IN §405.

ITEM 3 – DELETE AND REPLACE §703.8.

ITEM 4 – DELETE AND REPLACE §820.

ITEM 5 – DELETE AND REPLACE §821.

ITEM 6 – UPDATE THE PARKING DEMAND TABLE.

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Tunkhannock Township, Monroe County, Pennsylvania, by authority of and pursuant to the provisions of Act of 1968, P.L. 805, No 247 of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, as reenacted and amended, known and cited as the “Pennsylvania Municipalities Planning Code, “ as follows:

The Tunkhannock Township Zoning Ordinance of May 23, 2012, as amended, is hereby amended as follows:

ITEM 1

Delete the following existing definitions from §303:

- Distribution Center/Truck Terminal
- Truck Terminal
- Warehouse

Add the following definitions to §303:

Truck Terminal/Distribution Center: An area or building where trucks load and unload goods, products, cargo, materials and/or freight and where the same may be broken down or aggregated into smaller or larger loads for transfer to other motor vehicles or modes of transportation or to other points or junctions. A truck terminal/distribution center includes value-added services between a supplier and its customers, such as breaking down of large orders from a single source into smaller orders, product mixing, packaging, cross-docking, order fulfillment, or order returns, and the consolidation of several orders into one large order for distribution to several recipients and/or vice versa.

a. Small Truck Terminal/Distribution Center: Any Truck Terminal/Distribution Center, as defined, with a total building area of less than fifty thousand square feet (50,000 sf).

b. Large Truck Terminal/Distribution Center: Any Truck Terminal/Distribution Center, as defined, with a total building area of fifty thousand square feet (50,000 sf) or more.

Warehouse: A building or group of buildings primarily used for the unloading and indoor storage, transfer, and distribution of products and materials with a use of the processing of materials so as to sort out which finished goods are to be transported to different locations, and the loading and unloading of such goods. A warehouse shall not include value-added services between a supplier and its customers, such as breaking down of large orders from a single source into smaller orders, product mixing, packaging, cross-docking, order fulfillment, or order returns, and shall not include

the consolidation of several orders into one large order for distribution to several recipients and/or vice versa, or any manufacturing or processing. A warehouse shall only consist of indoor storage of products and materials.

a. Small Warehouse. Any warehouse, as defined, with a total building area of less than fifty thousand square feet (50,000 sf).

b. Large Warehouse. Any warehouse, as defined, with a total building area of fifty thousand square feet (50,000 sf) or more.

ITEM 2

Update the Tables of Permitted Uses by District, §405 as follows:

Delete “Distribution centers/truck terminals” and “Warehouses” from the CONDITION USES column of the SCHEDULE OF USES, C-2 GENERAL COMMERNICAL DISTRICT.

Delete “Warehouses” from the PRINICAPL PERMITTED USES column of the SCHEDULE OF USES, I INDUSTRIAL DISTRICT.

Add “Small Truck Terminal/Distribution Center”, “Large Truck Terminal/Distribution Center”, “Small Warehouse”, and “Large Warehouse” to the CONDITION USES column of the SCHEDULE OF USES, C-2 GENERAL COMMERNICAL DISTRICT.

Delete the “Distribution centers/truck terminals” and “Warehouses” rows under COMMERCIAL, INDUSTRIAL, MANUFACTURING USES of the TABLE OF USES PERMITTED BY DISTRICT.

Add rows under COMMERCIAL, INDUSTRIAL, MANUFACTURING USES of the TABLE OF USES PERMITTED BY DISTRICT as follows.

Large Truck Terminal/Distribution Center	820	N	N	N	N	C	N
Large Warehouse	820	N	N	N	N	C	N
Small Truck Terminal/Distribution Center	821	N	N	N	N	C	N
Small Warehouse	821	N	N	N	N	C	N

ITEM 3

Delete and replace §703.8 with:

8. Small Truck Terminal/Distribution Center, Large Truck Terminal/Distribution Center, Small Warehouse, and Large Warehouse

ITEM 4

Delete and replace §820 as follows:

820 Large Truck Terminal/Distribution Center and Large Warehouse

A. Minimum lot area: ten (10) acres.

B. Buffer Yard.

1. There shall be a one hundred fifty foot (150’) buffer where the proposed use is contiguous to any existing residential use or any R-1 or R-2 District. The buffer shall at a minimum meet the applicable design requirements found in the Subdivision and Land Development Ordinance (SALDO) – Section 615.6. and may consist of landscaping, berms, and/or fencing. A complete visual screen from the adjacent uses or districts to the top of the proposed building(s) shall be provided. The Applicant shall provide sufficient evidence that the

required visual screen will be provided.

