



## Allen Township Planning Commission

### Meeting Minutes March 6, 2023 6:00 P.M.

A **General Meeting** of the Allen Township Planning Commission was held on Monday, March 6, 2023 at 6:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. Chairman Gary Krill led the audience in the Pledge of Allegiance to the Flag.

#### **Roll Call:**

**Present:** Gary Behler; Gary Krill; David Austin; Paul Link; Felipe Resendez, Jr.; B. Lincoln Treadwell, Jr. Esq. Solicitor; Ilene M. Eckhart, Manager; Maurin Ritinski, Administrative Assistant; Stan Wojciechowski, PE, CME, Engineer (Barry Isett & Associates, Inc.); and Andrea Martin, EIT (Barry Isett & Associates, Inc.)

**Absent:** None.

**Annual Reorganization:** Mr. Behler made a motion to reappoint the same officers as last year, indicating that this is Mr. Krill as Chairman and Mr. Link as Vice Chairman, seconded by Mr. Austin. On the motion, all Commissioners present voted yes with the exception of Mr. Krill who abstained from voting only on his own appointment.

**Minutes:** Mr. Link made a motion to approve the minutes from January 23, 2023, seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

**Public to be Heard:** Mr. Behler welcomed Mr. Resendez Jr to the Planning Commission. He thanked Mr. Resendez Jr for his willingness to volunteer for this position and dedicating his time.

There were no other public comments.

#### **Business Items:**

**A. 559 Atlas Road Preliminary/Final Land Development Plan – Hanover Group Builders, LLP:** Christopher Zajacek explained that 559 Atlas Road is located at the corner of Atlas Road and Savage Road. The property had received plan approval for four (4) townhouses approximately 15-years ago. Mr. Zajacek indicated that the plan before the Planning Commission tonight is to scale back and request a duplex or a side-by-side twin. He explained that the two (2) single-family semi-detached dwelling units will share one (1) deed. Mr. Zajacek reported that their engineer, Keystone Consulting Engineers, has sent a letter requesting a waiver for the requirements of widening Atlas Road and Savage Road. He explained that if this request is granted they would also be asking for a deferral regarding the installation of curbs and sidewalks. Mr. Zajacek also stated that their engineer has also requested a waiver regarding the plan size and a waiver to allow a combined preliminary plan and final plan due to the small size of the project.

Mr. Krill inquired if the two single-family dwellings will be sold or rented. Mr. Zajacek indicated that the format will be that of a condominium and that he will hold the deed for the rented properties. Mr. Zajacek

indicated that the units will be able to be separated at a later date if desired and would then have separate deeds. He explained that if separated, both lots would be able to conform to the Township's requirements. He also indicated that twin homes are permitted in this Zoning District (R3).

Mr. Behler stated that he does not object to the waiver request regarding the scale of the plan. Mr. Behler stated that he recalls that there was not a unanimous decision regarding road widening during the plan review of the townhouse submission. Mr. Behler stated that he was originally for widening the road but indicated that the review letter explains that road widening can cause increased speeds. Mr. Wojciechowski explained that according to Township Zoning Ordinances, road widening is required for a townhouse but is not a requirement for a duplex. Mr. Krill expressed concern regarding the possibility of a future warehouse on Savage Road and the traffic it will produce. Mr. Wojciechowski explained that widening can also cause confusion for drivers. Mr. Austin stated that speed will need to be addressed anyway. He stated that he is unsure how Mr. Zajacek would be able to go back and widen the road after the fact. Mr. Austin indicated that he feels the road should be widened so that the Township does not have to widen this portion in the future. Mr. Link and Mr. Behler agreed that both roads should be widened. Mr. Zajacek indicated that they may choose to return to the four (4) townhouses plan if this is the decision by the Township.

