

IMPORTANT

Tilden Township

The Township is faced with an important issue concerning a Logistic Park (Distribution Warehouse) located West of Mountain Road between Pine Road and Laurel Avenue. The Supervisors have been approached by a Developer to build a one million square foot Logistic Park at this location. The first step (of many) would be for the Township to create an Overlay District which would allow for a Distribution Warehouse. There are pros and cons to this type of business which we would like to share with you.

Potential Benefits:

1. Additional revenue to the Township.
2. Additional revenue Berks County and Hamburg Area School District
3. According to the developer, it would bring approx. 300 to 350 jobs.
4. More local business customers and potential home buyers and/or renters
5. The Logistic Park will provide landscaping around the building with berms and trees to enhance the area surrounding and screen the Park.
6. Improvement of roads to help with not only additional truck traffic, but also with local traffic.
7. Prevent establishment of less desirable uses/operations on the parcel
8. Self-contained operation places little to no extra police or road maintenance burden on the township

Concerns:

1. Change in scenery from farmland
2. Higher volume of truck traffic through the commercial area
3. Additional lighting, noise and odors in the area
4. How would surrounding property values be affected?

Overlay District: What is it?

An overlay district is used to establish alternative land development requirements within a specific area or areas of your community that requires special attention establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district. Overlay districts are commonly used in zoning for specific development projects to allow the development, while ensuring protection of the community health, safety and welfare. The overlay in this case would be applied over the existing zoning districts. It consists of a physical area with mapped boundaries and written text spelling out requirements that are either added to, or in place of, those of the underlying regulations. In this case, a traffic study would be required to show road and intersection improvements needed with the ability to impose conditions on the use to eliminate or minimize concerns about hours of operation, traffic, lighting, noise, odors and any other issues which may arise during the review and approval process. The Township Engineer and Zoning Officer will be empowered to assure compliance in the development phase and when operational, respectively.

The Township Supervisors would like your thoughts on establishing an Overlay District. Our next Workshop Meeting is on December 8th, 2017, 9 a.m. at the Township Building. Please drop off completed survey to the Township Office or you may send via email to: office@tildentownship.com no later than **Dec 6th, 2017**.

Would you like the Township to establish an Overlay District in this area of the Township?

Check mark Yes or NO

_____ YES

_____ NO

Brief explanation why?: _____

To establish that you are a resident please provide your address:*(PLEASE PRINT)

*Address is required to qualify for consideration

Thank you for your assistance

Tilden Township Board of Supervisors

Remember the date to have your voice heard is December 8th, 2017