

**New Stanton Planning Commission  
Minutes of Meeting  
Council Chambers  
September 15, 2021**

**1. Call to Order**

Chairman Jay Gomolak called the meeting to order at 7:00 PM.

**2. Roll Call**

**A. Attendance:** Commission members: James Evans, Jay Gomolak, Tim Seale, and Denise Smyda. Absent: Mina Crusan, Amy Damaska, and George Miller.

Other borough officials in attendance: Borough Engineer Steve Eby and Borough Manager Jeffrey McLaughlin.

**B. Others in Attendance**

Ben Faist, Matt Virgin and Nick Saraniecki from the SunCap Property Group, Keith Gindlesperger and Joshua Shearman from HF Lenz Co.; Clarence Wysocki from Dawood Engineers, Planners and Surveyors; and Thomas Smith and Ray Strosko.

**3. Approval of Previous Meetings' Minutes**

Denise made a motion seconded by Jim to adopt the minutes of July 14, 2021. Motion passed with Denise and Jay voting in favor and Jim and Tim abstaining.

**4. Audience Comments on General or Agenda Items**

Tom Smith asked if he would be able to comment later in the meeting. Jay said, okay.

**5. Old Business**

There was no *Old Business*.

**6. New Business**

**A. Discussion and/or Deliberation and/or Official Action on the Preliminary and Final Land Development Plan Submitted by the PA Turnpike Commission for a WRO Network Data Center on N. Center Avenue**

Clarence Wysocki from Dawood Engineers, Planners and Surveyors presented himself to answer any questions.

Steve reviewed his comment letter that was provided to the Commission. He said that the only issue was the developer did not include a sidewalk in their design which is required by the borough. A short discussion followed.

Jim made a motion seconded by Denise recommending that council approve the preliminary and final land development plans for the PA Turnpike Commission's WRO

Network Data Center on N. Center Ave. contingent upon the inclusion of a sidewalk along borough streets abutting the site. Motion passed with all voting in favor with the exception of Tim who voted *no*.

**B. Discussion and/or Deliberation and/or Official Action on SunCap Final Land Development Plan for a Warehouse and Distribution Facility on Glenn Fox Rd.**

Ben Faist from SunCap Property Group and Keith Gindlesperger from HF Lenz spoke regarding the SunCap proposed warehouse and distribution facility.

The commission reviewed Steve's letters of September 7, 2021. Keith pointed out that the drawings now show a sidewalk along Glenn Fox Road; however, they did not add a sidewalk along Siebe Dr. because it is a private road and they do not want to encourage pedestrians on private property.

Denise asked if they would consider putting a sidewalk on Siebe Dr. for the benefit of their employees and the employees of the New Stanton Technology Park. Keith said that they could ask the representatives of the Technology Park about the idea.

There was a discussion about the traffic study. The developer would be doing a base line traffic assessment in December of 2021 or 2022 and a final traffic assessment after the facility opens. Matt Virgin from SunCap stated that they offered to perform the base study in 2021 or 2022 in the event of traffic fluctuations as a result of COVID. He stated that the base study could be performed when the borough desires.

Denise asked if it would be an all-day study. Ben said yes and that they would particularly look at peak hours.

There was also a discussion on the \$650,00 escrow agreement that would be established for intersection upgrades needed at Glenn Fox and Arona and N. Center and Arona, if dictated by the traffic study.

Steve asked if the right of way to the cemetery was added to the lot consolidation plan. Keith said it was.

Jim made a motion seconded by Tim to recommend that council approve SunCap Property Group's Final Land Development Plan for a warehouse and distribution facility on Glenn Fox Rd contingent upon:

- The satisfaction of all of the contingencies outlined in the 2 letters from Steve Eby, Widmer Engineers to New Stanton Borough dated September 7, 2021.
- Receipt of a redacted agreement of sale for parcel ID #64-03-00-0-095, currently owned by New Stanton Technology Park, LP.

- An executed Escrow Agreement for intersection improvements in the amount of \$650,000.
- Approval from the Army Corps of Engineers for stream bank and wetland mitigation.

Ben Faist also asked that the Planning Commission consider giving a final approval of the consolidation plan approving the lot consolidation plan.

Jeff questioned the ability of the Planning Commission to approve the final lot consolidation plan without a closing on the property and without the signatures of the property owners on the document.

Matt Virgin stated that ultimately the county will approve the lot consolidation before it is recorded so until SunCap buys the property it is not going to be recorded. Thus, if the Planning Commission gives final approval it would be subject to the property closing.

Ben said that perhaps in considering action, the Planning Commission could make their decision subject to SunCap getting signatures or subject to the closing on the property.

Matt stated that he recognizes that it appears to be out of order, but they understand that they have to work with the borough solicitor on the language in the developer's agreement so that they have an approved subdivision plan and then they would have to execute the closing and have it recorded so that the subdivision is actually in place.

Jim made a motion seconded by Tim recommending that council approval the final lot consolidation plan submitted by HF Lenz on behalf of the SunCap Property Group, for a 10.238-acre portion of Tax Parcel ID 64-03-00-0-029 and Tax Parcel ID 64-03-00-0-095. Motion passed unanimously.

#### **C. Other New Business**

There was no *Other New Business*.

#### **7. Adjournment**

Tim made a motion seconded by Jim to adjourn the meeting at 7:59 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin  
Borough Secretary