

Allen Township Planning Commission

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William Holmes, Chairman
W. Eugene Clater, Vice Chairman
David Irons
Louis Tepes, Jr.
Alfred Pierce

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

MINUTES
ALLEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Monday, December 16, 2013
7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, December 16, 2013 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: William Holmes; Alfred Pierce; Louis Tepes, Jr.; David Irons; Eugene Clater; Brien Kocher, P.E.; and B. Lincoln Treadwell, Jr., Esq.

Minutes: Mr. Tepes made a motion to approve the minutes of November 2013; seconded by Mr. Irons. On the motion, by roll call vote, all Commissioners present voted yes.

Old Business

1. **High Meadow Estates:** Noted.

New Business

1. **Stone Ridge, Phase 1 B Individual Onlot Stormwater Management:** Mr. Kocher indicated that several months ago the Planning Commission recommended approval to the Board of Supervisors for Phase 1 B of Stone Ridge. Mr. Kocher indicated after the approval, Keystone Engineering made some changes to the plan concerning on-lot infiltration. The original NPDES plan was issued in 2005. The original permit required stormwater basins and inlet controls. In 2010 the NPDES permit expired. Due to changes in the DEP's regulations, on-lot infiltration as close to the point of run-off was required. The rear of the property was tested to accommodate on-lot infiltration locations. There is at least 2 feet of acceptable material available for these on-lot infiltration areas. The areas will consist of a

design consistent with a filtration strip. If future property owner question these areas, the Commission needs to be aware that they exist and how they are to be in existence in perpetuity. Mr. Holmes questioned if this will be noted on the plans and the deeds. Mr. Tetterer indicated that they would be required to be noted on the plans and deeds as a restriction. Mr. Tetterer indicated that on the grading permit these areas will be detailed. Mr. Clater questioned how do you stop a property owner from planting a tree in these areas? Mr. Tetterer was unsure of how this would be policed. He was unsure if a tree would be problem but the more important concern was that the area would remain protected. Mr. Pierce questioned who would protect the three inch depth? Mr. Tetterer indicated it would be constructed and the future property owner would be required to maintain these areas. Mr. Pierce questioned what keeps it from leaching out onto Savage Road? Mr. Tetterer indicated the berm and the swale. His point was the seeping water that would collect in the overall area. Mr. Tetterer indicated only three inches of water would collected and drain to the basin (which is sloped) because this was in a sinkhole prone area. He did not imagine it would create a condition that it would seep out onto Savage Road. Mr. Pierce was concerned that it would leach and could possible freeze onto the road. On the question, from Mr. Pierce, Mr. Livengood confirmed he would clean the trees out of the existing pond.

Mr. Kocher indicated that the Township did not have standards in 2005 regarding this design. Mr. Kocher indicated that the package of testing is under review. Mr. Kocher further indicated he was agreeable with the concept but the testing would need to be completely reviewed – he just intended that the Planning Commission was aware of this future condition on these properties. Mr. Clater was concerned with the three inches depression if it would not infiltrate well – that a property owner may simply fill the area in. Mr. Tetterer indicated that if they filled it in it would be in violation of the NPDES permit. Mr. Clater felt in this case the Township would get dragged into enforcement. Mr. Tetterer explained that this would be a notation in the deed restriction pursuant to the NPDES permit and that it would need to be maintained by the property owner. Mr. Pierce was not convinced that DEP or the County Conservation District enforcement of the infiltration areas on the property owner.

Following a lengthy discussion, Mr. Tepes interjected that these regulations come down from the permitting agencies that are essentially regulated by the State and Federal government and that these regulations are perpetually changing.

The Commission voiced concerns of the Township being in the middle of any future compliance issues. Mr. Kocher indicated he would review the materials provided and this issue did not have to come back to the Commission or the Supervisors for further approval.

2. Hampton Ridge Lots 47 & 48 Grading Plan: Mr. Kocher indicated that the walls appear to be a change to the grading plan as approved. He further indicated that the wall, given the height exceeding four feet, would be subject to the UCC.

3. Rockefeller Group Preliminary/Final Subdivision & FedEx Ground Hub Preliminary/Final Land Development Plan: Mr. Ronald Gawlick, P.E. was present on behalf of the Rockefeller Group to field questioned on the preliminary submission. It is understood that the plan will be before the Commission for a full review in January. Mr. Holmes questioned a pedestrian crossing on the Catasauqua Creek Bridge? Mr. Gawlick indicated that a pedestrian crossing would be installed

on the bridge. He further indicated that the full pedestrian crossing would also be provided at the new West Bullshead and Willowbrook intersection.

