



# Allen Township Planning Commission

4714 Indian Trail Road

Northampton, Pennsylvania 18067

Phone: (610) 262-7012

Fax: (610) 262-7364

---

---

## ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

**Thursday, August 5, 2021**

A **General Meeting** of the Allen Township Planning Commission was held on Thursday, August, 2021 at 7:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. The Pledge of Allegiance to the Flag was led by Chairman Gary Krill.

**Roll Call:** Gary Behler - Present; Gary Krill - Present; Tim Paul – Present; Paul Link- Present; David Austin - Absent; Stan Wojciechowski , P.E. (Barry Isett & Associates, Inc.) – Present; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart – Present

**Approval of Minutes:** Minutes deferred until the next Commission meeting.

**Public to be Heard:** No comments from the audience.

### **Business Items:**

A. FedEx Final Plans Parking Expansion Phase 2 B: Present on behalf of applicant: Greg Holtzman, BL Companies and Greg Davis, Esq. Mr. Holtzman updated the Commission since hte last meeting. He indicated FedEx followed the Commissions suggestions. There was an existing stormwater facility but the design was able to be accomodated per the Commissions desires. Mr. Paul asked if the original access point will be null and void. Mr. Holtzman confirmed that this is correct. The access point will be null and void. Mr. Holtzman and Davis agreed with all the comments in the Township Engineers review letter dated August 5, 2021, which stated as follows:

“1. Improvements shown on the (Exhibit) Drawing SP-3 should be reflected on all sheets of the plan set and appropriate engineering details provided accordingly.

2. Stormwater management calculations should be provided to document that the stormwater management system left in place when the Phase 2B improvements have been completed will meet all Act 167 requirements.

3. The conveyance calculations provided for the trailer parking area should also include the Inlet Report to confirm the inlet grate capacities, reports identifying the structures and pipes (Storm Sewer Inventory Report and Structure Reports), and the schematic view (Hydraflow Storm Sewers Plan).
4. Hydraulic Grade Line (HGL) and Inlet Grate Capacity (IGC) calculations documenting the adequacy of the installed storm system for the employee parking expansion should be provided to confirm that stormwater is collected and conveyed to its intended location.
5. Hydraulic Grade Line (HGL) and Inlet Grate Capacity (IGC) calculations documenting the adequacy of the installed storm system for the proposed tractor parking lot should be provided to confirm that stormwater from the improved impervious lot is collected and conveyed to its intended location.
6. Plan approval from the Northampton County Conservation District and the PADEP for an NPDES Permit should be provided. This approval may be in the form of a Modification to the existing NPDES Permit, or any other written communication from the NCCD stating that the work to be performed is consistent with the existing NPDES Permit. Any Erosion and Sediment Control Plans or Post Construction Stormwater Management Plans submitted for approval from these agencies should be provided.
7. A Landscape Plan and Details that is consistent with the approved Preliminary Landscape Plan should be provided. This plan should also meet all Zoning and SALDO Ordinance requirements for any newly proposed impervious parking areas.
8. Details for the proposed pedestrian gate for the 10' chain link fence with barb wire, the drop-arm gate, and overhead truss gate should be provided.
9. The following note should be added to a plan to be recorded. Exterior lighting shall be reviewed upon installation to ensure compliance the Township Zoning Ordinance. Any issues of glare or excess light beyond the property line as determined by the Township shall be corrected by the Owner to the satisfaction of the Township.
10. The plans should be reviewed by the Lehigh Valley Planning Commission (LVPC). If required by the LVPC, its recording statement and signature line should be provided.
11. The County recording statement and signature lines should be provided.
12. The Owner's Statements, Surveyor's Statement, and Engineer's Statement should be provided and signed/sealed/notarized as required."

Mr. Krill was pleased that the cross traffic would not occur.

Following some further discussion, Mr. Behler made a motion to recommend conditional approval of the Phase 2B parking lot plan conditioned upon the modification of comment #1 and satisfaction of the all other engineering comments; seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

**Public to Be Heard:** No comments from the audience.

There being no further business, the meeting adjourned at 7:10 PM.

Respectfully submitted,

Ilene M. Eckhart