2. A minimum fifty foot (50') buffer consisting of landscaping shall be provided along the right-of-way lines of all township streets and state routes to maintain the character of the community.
- C. The maximum building height for such use shall be sixty feet (60').
 - D. The use shall include an appropriate system to contain and properly dispose of any fuel, grease, oils or similar pollutants that may spill or leak. The system shall be designed to contain the spill prior to entering the stormwater management system(s) or being discharged from the site.
 - E. All facilities with gated entrances shall provide for an on-site queuing area for the stacking of a minimum of four (4) tractor-trailers.
 - F. No parking or loading/unloading shall be permitted on or along any public road.
 - G. Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties.
 - H. External building materials shall be of colors that are low-reflective, subtle, or earth tone. Fluorescent and metallic colors shall be prohibited as exterior wall colors. Architectural Plans showing proposed building elevations shall be presented.
 - I. Leadership in Energy and Environmental Design (LEED) Certification is strongly encouraged as well as roof-mounted accessory solar energy systems.
 - J. The applicant shall coordinate with the Monroe County Control Center to ensure there will be adequate radio coverage for emergency responders within and surrounding all proposed buildings based upon the existing coverage levels of the Monroe County Control Center Public Safety Radio Communications System and shall install enhancement systems if needed to meet compliance. Copies of all correspondences with the Monroe County Communications Center shall be provided.
 - K. The use shall provide related facilities and amenities to provide for the comfort, convenience and safety of those engaged in the trucking distribution industry. Architectural plans showing proposed floor plans shall be provided.
 - L. Mechanical scraper systems shall be installed at each truck exit drive for the purpose of removing snow, slush and ice from trailer and truck rooftops. During winter months, all trucks must pass under these mechanical scrapers prior to exiting the warehouse facility.
 - M. A traffic study prepared by a professional traffic engineer, according to §708 Traffic Impact Study (TIS). The traffic impact study shall also include a truck routing map identifying anticipated routes to and from the proposed facility to the Township boundary. The truck routing map shall be consistent with existing truck routing signage and trip distribution data presented in the traffic study and shall identify any new proposed truck routes and necessary truck routing signage. Any movement of tractor-trailer trucks found to deviate from the provided truck routing map during operations of the facility may result in a violation notice and/or fines.
 - N. An Environmental and Community Assessment (ECA) as per §703. In addition, the assessment shall also include an analysis of the items listed below regarding the impact of the proposed use and the mitigation of any such impacts:
 1. Air pollution impacts emissions from vehicle operations, including from truck engines during idle time. The applicant shall identify all stationary and mobile sources of fine particulate matter (PM2.5), volatile organic compounds, and nitrogen oxides at the site. The applicant shall specify best management practices for preventing and reducing the concentration of air polluting emissions at the site. The owner or operator of the facility shall have anti-idling signs (R7-1100) prominently posted in areas throughout the entire site where trucks are permitted.
 2. The potential for public nuisance to local residents resulting from operations and truck traffic, including noise,

glare, light, and visual obstacles.

3. A Stormwater Management Plan.
 4. Consistency with the municipal regional comprehensive plan, and county comprehensive plan. The applicant shall submit an assessment report of the impact of the proposed use on the goals of the respective plans. Where the proposed use conflicts with the comprehensive plan, the assessment report shall identify mitigation measures which may be undertaken to offset any degradation, diminution, or depletion of public natural resources.
- O. All Plans for a Large Truck Terminal/Distribution site shall be submitted to the Township Fire Chief by the Applicant for review and comment.
- P. Goods, products, cargo, materials, and/or freight may be temporarily kept within trailers and not necessarily placed inside the building(s), not to exceed thirty (30) days.
- Q. All Large Truck Terminal/Distribution Centers and Large Warehouses uses, either newly proposed or additions to existing uses, shall be required to submit a land development application and secure land development approval from the Tunkhannock Township Board of Supervisors.

