


TOWNSHIP OF ELDRED
MONROE COUNTY, PENNSYLVANIA

CERTIFICATION OF PROPOSED ORDINANCE

I, E. ANN VELOPOLCEK, BEING THE DULY APPOINTED TOWNSHIP SECRETARY OF THE TOWNSHIP OF ELDRED, MONROE COUNTY, PENNSYLVANIA, HEREBY CERTIFY THAT ATTACHED HERETO IS A TRUE AND CORRECT COPY OF THE PROPOSED TOWNSHIP ORDINANCE TITLED AS FOLLOWS :

AN ORDINANCE AMENDING THE ELDRED TOWNSHIP ZONING ORDINANCE, TOWNSHIP ORDINANCE #2014-01, AS AMENDED; ESTABLISHING NEW DEFINITIONS FOR WAREHOUSE USE; AMENDING THE SCHEDULE OF USES REGARDING THE PERMITTED OR PROHIBITED USE STATUS OF WAREHOUSES IN EACH TOWNSHIP ZONING DISTRICT; ADDING A NEW SECTION 857 PROVIDING STANDARDS FOR WAREHOUSES AND PROVIDING FOR OTHER MISCELLANEOUS MATTERS.

I verify the statements made in this Certification are true and correct to the best of my knowledge, information and belief. I understand that false statements made herein are subject to the penalties of 18 Pa. C. S. 4904, relating to unsworn falsification to authorities.


TOWNSHIP SECRETARY,
TOWNSHIP OF ELDRED


DATE



ELDRED TOWNSHIP
NOTICE OF PUBLIC HEARINGS AND PROPOSED ENACTMENT OF ORDINANCES

The Board of Supervisors of Eldred Township, Monroe County, Pennsylvania, hereby gives public notice of its intention to consider for enactment, and if appropriate enact, the following proposed Ordinances at the regular monthly meeting of the Board of Supervisors to be held on September 18, 2024, at 7:00 p.m. Public hearings will be held at the aforesaid meeting to consider the proposed Ordinances. All interested persons are hereby given notice to attend the meeting, and to offer such testimony and comment in relation to the proposed Ordinances as they desire. The title and summary of each Ordinance is as follows:

First Ordinance

AN ORDINANCE AMENDING THE ELDRED TOWNSHIP ZONING ORDINANCE, TOWNSHIP ORDINANCE #2014-01, AS AMENDED; ESTABLISHING NEW DEFINITIONS FOR WAREHOUSE USE; AMENDING THE SCHEDULE OF USES REGARDING THE PERMITTED OR PROHIBITED USE STATUS OF WAREHOUSES IN EACH TOWNSHIP ZONING DISTRICT; ADDING A NEW SECTION 857 PROVIDING STANDARDS FOR WAREHOUSES AND PROVIDING FOR OTHER MISCELLANEOUS MATTERS.

The proposed Ordinance amends the Township Zoning Ordinance in regards to Warehouse Uses, including, without limitation, the following:

Section 303, Definitions, is amended by deleting the current definition of "Warehouse", and adding new definitions for "WAREHOUSE OR WAREHOUSE USE", "WAREHOUSE, LARGE", "WAREHOUSE, SMALL", and "WAREHOUSE, TRAFFIC INTENSIVE".

Section 404, District Regulations, is amended by deleting "Warehouses" from the Principal Permitted Uses in the I - Industrial District SCHEDULE OF USES, and adding "Warehouses" to the list of CONDITIONAL USES of the I - Industrial District SCHEDULE OF USES.

Article VII, Standards for Specific Uses, of the Zoning Ordinance, is amended by adding a new Section 857 "Warehouses", previously reserved. The new Section contains comprehensive standards for Warehouse Uses, including without limitation, provisions concerning:

857.1 Dimensional Requirements

857.2 Requirements for All Warehouse Uses

A. Access and Parking; B. Off Street Loading; C. Lighting; D. Sensitive Receptors; E. Sound; F. Prohibited Outdoor Storage; G. Prohibited Vibrations; H. Proper Containment and Disposal of Fuel and Other Items; I. External Building Materials; J. LEED Certification; K. Radio Coverage for Emergency Responders; L. Compliance with Floodplain Regulations.

857.3 Requirements for Large Warehouse

A. Buffer Yard; B. Berm; C. Environmental and Community Impact Analysis; D. Solar System.

857.4 Traffic Intensive Warehouses

A. Minimum lot area; B. Minimum setbacks; C. Traffic Impact Study; D. Signage and Traffic Patterns; E. Parking and Amenities for Truck Drivers; F. Mechanical Ice Scraper.

Section 703, Environmental Impact Statement, Item No. 8 "Warehouses and Trucking Terminals", shall be amended so as to delete the reference to "and Trucking Terminals".

Section 707.7, "Regulated Uses", is amended by deleting the reference to "Trucking Terminals", and "Warehouses" is added to the Scheduled Regulated Land Uses, as prohibited in the Zone 1, Special Exception in Zone 2, and governed by underlying Zoning District (Zone Dist) in Zone 3.

Second Ordinance

AN ORDINANCE AMENDING THE ELDRED TOWNSHIP ZONING ORDINANCE, TOWNSHIP ORDINANCE #2014-01, AS AMENDED, TO CHANGE REFERENCE IN THE COMMERCIAL DISTRICT SCHEDULE OF USES THAT ALLOWS FLEA MARKETS BY SPECIAL EXCEPTION FROM FLEA MARKETS TO FLEA MARKET, INDOOR; AND PROVIDING FOR OTHER MISCELLANEOUS MATTERS.

The proposed Ordinance amends the Township Zoning Ordinance as follows:

ARTICLE IV, DISTRICT REGULATIONS, C - COMMERCIAL DISTRICT - SCHEDULE OF USES, SPECIAL EXCEPTIONS, is amended by deleting "Flea markets" and in its place adding "Flea Market, Indoor".

The foregoing is a summary only. Interested parties should review the actual text of the proposed Ordinances. The proposed Ordinances also provide for other miscellaneous matters.

Complete and true copies of the proposed Ordinances are on file and may be examined, without charge or obtained for a charge no greater than the cost of reproduction, by the public at the Eldred Township Municipal Building, 490 Kunkletown Road, Kunkletown, PA 18058, during the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Copies of the proposed Ordinances are also available for inspection at the newspaper publishing this legal notice and the Monroe County Law Library, and will be posted on the Township's website at eldredtwp.org.

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