

R.A.W. (Residents Against Warehouse)

THIS WAREHOUSE WILL AFFECT EVERYONE IN TILDEN TOWNSHIP AND THE NEIGHBORING COMMUNITIES. THIS IS NOT JUST AFFECTING THE NEIGHBORING RESIDENTS!

According to a survey that is being circulated by the Tilden Township supervisors, there are claims being made that are in question.

1. The survey states that additional revenue will be forthcoming. How much additional revenue is expected per year, and what will it be used for? When the township approved the development of the Walmart complex, the residents were told that there would be additional tax revenues to the township, the school district and the county. What was the additional tax revenue allocated to within the township? Have our school taxes decreased?
2. The supervisors are predicting more local business customers and potential home buyers and/or renters. How can they support these claims? Have any studies been done? Have they reached out to other municipalities where these warehouses are located to ascertain the impact? According to local real estate agents, housing values will depreciate and not only in the immediate area of the proposed warehouse. How did they determine that other businesses in the area will see more customers? How do they know the warehouse will not be a deterrent? Wouldn't people want to avoid the congestion of the truck traffic?
3. In regards to the landscaping statement in the survey, the proposed warehouse will be 55' high. The proposed ordinance does not address hiding a 55' high building.
4. Improvement of roads – with one truck leaving the facility per minute, there are no improvements that can be made that will help "local" traffic. Trucks will congest the area, deterring any other vehicular traffic. Who will pay for the road improvements, after the fact, from wear and tear from the trucks?
5. The supervisors seem to think that this will prevent a less desirable use on the property. What could be less desirable than a 1.2 million square ft. warehouse? One of the supervisors stated that we don't want a pig farm. Why not? This is rural country.

Other things to consider:

The Berks County Joint Comprehensive Plan is not showing this area as a recommended area for this type of use. If Tilden Township supports the Joint Comprehensive Plan, then why is this even being considered?

There are 100 acres worth of contiguous land in Tilden that's already zoned industrial. Why aren't we pushing the developer to that area on the east side of 61?

Are the warehouses that are being built along the I78 corridor already filled to capacity?

Why isn't there anything in the Tilden Township minutes reflecting the discussion that took place at the last supervisors meeting?

Why didn't the residents of the township know about this until the supervisors were planning on advertising the ordinance for the proposed overlay district?

Issues discussed during the November Tilden Township Planning Commission Meeting in regards to the proposed warehouse:

NOTE: The Tilden Township Planning Commission voted "NO" to this warehouse.

Truck traffic

- The developer has stated that one truck per minute will be leaving the warehouse. These trucks would be exiting the warehouse somewhere in the area of Laurel Avenue and Mountain Road. There would need to be major improvements on Mountain Road and Laurel Avenue to accommodate the trucks. Changes would need to be made at Mountain Road and Cabela Drive as well as Cabela Drive and Route 61.
- Regardless of improvements made to those intersections there will be a tremendous amount of truck traffic. How will this affect the existing businesses? Will people avoid the area because they don't want to deal with the trucks?
- Face it, how fast can trucks pull out? At one per minute, there is going to be a lot of truck traffic regardless of any improvements made. There will be additional traffic along Old Route 22 due to people avoided the truck traffic.
- There are three other warehouses being built in the area. Trucks will already be congesting Route 61 at the top of the hill to turn back where these warehouses are being built in the area of Perry Golf Course on the east side of 61 and one warehouse being built on the west side of Route 61 on the Zweizig farm.
- There is a warehouse being built in Shartlesville also located on Mountain Road.

Air pollution/Health considerations

- Will independent studies be done to measure air pollution? There are many websites and municipalities that site dangerous levels of fumes from the trucks exhaust.
- What is the cost of long term health care due to air pollution and water pollution from the trucks and warehouse?

Light pollution

- A 1.2 million square foot building will light up the entire area. Will this have any effect on Hawk Mountain?
- Is the building going to be lit up 24/7?
- If the building isn't lit up, expect crime on the property

Noise pollution

- Trucks are loud. What other noises can be expected?