ITEM 5

Delete and replace §821 (“Reserved”) as follows:

821 Small Truck Terminal/Distribution Center and Small Warehouse

- A. See off-street loading requirements in §504 Off-Street Parking and Loading.
- B. Buffer Yard. There shall be a fifty foot (50’) buffer where the proposed use is contiguous to any existing residential use or any R-1 or R-2 District. The buffer shall at a minimum meet the applicable design requirements found in the Subdivision and Land Development Ordinance (SALDO) – Section 615.6. and may consist of landscaping, berms, and/or fencing. A complete visual screen from the adjacent uses or districts to the top of the proposed building(s) shall be provided. The Applicant shall provide sufficient evidence that the required visual screen will be provided.
- C. No storage of garbage (other than is routinely produced on site and awaiting regular collection) shall be permitted. The bulk storage of materials that are inflammable, explosive, hazardous, or commonly recognized as offensive shall not be permitted.
- D. The Applicant shall provide a detailed description of the proposed use in each of the following topics:
1. The nature of the on-site activities and operations, the types of materials stored, the frequency of distribution and restocking, the duration period of storage of materials, and the methods for disposal of any surplus or damaged materials. In addition, the applicant shall furnish evidence that the disposal of materials will be accomplished in a manner that complies with state and federal regulations.
 2. The general scale of the operation, in terms of its market area, specific floor space requirements for each activity, the total number of employees on each shift, anticipated truck traffic, and an overall needed site size.
 3. Any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinance, including but not limited to those in listed §703 Environmental and Community Assessment (ECA) of this chapter.

- 4. The applicant shall present credible evidence that the number of "oversized" off-street parking spaces provided for trucks will be adequate to accommodate the expected demand generated by the on-site activities.
- E. The maximum building height for such use shall be sixty feet (60').
- F. A traffic study prepared by a professional traffic engineer, according to §708 Traffic Impact Study.
- G. Goods, products, cargo, materials, and/or freight may be temporarily kept within trailers and not necessarily placed inside the building(s), not to exceed thirty (30) days.
- H. All Small Truck Terminal/Distribution Centers and Small Warehouses uses, either newly proposed or additions to existing uses, shall be required to submit a land development application and secure land development approval from the Tunkhannock Township Board of Supervisors.

ITEM 6

Update the **PARKING DEMAND TABLE** as referenced in §504.6.A.1.a. as follows:

Delete the following existing rows:

150	Warehousing	0.51	0.81		per	1,000 sq. ft. GFA
150	Warehousing	0.78	1.01		per	employee
151	Mini-Warehouse	0.14	0.17		per	1,000 sq. ft. GFA

Add the following rows:

150	Small Truck Terminal/Distribution Center			1.1	per	employee on largest shift plus *
151	Large Truck Terminal/Distribution Center			1.1	per	employee on largest shift plus *
152	Small Warehouse			1.1	per	employee on largest shift plus *
153	Large Warehouse			1.1	per	employee on largest shift plus *

* one (1) tractor-trailer space located at each loading dock/bay, plus additional "stacking/storage" spaces (minimum 14' x '74') for tractor-trailer in an amount greater or equal to ten percent (10%) of the number of loading docks/bays (with a minimum of ten (10) spaces) for the stacking/storage of tractor-trailers, all directly accessible by adequate aisles or drives. The parking and stacking design shall provide adequate area/spaces for the parking and stacking of tractor-trailers that are awaiting entry to the loading/unloading area to prevent the backup of tractor-trailer and/or other vehicles onto a public street.

SEVERABILITY

Should any section, subsection, clause, provision or other portion of this Ordinance be declared invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance; the Board of Supervisors having adopted this Ordinance as if such invalid portions had not been included therein.

EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption.

ADOPTION

This Ordinance ordained and enacted this _____ day of _____, 2024, by the Board of Supervisors of Tunkhannock Township, Monroe County, Pennsylvania, to be effective immediately.

ATTEST: _____
Tina Kernan
Manager/Secretary/Treasurer

George Ewald, Chairperson

Kevin Wieand, Vice-Chairman

Byron Witt, Supervisor