Mr. Link felt that curb and sidewalks should be added. Mr. Behler also indicated that he would not vote to waive the requirement of curbs and sidewalks. Mr. Zajacek questioned if the Planning Commission would consider deferrals of these requirements. Mr. Behler was concerned about Mr. Zajacek selling the property in the future if deferrals were granted. Mr. Zajacek explained that if granted, the deferrals would be recorded and would be disclosed at the time of sale. Mr. Link and Mr. Behler stated that they were not in favor for these deferrals. Mr. Zajacek stated that the widening of the road, curb, and sidewalk do not make sense and that this was noted in the review letter. He explained that the sidewalk would not go anywhere. Mr. Austin commented that the sidewalks would only go nowhere until the day that they don't. Mr. Wojciechowski stated that he always supports the separation of vehicular and pedestrian traffic. Mr. Krill indicated that he would like there to be no parking on Atlas Road. Mr. Wojciechowski explained that the "no parking" signs are on the plan and have been relocated. Mr. Zajacek indicated he had no other concerns regarding the Township Engineer's review letter. Mr. Wojciechowski had no further comments other than what was on the review letter.

Mr. Behler made a motion to recommend the approval of the waiver request in regards to the horizontal scale (SALDO §22-502.1.A) and the waiver request for a combined preliminary and final land development plan where separate plans are required (SALDO §22-502.1 and §22-503.1), seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

Mr. Behler made a motion to recommend the approval of the preliminary/final land development plan for 559 Atlas Road subject to the conditions being met from the Barry Isett & Associates, Inc. review letter dated February 24, 2023, seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

**B. Preliminary Subdivision and Land Development Plans – Willowbrook Farm Phases 3 & 4:** Mark Kaplan introduced himself and indicated that he represents the developer of the Willowbrook Farm property. Mr. Kaplan was accompanied by Jeff Beavan, PE, and John Wichner, PE. Mr. Beavan provided an overview of the plan and Willowbrook Farm property. He indicated that Phases 1 & 2 are located and currently under construction, in Northampton Borough and North Catasauqua Borough. Phase 3 will consist of apartments and townhouses and Phase 4 will consist of townhouses and single family homes. The future Phase 5 will be located off of West Bullshead Road. Mr. Beavan indicated that there will be an Equestrian Golf Village that will consist of a 9-hole golf course, amenities in the village center which would be part of a future land development application, and the potential for single family homes and townhomes in the future. Mr. Kaplan suggested that the Planning Commission first discuss the subdivision plan. The subdivision plan has been submitted to divide

Phases 3, 4, and 5 from the remaining property. There will also be two small parcels subdivided from the property for existing structures at the corner of West Bullshead Road and Willowbrook Road. These existing homes will houses employees of the Trust.

Preliminary/Final Major Subdivision Plan: Mr. Kaplan indicated that there are three waivers being requested. The waivers requested according to the Barry Isett & Associates, Inc. Review Letter dated February 25, 2023 are as follows:

*“A waiver from the following SALDO requirements have been requested:*

- 1. SALDO §22-502.1, this request should also include SALDO §22-503.1. These sections require separate Preliminary and Final Plans be submitted for major subdivisions. Since these plans do not include any improvements, we have no objection to this request.*
- 2. SALDO §22-502.3.A & §22-503.2, which requires the plans show existing man-made features within 200 feet of the boundaries of the land to be subdivided. Since these plans do not include any improvements and the companion Land Development plans are required to show this data, we have no objection to this request.*
- 3. SALDO §22-502.2.A, which requires the plans be drawn at a scale of 50 feet to the inch. We note that the 120 feet to the inch scale provided has many instances of obscured text and unclear data. We could support a waiver of this section conditioned upon scale approval by the Township Engineer as necessary to clearly show the proposed lots and data.”*

Mr. Wojciechowski stated that he has no problems with these waiver requests and noted that the third waiver request would have the scale determined as appropriate. Mr. Kaplan indicated that Mr. Beavan will improve the readability of the plan to meet the requirements set by Mr. Wojciechowski. Mr. Link made a motion to recommend approval of the three (3) waiver requests noted in the Barry Isett & Associates, Inc. Review Letter dated February 25, 2023, seconded by Mr. Austin. On the motion, by roll call vote, all Commissioners present voted yes.

