

HELLAM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 25, 2026

Chairman Devin Winand called the meeting to order at 6:01 p.m., followed by the Pledge of Allegiance.

Members present were Robert Searer, Steven Fetrow, Chairman Devin Winand, Vice Chair John Kokiko, Rick Cooper, Mike Shillott, Eric Millisor, and Alternate Adrienne Johnson. Also present were Township Manager Corina Mann, Zoning Officer Jason Test and Code Compliance Field Coordinator Shane Coolbaugh.

Mike Shillot moved to approve the minutes of the previous meeting, seconded by Rick Cooper. Motion carried.

The Commission discussed the draft Multi-Municipal Comprehensive Plan and agreed to coordinate comments and questions through an email chain. Members agreed that comments should focus on gaining understanding and providing constructive feedback, noting that there remains an opportunity for revisions prior to public release. Discussion also included implementation priorities and timelines. The Commission was advised that comments should be prepared for discussion at the second meeting in July and that the plan is anticipated to be released for public review in August 2026.

Under old business, the Commission continued its review of the proposed Logistics/Warehouse Ordinance. Discussion focused on whether provisions related to riparian buffers, woodland preservation, and threatened and endangered species are already addressed within existing Township ordinances and the SALDO. The Commission also discussed updating lighting requirements through Chapter 283 rather than incorporating lighting standards directly into the warehouse ordinance.

Members reviewed a proposed framework establishing four warehouse size classifications: Small, Medium, Large, and Extra Large, along with the zoning districts in which each size would be permitted. The Commission discussed approval processes for warehouses, with general consensus to retain conditional use approval for warehouses of 50,000 square feet or less within the MU-1 District while permitting such uses by right in other commercial and industrial districts.

Discussion also continued regarding the proposed mixed-use concept along the Route 462 corridor, which is intended to encourage smaller-scale, community-oriented businesses and serve as a connection between the two boroughs. Members discussed clustering businesses along existing roads and viewing mixed-use development as an extension of the boroughs while preserving the Township's character.

Additional discussion included buffering requirements, setbacks, density considerations, and the potential establishment of a maximum warehouse size of 600,000 square feet for Extra Large facilities. Steven Fetrow suggested reducing the Transfer of Development Rights (TDR) exception percentage from 80% to 60%; however, other members favored retaining the existing percentage while strengthening buffering requirements. The Commission also discussed transit amenities, including the possibility of requiring bus stops and shelters at warehouse developments, community benefit agreements, and the importance of minimizing reliance on variances. Jason Test noted that the structure of the ordinance, whether adopted as a stand-alone ordinance or as part of the Zoning Ordinance, would affect whether relief requests would be processed as conditional uses or variances.

The Commission was advised that the Environmental Advisory Council continues its review of the burn ban ordinance and is approximately twenty percent complete, with an estimated three to four additional meetings needed to complete its review. Members were reminded that a conditional use application is scheduled for the next meeting and to be prepared to discuss Comprehensive Plan comments at the second meeting in July. John Kokiko advised that he will participate remotely via Zoom during July and August due to surgery, and Robert Searer noted that he will be absent from the July 23, 2026 meeting.

During review of the May 2026 permit report, members briefly discussed a property where signage advertising a potential coffee stand has been observed. Staff noted that no permit applications have been submitted to date.

Rick Cooper moved to adjourn the meeting, seconded by John Kokiko. Motion carried and the meeting adjourned at 7:36 p.m.

Respectfully submitted,

Jason Test
Zoning Officer