

Allen Township Planning Commission

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Gary Krill, Vice Chairman
Gary Behler
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Louis Tepes Jr.

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

MINUTES

ALLEN TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Monday, October 17, 2016

7:00 P.M.

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

Minutes: Mr. Behler made a motion to approve the minutes of September 19, 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

A. Delli Santi Associates, Revised Preliminary/Final Plan Submission (As-Built): Mr. Brian Gasda, P.E. Lehigh Engineering Associates, Inc. was present to address the plan changes. He indicated the plan was clarified to show what was proposed and what was in an existing as-built condition. Mr. Kocher questioned areas of outdoor storage and indicated areas were not shown. Mr. Pierce questioned acceptable screening as trees were planted along the frontage of Horwith Lane and Brick Kiln Court. Mr. Gasda was unclear if curb returns were required. Mr. Gasda believed it was determined that it was not consistent through the Brick Kiln Court Subdivision development. Mr. Pierce asked Mr. Gasda to explain the easement for the stormwater pipe and why the stormwater pipe was not in the easement. Mr. Gasda indicated that the pipe was not built in the location of the easements. Mr. Gasda indicated a description will be provided for the additional easement area required. Mr. Delli Santi indicated that

the pallets of material either have been removed or will be removed. Mr. Pierce questioned the number of vehicles parked on a property (in the Zoning Ordinance). Mr. Treadwell indicated that there is nothing in the ordinance to regulate the number of vehicles to be parked on the property. Mr. Pierce felt it was more difficult to make the distinction if someone is in business. Mr. Clater felt all we have asked for is a site plan in the past to depict intended areas for parking.

Mr. Clater felt if the curb radius is needed to be replaced in the future, could replacement be deferred? Mr. Treadwell agreed that a deferral could be added to the plan notes.

Mr. Clater made a motion to recommend approval of the Delli Santi Preliminary/Final Land Development plan with deferment of remaining areas to be macadam with no later than two years or as directed by the Board of Supervisors, deferment of curbing of radius until Supervisors determine, inspection or security; seconded by Mr. Pierce. On the motion, by roll call vote, all Commissioners present voted yes.

B. Northampton Industrial Park – Final Subdivision Plans: Ms. Jill Nagy, Esq., Mr. Jim McCarthy P.E, and Mark Powell (applicant) were present to request clarification on some of the comments of the Hanover Engineering letter pertaining to the Northampton Industrial Park Subdivision Preliminary Subdivision Plan Submission dated October 13, 2016:

Ms. Nagy questioned the status of Section 27-1403.3 regarding the retaining wall comment. Mr. Treadwell felt that the retaining walls were part of the plans recommended by the Commission and approved by the Supervisor. Mr. Clater understood the recommendations and approvals which have been granted and that there was very little we can do about it at this point. Mr. Pierce felt the issue hinged on the use of term “incidental” with text of section 27-1403.3. The Planning Commission agreed this area of the ordinance needed to be reviewed.

Mr. Clater questioned PennDOT’s review regarding the wall or reinforcements and if there were any specific comments. Mr. McCarthy indicated there will be a review comment from PennDOT to address this specific issue.

Section 27-1403.4 regarding the three front yard issue contained in the ordinance, was questioned. Mr. Pierce did not feel it was legitimate to tell anyone they had three front yards. Mr. Treadwell questioned if it made a difference. Mr. McCarthy indicated it didn’t impact the building. Mr. Treadwell questioned if the Township Engineer had an issue with the loading in the front yard. In response, Mr. Kocher questioned the intent of the ordinance regarding the definition of the yard and what was allowed in the yard. Ms. Nagy questioned if there would be any loss on the loading dock. Mr. McCarthy indicated the adjustment would be made to show the front yard at 100’ and that the front yard would contain parking. The Commission agreed by consensus.

Mr. Clater requested copies of all outside agency reviews. Mr. Powell confirmed he will see everything is submitted to the Township.

SALDO

Section 22-311, 22-406, 22-502.4F and 21-314: Ms. Nagy questioned dedication of Century Boulevard. Mr. Treadwell indicated Century Boulevard will be private and shall be dedicated to the Township subject to the Board of Supervisors acceptance.

Regarding Howertown and Horner, Mr. Treadwell indicated the offer shall remain on the plan.

Deeds of easements will be provided. Mr. McCarthy will provide plot plans (individual 8.5"x11") to be used as attachments with the easements.

Section 22-406.H and I, 22-407.2, 22-407.11, 22-409 and 21-303.A: Ms. Nagy questioned the curb and sidewalk on Rt. 329. Mr. Treadwell felt that the Ordinance cannot direct this type of improvement on a PennDOT Road only on a Township Street. Mr. Clater felt that any improvements on the State Highway would be regulated by PennDOT. Following some further discussion, the Commission felt anything that would be regulated along a State Highway would be regulated by PennDOT.

Sections 22-421 and 22.502.5.K: Ms. Nagy questioned if these were resolved previously. Mr. Clater questioned if the applicant responded to the USACE. Mr. Powell stated they contacted the USACE.

Lot 1 Letter – Regarding the lighting, Ms. Nagy requested that the Township consider the safety standard and requested accommodation for building heights and usage of the lot. Regarding the emergency plan, this would be submitted when the occupant is identified.

Regarding the sharing of access and the queuing to Lot 1, a note is included stating the queuing is not permitted onto common driveways or Rt. 329.

Lot 2 Letter- Regarding the lighting, Ms. Nagy requested that the Township consider the safety standard and requested accommodation for building heights and usage of the lot. Regarding the emergency plan, this would be submitted when the occupant is identified.

Lot 3 - Letter Regarding the lighting, Ms. Nagy requested that the Township consider the safety standard and requested accommodation for building heights and usage of the lot. Regarding the emergency plan, this would be submitted when the occupant is identified. Mr. Kocher questioned the ordinance stating loading is not allowed in the front yard for Lot 3. The Commission concurred that the loading is allowed in the front yard, just not in the setback area.

Ms. Nagy concluded that the Hanover Engineering letters were the final item to proceed to the final plans. Mr. Treadwell explained that McCarthy Engineering should meet with Hanover Engineering to review and determine all outstanding comments and input that was reviewed this evening. Mr. Powell confirmed that his representatives would meet with Hanover Engineering until the next submission to resolve any outstanding engineering comments.

The Commission concluded the applicant would return at the November 2016 meeting.

Ordinance Changes/Updates:

A. Zoning Ordinance Text Amendment: Mr. Clater and Ms. Eckhart will meet to revise and distribute revise draft. The revised draft can be discussed at the Joint Workshop meeting in late October 2016.

Public to be Heard: No comments from the audience.

There being no further business, the meeting adjourned 10:25 PM.

Respectfully submitted,

Ilene M. Eckhart