Mr. Wojciechowski reported that the remaining comments are procedural and drafting related. Mr. Kaplan requested the Planning Commission recommend approval of the subdivision plan. Mr. Behler made a motion to recommend approval of the preliminary/final subdivision plan for Willowbrook Farm subject to all comments and conditions being met from the Barry Isett & Associates, Inc. Review Letter dated February 25, 2023, seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

Phase 3 (Multi-Family) and Phase 4 (Townhouse & Singles) Land Development Plan: Mr. Beavan explained that Phase 3 will consist of 256 apartments and 36 townhomes. There will be a roundabout across from the FedEx entrance (Radar Drive) and also a boulevard entrance into the project with a spine road through the site and leads to a right in/right out driveway to back out to Willowbrook Road. Mr. Beavan indicated that there are 16 apartment blocks, a clubhouse, and townhouses. Phase 3 will also include a wet stormwater detention basin. Mr. Kaplan indicated that all of the units will be two stories with a pitched roof which complies with ordinance requirements.

For Phase 4, Mr. Beavan indicated that there will be 189 townhouses and 27 single family residences. Phase 4 is located north of Phase 3. Mr. Beavan explained that the townhouses are two different sizes. The townhouses are 24-feet wide and the interior townhouses are 20-feet wide. Each townhouse will have two (2) garage units. There will also be surface parking, on street parking, and some alley parking spaces. He explained there is also space in front of the garage units for additional parking. Mr. Kaplan explained that the garage units are in the rear of the residences so that the majority of parked cars will be off the street. Mr. Behler questioned

the timing of the phasing. Mr. Kaplan indicated that Phase 3 & 4 will be constructed at the same time and will be bonded at the same time.

Mr. Behler inquired about the internal trail system and pedestrian traffic. Mr. Beavan indicated that there will be sidewalk on both sides of most roadways within Phase 3 and Phase 4. He presented an Open Space/Recreation Plan which illustrated a proposed trail connection from Phase 4 along the Catasauqua Creek, crossing an existing bridge on the Catasauqua Creek and then coming up to West Bullshead Road. Mr. Beavan indicated that the intention is to provide a crosswalk at the proposed site driveway opposite the Catasauqua High School. He explained that there is existing sidewalk on the Catasauqua High School side of West Bullshead Road. Mr. Beavan stated that this will also provide connectivity to Wayne A. Grube Memorial Park. Mr. Kaplan stated that the remainder of the trail system will be developed in conjunction with the development of the village. Mr. Beavan indicated that the potential trail will go through the village and connect to North Catasauqua Borough. Mr. Kaplan explained that the potential trail will go through the property retained by the Trust and he will need to further discuss this with them to finalize the trail connection. Mr. Kaplan said he will work to determine if the trail will be completed before or after the phases are complete.

In regards to the village, Mr. Beavan explained that a number of existing buildings will likely be repurposed to fit the needs of the golf course area or for the village. Mr. Behler inquired if the open space calculations set in the ordinance will be met. Mr. Kaplan stated that the plan meets the ordinance requirements. Mr. Wojciechowski indicated that this is a preliminary approval and allows the ability to be flexible with the calculations at this time. Mr. Wojciechowski stated that he noted in his review letter dated February 26, 2023 that the open space must be identified for the final approval. Mr. Kaplan stated that the Trust understands this requirement. Mr. Behler inquired if Mr. Wojciechowski was referring to the March 4, 2023 letter or the February 26, 2023 letter. Mr. Treadwell clarified that the letter dated February 26, 2023 has all the planning comments while the March 4, 2023 has the technical engineering comments. Mr. Beavan indicated that he had no concerns regarding complying with the comments from the Barry Isett & Associates, Inc. letter dated March 4, 2023.