Mr. Pierce questioned the location of the sanitary sewer in Willowbrook Road, as well as the depth. Mr. Gawlick indicated that the sewer line is typically located in the streets for access, but that it could be located in an easement to avoid the excessive depth of the manhole. In addition, Mr. Pierce asked how the sewer was accessed on the north side. Mr. Gawlick indicated a pump station/force main on lot #4 down the new access road because that may be a future public road. Mr. Gawlick further indicated that lots 2 & 3 would require pumping. In addition, no study for sewer service to East Allen has been undertaken at this time to determine gravity or pumping. Mr. Pierce suggested that a gravity connection lesser than 16 feet be designed if possible. Mr. Gawlick indicated that it will be studied and alternatives shall be provided to the Township. Mr. Pierce did not see the logic of draining the entire system, because it essentially would only serve the Fed Ex project, to Willowbrook Road.

Mr. Holmes felt that the Township would want no part of ownership of the stormwater or infiltration basins. Mr. Gawlick confirmed that currently there is no intention to dedicate these facilities to the Township.

Mr. Pierce questioned the alignment of the driveway across to the Fuller lands. Mr. Gawlick indicated that this future alignment is under study.

Mr. Holmes questioned that the northern driveway that serviced to the proposed lot in Allen Township. Mr. Gawlick indicated it would go to the exiting driveway until the Phase One was developed. An access will be provided to the radar tower. Ultimately it is the intention when the project is fully built the road will be built to the Township's public road standards and offered for dedication to the Township.

Mr. Clater reiterated on his questions concerning a potential traffic jam up on Willowbrook Road with no alternative road. Mr. Clater explained a historic discussion to cut out the curbs on Weaversville Road to eliminate the curves. He felt there were a nominal amount of homes in the area and a straight alternative road would provide a secondary access to the East Allen portion of the LVIA lands. Mr. Clater felt that some of the proposals in the past straightened this section by relocation of the roadway to circumvent the heavily curved sections. Mr. Gawlick indicated that this is being studied.

Mr. Holmes suggested like concerns regarding lack of redundancy with the sewer infrastructure.

Mr. Clater requested a separate punch list that would specifically Planning Commission items of direct waiver by the Supervisors (SALDO or Zoning Ordinance related) or Zoning Hearing Board (Zoning – variance).

Mr. Mull, Willow Green, questioned if the weight limit on the Catasauqua Creek Bridge would be kept in place. Mr. Kocher indicated that the bridge will be replaced to be compliant with weight. Mr. Mull further questioned felt that increasing the weight capacity of the bridge

Mr. Philpott, Willow Green, questioned if there would be a restriction on West Bullshead, such as “local deliveries only”. Mr. Gawlick indicated that intention of the Fed Ex site would not be to permit their truck traffic north to West Bullshead Road. Mr. Philpott felt the traffic should be rerouted to Northampton.

Mr. Larry Oberly, indicated there is some traffic now on West Bullshead that comes up Willowbrook Road that goes to Sipos Drive, because it is there place of business now.

Bob Keller, Willow Green, questioned who pays for all of these road improvements? Mr. Gawlick indicated these are paid for by the developer. Mr. Keller further questioned if safer bus shelters would be constructed on Race Street. Mr. Gawlick indicated those improvements would be reviewed by Hanover Township, Lehigh County and ultimately PennDOT.

Mr. Keller further questioned the relocation of the overhead lines. Mr. Gawlick indicated that the lines are not perceived to be relocated at this time.

Mr. Mull questioned procurement procedures for the road improvements. Mr. Joseph Fitzpatrick indicated the road improvements would be a private project and contract provided by the developer. Mr. Clater further explained the roads would be built privately but to Township standards.

Mr. Keller questioned if there would be an environmental impact review. Mr. Gawlick indicated that there would be an environmental assessment in the future. Mr. Kocher indicated that the wetlands are required by the Commonwealth and there are various studies that would need to be addressed.

Mr. Kocher indicated that there are two separate plans under review: one creating the subdivision of the lots and one being the land development plan for the Fed Ex Hub project.

On the question from Mr. Tepes on stormwater hot spot, Mr. Kocher indicated that a “hot spot” as defined by the Lehigh Valley Planning Commission as an area that could contribute to pollution and are not a place for infiltration.

There being no further business the meeting adjourned.

Respectfully submitted,

Ilene M. Eckhart