Safety issues

- If the warehouse is built, a section of Pine Road would be closed off. The building would cross over the existing road. How will this affect the homeowners in the area if emergency services are needed?
- Where are the trucks going to go that are waiting to enter the facility? According to the proposed ordinance they cannot sit idle along the road. So where are they going to go? Who is going to enforce this?
- What happens when there is an accident on I78? Currently the Mountain Road and Olde 22 sees heavy traffic now when there is a detour or road closure.

- What about the safety of our children at the bus stops on Mountain Road? They trucks will be transporting their loads on at prime time when children go to and from school? The developer stated at the last meeting he could guarantee the children's safety. How?
- The gas pipeline will run directly under the employee parking lot.

Crime

- Has anyone researched the crime statistics at existing warehouses? How can we be sure that additional police won't be needed?
- Drug activity is known to be rampant at this type of facility

Water

- Where is their water source coming from? Wells or the Borough of Hamburg? How will this affect the water tables? Will there be forced public water to area residents? There are known carcinogens in public water. Who will pay if the residents have to hook up to public water?
- Storm water runoff – having a 1.2 million sq. ft. facility will certainly affect the local water tables even if they are getting their water from the borough.
- If the warehouse has a rubber roof, toxins from the roof are known to affect water.

Real Estate values

- Not only will the home owners in the immediate area be affected but the entire township would suffer. People move to this area for the beauty of the area and the rural atmosphere.
- With the height of the proposed building being at 55 ft. it will be seen by a majority of township residents. Instead of seeing the Mountain, you will see the top of the warehouse
- No amount of landscaping will hide a 55 ft. building.
- According to local real estate agents, home values will go down in the township

Future warehouses

- Is this just the beginning? When one is approved, will more be approved?
- Neighboring properties have already been approached including Blue Mountain Academy.

Miscellaneous

- Tom and Faye Werley's property is included in this overlay district. They are not in favor of having their property rezoned. They want it to remain farmland. So if they don't approve of their property being rezoned, and the only other property that would be included in the overlay district is Phil Werley's, wouldn't this be considered spot zoning? Such zoning treatment can either bestow a unique economic benefit or extract an economic price on the parcel in question. As such, Pennsylvania courts have ruled that spot zoning is an arbitrary exercise of the municipality's "police powers" and is therefore unconstitutional.
- Without Tom and Fay Werley's property included, Phil and Donna Werley do not own 100 contiguous acres because Pine Road runs through it; therefore, can a warehouse truly be built here?
- Where will the trucks be serviced? According to the proposed ordinance, the only maintenance/service that shall be done at the location would be emergency repairs. What constitutes an emergency?
- When Cabela's and Walmart were built, there were requirements that their buildings needed to have a look that would tie into a "mountain scene". How is this building going to meet those requirements?
- What is happening to the Laurel Nursing Home?
- What is going to happen when we no longer need warehouses? We have seen the decline of malls, and it has even been mentioned by a supervisor that we cannot rely on the taxes being brought in by

Walmart and Lowes because retail is dead. Really? These businesses and all the other development in Tilden that occurred only 10 years ago were supposed to be Tilden's answer to keeping our taxes low.

- According to an article in the paper, Tilden Township's financial situation is not looking good. Where has all the additional revenue that was received from the Walmart Development gone? It appears a large portion has gone to the police dept., which 10 years ago was non-existent.
- If we are to expect an additional \$375,000 in tax revenue, what exactly will this tax revenue go towards? More police to man the warehouse? It was stated in the last Board of Supervisor's meeting that we have a \$1 million surplus. Why do you need \$375,000 in tax revenue if we have a surplus? Why do we need such a surplus? Aren't you taking too much from the taxpayers then?
- Has a wildlife study been done? Being a block away from the mountains, this will have a tremendous affect on the wildlife.
- What are the hidden costs that the warehouse will have?
- Was a cost-benefit analysis completed to see if the benefits outweigh the costs?
- Has PennDot been made aware of any of this?