Mr. Krill expressed his concern regarding the difference in the pork chop size and the difference for the Willowbrook Road entrances/exits. Mr. Krill believes that people will wait on the hatch out to turn left onto Willowbrook Road. Mr. Beavan indicated that the size of the pork chops were determined based on truck turning movements. He explained that there is a left turn lane to access the south entrance of the FedEx property. There is no left turn into Phase 3 from Willowbrook at this location. He illustrated this with drawing C-317. Mr. Krill stated that the pork chop looks to be a proper size on this drawing. Mr. Krill questioned the entrance opposite Radar Drive. Mr. Wichner reported that it is recommended to add a northbound left turn lane on Willowbrook Road. He explained that there is already a southbound left turn lane for traffic to turn onto Radar Drive. The northbound left turn lane would mirror the southbound lane. He stated that the left turn lane will be 100-feet long and will require widening of the road on the Willowbrook Farm side along with restriping. Mr. Wichner indicated that the concept plan is drawn in Appendix M of the Traffic Impact Study. Mr. Krill inquired if there will be an arrow on the traffic light. Mr. Wichner explained that all signals must be reviewed and approved by PennDOT but that a request can be made to have the turning lanes turn at the same time. Mr. Krill also questioned the number of vehicles per day on Willowbrook Road. Mr. Wichner indicated that there were no 24-hour sources for Willowbrook Road that were available. Volumes were attained from other roads. Mr. Wojciechowski indicated that a traffic study has not been provided yet from the Rockefeller sites. Mr. Behler inquired if Mr. Wichner had plans or suggestions for any other road improvements. Mr. Wichner stated that they will be recommending traffic calming on West Bullshead Road. These measures include a mirrored turn lane into Phase 5. There is already a left turn lane into the school. The Phase 5 driveway will be across from the Willow Green Community and will mirror the entrance of the Willow Green Community. Additionally a crosswalk will be added on the western side of the intersection, static pedestrian signage, and a concrete

median east bound and west bound of the intersection. Mr. Wichner explained that this will create a feeling of constriction and slow traffic.

Mr. Beavan explained that they will be providing a 15-foot dedicated access easement to the Township at the intersection of West Bullshead Road and Willowbrook Road in order for the Township to widen the road and add curbing. Mr. Wojciechowski stated that the easement is necessary for Northampton County to widen the bridge. Mr. Wojciechowski explained it is necessary for the 275-foot queue for turns off Willowbrook Road onto West Bullshead Road. He indicated that a 275-foot queue is not feasible as the bridge will be two (2) lanes. Mr. Wojciechowski requests widening for the north bound lane of Willowbrook Road. Mr. Kaplan agreed to widen the road. Mr. Behler inquired if Mr. Kaplan would agree to assisting with widening the road in the area they of the dedicated access easement. Mr. Kaplan indicated that they are already going to widen the other side of the road. Mr. Wojciechowski explained that Northampton County is most likely going to be doing work in this easement area during the construction of the bridge. Mr. Kaplan explained that the easement is the largest that can be given with the existing residential structure, which will remain, being located nearby.

Mr. Behler stated for the audience that all roads within the Willowbrook Farm property will be maintained by a homeowners association. Mr. Behler questioned the responsible party for the internal pedestrian bridge. Mr. Kaplan explained that this will be the responsibility of the homeowners association. Mr. Wojciechowski explained that the Township will maintain sewer lines throughout the Willowbrook Farm property.

