



Allen Township Planning Commission

4714 Indian Trail Road
Northampton, Pennsylvania 18067

Phone: (610) 262-7012

Fax: (610) 262-7364

Eugene Clater, Chairman
Gary Krill, Vice Chairman
Gary Behler
Alfred Pierce
Louis Tepes Jr.

Brien Kocher, P.E.
B. Lincoln Treadwell, Jr., Esq.
Ilene M. Eckhart, Secretary

MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, May 16, 2016 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, May 16, 2016 at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, Pennsylvania 18067. The Pledge of Allegiance was recited by all present.

Roll Call: Present: Gary Behler; Louis Tepes, Jr.; Eugene Clater; Gary Krill; Ilene Eckhart, Manager; Brien Kocher, P.E., B. Lincoln Treadwell, Jr., Esq. Alfred Pierce - Tardy

Minutes: Mr. Behler made a motion to approve the minutes of April 18, 2016; seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: No comments from the audience.

Old Business - No old business

New Business –

A. Northampton Industrial Park – Final Subdivision Plans Lot 1, 2 & 3 and Supplemental Subdivision: Present on the behalf of the applicant: Mark Powell, Jim McCarthy, PE, Jim Dimmerling, PE, Bert Guigley and Jill Nagy, Esq.

Mr. Mark Powell, applicant, provided an update and express concerns regarding the following items:

1. DEP sewer module and the NPDS are in process with the Northampton County Conservation District and DEP.

2. Meetings with Rockefeller are not going as well as they would like. Mr. Clater questioned the plans for Commerce Drive. Mr. Powell stated they received the review letter from PennDOT today. Mr. Clater requested to be copied on all submissions and reviews to and from PennDOT for this project. Mr. Clater also requested the updated TIS.

Mr. Powell requested the Commission reconsider the zoning amendment submission. Mr. Clater indicated the request was sent to the Board of Supervisors definitively denied consideration of the zoning ordinance amendment. Mr. Treadwell indicated they did discuss the matter on more than one occasion. Mr. Powell explained the web-based business requirements to be near a shipping hub, like the Fed Ex Hub as well as the third-party logistics contractors. Mr. Behler questioned the impact on traffic if or if not the zoning was considered to be changed. Mr. Powell indicated the traffic impact would be about the same. Mr. Powell felt that the park would be more stable with the larger structure. He felt it would making a stronger commitment to the municipality.

On the subdivision, Mr. Clater questioned why Lot 2 and 3 do not have access to Century Blvd. On the waiver notes, all notes should be per the Supervisors approval. He also stated that the waiver, which was a conditional waiver, needs to incorporate the language requiring the waiver for the 1000' distance from their intersection to the Savage Road light conditioned upon PennDot approval for their HOP with a traffic signal. On the suggestion of Mr. Clater, an emergency access easement for Lot #3 will be added as a plan note as well as an easement agreement in the property owner's association easement. On the question from Mr. Clater, Ms. Nagy indicated that the hydrants will be paid by the property owner's association. The hydrants in the development lots will be metered. Mr. Krill preferred the Horner Road hydrant would not be metered. A separate line will need to be installed to service this meter, as well as the hydrants along the public road. The applicant will return with a resolution for this issue, after speaking to Northampton Borough Municipal Authority.

Regarding the LVPC Stormwater review, a resubmission has been provided. Mr. Clater questioned DEP's approach with liners. Mr. Jim McCarthy, indicated a bio-filtration note will be added.

Mr. Krill questioned the Savage/Willowbrook Road bridge limitation. Mr. Krill questioned if note #66 could be revised to add Lot #5. Mr. Guigley indicated the note would be revised accordingly.

Mr. Behler questioned the disclosure of the end user. Mr. Powell indicated that he could not disclose the end user at this time. He is seeking permission from the end user to approach the Board. Mr. Behler questioned Franks Corner. Mr. Dimmerling indicated that some type of traffic improvement contribution will need to be made to East Allen Township.

Ordinance Changes/Updates:

- A. **Zoning Ordinance Amendments** – Mr. Clater indicated subsequent to the last meeting, he met with Ms. Eckhart to further develop. Following further discussion, Mr. Pierce made a motion to recommend the draft ordinance to the Board of Supervisors and the LVPC for comments;

seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners present voted yes with the exception of Mr. Krill.

Comprehensive Plan: Mr. Clater suggested reviewing the Comprehensive Plan information with the consultant at the next meeting.

Public to be Heard: No comments from the audience.

There being no further business, the meeting adjourned at 9:00 PM.

Respectfully submitted,

Ilene M. Eckhart