

Allen Township Planning Commission

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

Robert Cox, PE, PLS
B. Lincoln Treadwell, Jr., Esq.
Ilene M. Eckhart, Secretary

MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, April 17, 2017 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, April 17, 2017 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: Alfred Pierce; Louis Tepes, Jr.; Eugene Clater; Gary Behler; Gary Krill; Ilene Eckhart, Manager; B. Lincoln Treadwell, Jr., Esq.; Bob Cox, P.E.

Minutes: Mr. Behler made a motion to approve the minutes of March 20, 2017; seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: Mr. Clater announced there have been several changes to the plans as last reviewed by the Planning Commission several meetings ago.

Mr. Mark Kaplin, Esq. addressed the Commission as an attorney present representing Willowbrook Farms. He had several questions since receiving the plans pursuant to a Right to Know request. He indicated he has written to the Township and asked to be a party to the application. He requested Willowbrook Farms be granted an evidentiary hearing regarding the application. He was most concerned with the stormwater aspects of the plans and impacts onto his clients' property.

Mr. Dan Snyder a resident of North Catasauqua Borough asked who was the closest resident in Allen Township. He asked if the Commission recognized that there were residents in the surrounding communities which were very close to the project and impacted by the project.

Old Business

- A. Rockefeller Lehigh Industrial Development – Lot 5:**
Applicant/Owner: Rock-Lehigh Valley LLC/Lehigh-Northampton Airport Authority
Review Deadline: Receipt of Initial Plans December 22, 2016;
Second Submission February 3, 2017;
Third Submission April 3, 2017.
First Planning Commission Agenda: Initial Submission January 16, 2017
Second Submission February 20, 2017
Third Submission April 17, 2017
Original 90-day Deadline: Initial Submission April 19, 2017
Second Submission May 20, 2017
Third Submission July 17, 2017

Joseph Fitzpatrick, Esq. presented the overview.

Mr. Mark Heeb, BL Companies reviewed the new changes to the Land Development Plan. Mr. Heeb discussed the new, enhanced landscaping and berm requirements that will be met. The new plan incorporated sidewalks, if required by the Township. The building in the new plan is about 40,000 square feet smaller than the original plan. An extra parking lot is designed but will not be built with this Phase of the project.

Mr. Dan Salamada, Senior Project Manager along with Jose Lazo (BL Companies) reviewed the Stormwater Management associated with the plan. He indicated there would be two primary basins. One basin on the east of the property and an underground basin on the west of the property. Mr. Clater questioned the flow direction of the current runoff from the previous storms. Mr. Krill questioned the discharge rates of the runoff. Mr. Pierce questioned the infiltration rates between the one year and two year storms.

Mr. Clater discussed the Airport Master Plan that is currently in the works at the Airport. Mr. Harmon from the Pidcock Companies discussed the traffic flow and turning lanes. Mr. Clater questioned the number of truck scrapers and the need for more. Mr. Clater questioned the location of the sidewalk and the LANTA bus stop. Mr. Clater questioned spaces for overnight truck parking.

Mr. Cox had concerns about the rates of flow of runoff at the discharge points. Mr. Cox stated there are more concerns on their review letter.

Mr. Kaplin questioned clarification of the direction and flow of the stormwater in regards to the Willowbrook Farms property. The issue of “defined channel” with regard to stormwater management terminology was further discussed at length between Mr. Kaplin and Messrs. Lazo and Salamada (of BL Companies). Mr. Kaplin was concerned about the geotechnical borings and associated report. He was concerned with the type of infiltration testing performed. He questioned if there was a morphological analysis performed. Mr. Joseph Fitzpatrick, Esq. objected to the question. He was

concerned with taking 68 acres, adding approximately 30 acres additional and placing the water into small areas and expecting infiltration. Mr. Treadwell indicated that the Commission is concerned as well.

In conclusion, Mr. Kaplin stated that the Township ordinance requires the applicant coordinate with the adjoining property owner. Mr. Kaplin further indicated that the black letter of the law (regarding stormwater) does not allow the upstream property owner to collect and point discharge to a downstream property owner, under Pennsylvania Law.

Mr. Kaplin request participation in the process on behalf of his client, including meetings.

Mr. Treadwell indicated the Township Engineer, Northampton County Conservation District and PA DEP would need to be agreeable with the ultimate plan for stormwater management for the project.

Mr. Rick Novak, Bally Drive, questioned the traffic patterns on Willowbrook Road.

Mickey Philpot, Willow Green, questioned the number of trips per day.

Mr. Doug Newhard, Locust St. North Catasauqua, questioned the retaining wall affecting his adjoining property.

Don Knoll, Willow Green, questioned the total square footage of the new plan building. The total is 1,029,357 square feet. Mr. Knoll also questioned the detention basin and how the water is reabsorbed. Mr. Clater stated it works with an infiltration system, like your septic system – reabsorbing stormwater back into the aquifer.

Ernest Kelly, Grove St. North Catasuaqua, questioned the landscaping and the Airport Zone. Mr. Clater stated the changes and that the developer is planning to install as much landscaping as possible.

Mr. Clater questioned the size of the pipes and how sinkholes would be detected. Mr. Clater further stated the Township does all it can to deter light pollution.

New Business – No New Business

Public to be Heard: No comments from the audience.

There being no further business, the meeting adjourned 9:10 PM.

Respectfully submitted,

Ilene M. Eckhart