Mr. Krill questioned the access to the golf course. Mr. Beavan indicated that the same route that is used today will be available. He also explained that the plan will exceed parking ordinance requirements for visitors. Mr. Krill inquired if there is a way through the phases without having to go onto West Bullshead Road. Mr. Beavan explained that vehicles in Phases 1, 2, and 5 will need to take West Bullshead Road to access Phases 3 & 4. Mr. Krill asked if there was a guarantee that the village center would be built. Mr. Kaplan indicated that the Township could deny a plan if more residential units were submitted for this area. He explained they reserved a certain number of residential units for the village but that there is a maximum number of residences permitted on the property. Mr. Kaplan reported that a plan for the village center is actively being worked on. Mr. Wojciechowski indicated that this application is for 508 dwellings. Mr. Krill wanted to ensure that the reflective house address numbers would be placed on the residences. Mr. Kaplan assured Mr. Krill that if it is in the ordinance then it would be followed when a building permit is submitted.

Mr. Wojciechowski read through the Barry Isett & Associates, Inc. review letter dated February 26, 2023. The review letter is as follows:

*“WAIVERS REQUESTED*

*A waiver from the following Ordinance requirements have been requested:*

- 1. SALDO §22-502.2.A which requires the plans be drawn at a scale of 50 feet to the inch and the sheet size be 24 inches by 36 inches. We support this waiver as the 40 scale drawings and larger sheet size provide better detail on the plans.*
- 2. SALDO §22-502.3.A which requires the drawings identify existing man-made features within 200 feet of the boundaries of the subject land. We could support a waiver of this section conditioned upon any area that may affect, or may be affected by this development, as determined by the Township Engineer in subsequent reviews be shown.*
- 3. SALDO §22-502.5.F & §22-502.5.J which require the Applicant submit to the Northampton County Conservation District (NCCD) with the initial Preliminary Plan submission. Since the revised plans include an E&S plan set, and the Design Engineer has indicated that the plans have been submitted to the NCCD, this waiver appears unnecessary.*
- 4. SALDO §22-603.A.(7) and SMO §8-141.4 which requires that no new construction or development occur in the floodway (where documented), or within the 50 feet of the stream channel (where the floodway has not been determined). We could support a waiver of these sections conditioned upon the Applicant receiving PADEP approval for all work in the floodplain and that sanitary manholes will be watertight.*

5. SALDO §22-802.2.D.(1) which requires two thirteen foot cartways containing one-way traffic for a Boulevard. We could support this waiver as it applies to the Roundabout Entrance and NE Road A. However, we do not support this waiver where SE Road A connects to Willowbrook Road without additional traffic calming features.
6. SALDO §22-802.2.E.(1) which requires a local private street have an 8' restricted parking lane along the entire length. We support this request as it relates to intersection approaches transitioning to a different roadway type, and fire staging areas.
7. SALDO §22-802.2.E.(2), SALDO §22-802.2.F.(2), and SALDO §22-802.2.G.(2) which require sidewalk be provided on both sides of a local private street, a one-way private street without parking, and a one-way private street with parking. We do not support this waiver along the northern side of NE Road D between NE Road B and NE Road B.2, to allow a person walking along the north side of NE Road D to continue along the roadway.
8. SALDO §22-802.3.D(3) which requires curb radii at intersections be a minimum of 20'. We do not support this waiver at this time. The Truck Turning plans show several incidents of trucks running over the curb and trucks conflicting with parking spaces.
9. SALDO §22-802.3.D(4) which requires a minimum centerline distance between two adjacent intersections of streets to be less than 150 feet. The plans do not provide this minimum offset as it relates to Alleyways, which have a limited use. We have no objection to this request.
10. SALDO §22-802.3.D(5) which requires a minimum distance of 1,000 feet between two (2) intersections on Willowbrook Road. The plans show a distance of 930 feet between Radar Drive and NE Road C. It appears to us that shifting NE Road C to the north 70 feet would allow for better sight distances, and provide a greater distance for vehicles approaching the traffic signal at Radar Drive and Roundabout Entrance. The Township may wish additional justification as to why this request is not materially detrimental to the public health and safety.
11. SALDO §22-802.3.F(1) which requires grades within 50 feet of the intersection not to exceed 4%, where practical. We have no objections to this request, as the Design Engineer has provided ample reasoning where this condition is not met.
12. Chapter 21 – Streets and Sidewalk Ordinance §21-303.E which requires the maximum length of a permanent cul-de-sac be 600 feet. This request should be expanded to include SALDO §22-406.N and §22-802.2.J. SE Road C is 860 feet long and serves 3 multi-family buildings and 8 buildings with multiple garage units. We defer to the Township Fire Chief to review the adequacy of this configuration.
13. SMO §8-231.8.H which requires the stormwater management basin to be surrounded with a 4' high chain link fence and maximum side slopes of 4:1. The request for the type of fence should be clarified as the plans show a post and rail fence and the waiver request letter identifies a post and board fence. We note that a safety ledge is provided and have no objection to this request.
14. SMO §8-231.K which requires the minimum slope of 2% on the bottom of a detention pond toward the outflow structure. We recommend that the basin bottom be sloped to the winter dewatering pipes.

#### ZONING COMMENTS

15. Open space areas are generally identified on Sheet C-317 which would appear to satisfy the requirement of ZO §27-1502.9.E(5). Prior to Final Plan Approval, the Open Space over the remaining parcels of the Mixed-Use Village should be identified with metes and bounds or as acceptable to the Township Solicitor.
16. We defer to the Zoning Officer to confirm the yard requirements for lots 5-205, 5-206, and 5-216 where these lots abut NE Road C.

#### PLANNING COMMENTS

17. Fire truck turning plans should demonstrate that the fire truck can turn around with the 35' radius cul-de-sac bulb provided, or a wider cartway pavement should be provided. No right-of-way is provided for these cul-de-sacs to confirm compliance with SALDO §22-802.2.J. These templates should be provided where necessary throughout the site.
18. The portion of NE Road B north of NE Road C and providing access to the single-family dwellings, is identified as a Private Access Entry Road with a 24 foot wide street. We defer to the Fire Chief to determine if this roadway is sufficient to provide emergency services to these dwellings.
19. The Fire Chief should review the Plans. We note the following concerns:
  - a. The location of all fire hydrants should be confirmed.
  - b. The plans do not show any fire lanes or zones within Phase 3 (Lot #1).
  - c. The plans show ¾" water lines serving each single-family attached dwelling. Current building code standards require these units to be constructed with sprinklers. The Developer/Design Engineer should confirm that a ¾" water line is sufficient for fire suppression in these units.
20. The Traffic Access Study indicates that a northbound left turn lane of 275 feet in length is warranted on Willowbrook Road at the West Bullshead intersection. Since this lane width cannot be accommodated with the two-lane bridge over the Catasauqua Creek, the plans should identify an expanded northbound shoulder to allow vehicles continuing northbound on Willowbrook Road to get around traffic turning left onto West Bullshead Road.
21. A private right-of-way should be shown for NE Road B through the single-family detached dwellings in order to comply with ZO requirements that lots front on a street.
22. In lieu of showing private rights-of-ways for the proposed streets and alleys as suggested by SALDO §22-802.2.A, we suggest that the open space areas be labeled on a plan to be recorded and consistent with the Open Space Exhibit, Drawing C-317, Sheet 20 of 118.

23. A 5 foot wide sidewalk should be provided on at least one side of NE Road C between NE Road B and Willowbrook Road per SALDO §22-802.2.B(2).
24. NE Road C is shown to be a Private Access Entry Road between NE Road B (adjacent to Lots 5-206 and 5-216) and should have a 24' cartway per SALDO §22-802.2.B(1). Alternatively, this stretch of road could be classified as a Local Private Street with two 10-foot lanes and an 8-foot parking lane to keep the 28' cartway shown.
25. The Parking Calculations on Drawing C-301, Sheet 3 of 118, identifies that each townhome in Phase 4 (Lot #2) will have a two car garage and identify that both bays of the 2 car garage shall be used to meet the parking requirements. However, most of the townhouse units are 20 feet wide. Standard industry practice is for garage stalls be 10 feet wide to allow for doors to swing open and access around the vehicle. The width of the two-car garages should be confirmed.
26. The Developer and Design Engineer should confirm the ability of cars to maneuver in and out of all units. Units that appear to have maneuvering concerns include 5-61, 5-85, 5-86, 5-95 through 5-99, 5-115 through 5-119, not intended to be an all-inclusive list.
27. Certification should be provided from the sewerage system conveyance and treatment facilities stating that the usage is within their capacity and they will provide such service to the site per SALDO §22-502.5.A.
28. Act 537 Planning should be addressed prior to Final Approval.
29. The plans show 6 dumpster facilities for the 292 units and the Community Center in Phase 3 (Lot #1). Several buildings, including the Community Center, are over 300 feet away from the nearest dumpster (the northernmost single-family attached unit is over 450' from the nearest dumpster). The Developer and Design Engineer should confirm the size, number and locations of the trash enclosures.
30. The method of trash disposal for Phase 4 should be provided.
31. Final plans should identify easements for the Catasauqua Area Trail and Transit Initiative as indicated in the Lehigh Valley Planning Commission's Walk/Roll Active Transportation Plan and detail the trail system design per SALDO §22-802.7.
32. The Design Engineer has stated that an internal trail network allowing access to Catasauqua High School, and a "significant" sidewalk network internal to the site will be provided. This system and the requirements for this system should be shown on the Final Plans.

**STORMWATER MANAGEMENT, TRAFFIC, WATER, SEWER, LANDSCAPING, LIGHTING, PLAN PRESENTATION, AND GENERAL COMMENTS**

*Technical comments regarding the design of these systems and features in accordance with Federal, State, and Local guidelines, laws, rules, regulations and ordinances shall be provided under separate cover. The Preliminary Plans should address the technical comments contained in this letter."*

Mr. Beavan indicated that in regards to waiver request #5 relating to where SE Road A connects to Willowbrook Road, he explained that they plan to increase the island size which will decrease the lane width by one (1) to two (2) feet. Mr. Wojciechowski indicated that he spoke with Mr. Beavan regarding waiver request #7 and Mr. Beavan has agreed to put sidewalk in along NE Road D. Regarding waiver request #8, Mr. Wojciechowski recommends that Mr. Beavan have this deferred to a final approval. Mr. Beavan indicated that they plan to address truck maneuverability and will make changes to allow for this. He indicated that a WB50 is being used for the turn radii. Mr. Krill inquired if they have reviewed how a 40-foot straight vehicle, such as a firetruck, would maneuver. Mr. Beavan indicated that they have run a 43-foot ladder truck. Regarding waiver request #12 relating to streets and sidewalks, Mr. Wojciechowski indicated that he would defer to the Fire Chief to review the adequacy of this configuration. Mr. Beavan explained that there is sufficient space for a 43-foot firetruck to make a K turn. Regarding waiver request #13, Mr. Beavan indicated that they are proposing a post and rail fence around the basin. Mr. Wojciechowski stated that this will be a wet pond with a safety ledge.

Mr. Beavan stated that they will be requesting an additional waiver relating to Northeast Road C. He indicated that there is a 28-foot cartway to match the 28-foot paving further down. They are requesting a waiver to allow the 28-foot private entry drive. Mr. Wojciechowski indicated that he did not have a problem with this request.

Mr. Behler inquired how garbage collection will be handled for these residential units. Mr. Beavan indicated that they will be contracting their own garbage hauler for the homeowners association which will include curbside pickup for the single homes and townhomes. Mr. Behler questioned if any consideration has been made for the names of the roadways. Mr. Krill stated that names should not be made similar sounding to other existing roads to avoid confusion with emergency responses.

Mr. Kaplan stated that they will be revising the plan to address the items on the review letter and resubmitting in order to be back before the Planning Commission on March 20<sup>th</sup>.

**Public to be Heard:** Donald Noll, 4040 Pine Hurst Drive, stated that he would like to see sidewalks and trees along West Bullshead Road along the Phase 5 portion of the Willowbrook Farm Plan. Mr. Noll feels that residents from the Willowbrook Farm property could cause potential hazards if they cross West Bullshead Road to walk along the sidewalk on the north side of the road. Mr. Noll would like to see landscaping added to this property that mirrors the landscaping of the Willow Green property. He also expressed his concern regarding an increase in traffic and believes there should be deceleration lanes for right turns.

**Announcements:** Mr. Krill announced that the next Planning Commission meeting will take place on Monday, March 20<sup>th</sup>, 2023 at 6:00 PM.

There being no further business, the meeting adjourned at 7:47 PM.

Respectfully Submitted,

Ilene M. Eckhart





# Allen Township Planning Commission

## Meeting Agenda

Monday, March 6, 2023

6:00 P.M.

**Location: Allen Township Fire Company Building**

The Allen Township Planning Commission meetings will be held at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA.

A summary of the public comment policy and procedures is located at the end of the agenda as a reference for individuals wishing to address the Board during the “Public to be Heard” segments.

Note: Per Act 65 of 2021 requirements, this agenda was posted to the Township website and physical location of the proposed meeting, by Township staff on: February 28, 2023.

**1. Call to Order**

**2. Pledge of Allegiance to the Flag**

**3. Roll Call**

\_\_\_\_\_ Gary Behler

\_\_\_\_\_ Stan Wojciechowski, PE, CME, Engineer

\_\_\_\_\_ David Austin

\_\_\_\_\_ B. Lincoln Treadwell, Jr. Esq., Solicitor

\_\_\_\_\_ Felipe Resendez, Jr.

\_\_\_\_\_ Ilene M. Eckhart, Manager

\_\_\_\_\_ Gary Krill

\_\_\_\_\_ Paul Link

**4. Annual Reorganization of the Commission**

**5. Review & Approval of Minutes**

**6. Public Comment (Residents shall limit their comments to no more than three minutes)**

**7. Business Items**

**A. 559 Atlas Road Preliminary/Final Land Development Plan – Hanover Group Builders, LLP**

**B. Preliminary Subdivision and Land Development Plans - Willowbrook Farm Phases 3 & 4**

**8. Public Comment (Residents shall limit their comments to no more than three minutes)**

**9. Next Planning Commission Meeting – Monday, March 20<sup>th</sup>, 2023 6 PM**

**10. Adjournment**

1. *A period for public comment will be held at the beginning of the meeting and at the conclusion of all agenda business items. Any public comments or questions shall be reserved until time on the agenda. Public comments and questions will not be permitted during the course of the Board's/Commission's business items.*
2. *Individuals who speak must give their name, address and municipality prior to speaking.*
3. *Time limit on length of public comment or presentation will be three (3) minutes per person, per meeting.*
4. *A speaker will only be granted one three (3) minute extension, if given, for a maximum speaking time of six (6) minutes, at the discretion of the Chairman.*
5. *Comments/questions shall be directed to the Board/Commission members only.*
6. *Procedures will be in place to maintain proper decorum for the hearing. Public participation will be allowed but the Board will ensure respect for all citizens and maintain order. Personal attacks and outbursts will be ruled out of order. The Chairman of the Board or Commission may, within this discretion, rule out of order scandalous, impertinent, and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting.*
7. *Individuals with lengthy written statements may submit them for the record and provide a verbal summary of three (3) minutes or less. Interested persons may email public comments via email, sent to [manager@allentownship.org](mailto:manager@allentownship.org) until 3:00pm local time the day of each meeting or by contacting the Township office. Public comment received via email will be read at the outset of the meeting. If you require an auxiliary aid, service or other accommodation, please contact the Allen Township offices in advance. In addition, an audio recording of the meeting will be posted to the Township website: [www.allentownship.org](http://www.allentownship.org) within 48 hours of the meeting.*