



# Allen Township Planning Commission

4714 Indian Trail Road

Northampton, Pennsylvania 18067

Phone: (610) 262-7012

Fax: (610) 262-7364

---

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

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

## MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, May 18, 2015 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, May 18, 2015 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; Alfred Pierce; Louis Tepes, Jr.; Eugene Clater; Gary Krill; Ilene Eckhart, Manager; Brien Kocher, P.E. and Jim Milot (Hanover Engineering); B. Lincoln Treadwell, Jr., Esq.

**Minutes:** Mr. Behler made a motion to approve the minutes of April 20, 2015; 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. Willow Ridge Apartments, schedule of completion of remaining improvement items:** Ms. Eckhart updated the Board regarding the outstanding items which included the open space natural areas plantings, the transition to the Northampton County Wayne Grube Park and Trail and paving schedule. Mr. Kocher indicated he would have a letter of review for the June Planning Commission meeting. He indicated the preliminary/final information from the developer does not adequately address the open space plantings standards which are required to be reviewed and approved by the Township pursuant to the standards adopted in the Subdivision and Land Development Ordinance.

**B. High Meadow Estates:** Mr. Avi Hornstein (part-owner) presented along with Dave Tettermer P.E. of Keystone Consulting Engineers, the following items for the input of the Planning Commission. Mr. Hornstein provided a brief history of the plans presented by previous entities. Mr. Hornstein

indicated he took part-ownership in 2008 but that no movement has taken place since 2011. Mr. Hornstein indicated that the standing of the plan was under legal analysis. The overall development plan is proposed to be phased in five increments.

1. Plans for Open Space; ownership and maintenance; Natural Features Ordinance
2. Waiver for 50' wetland buffer as required in Natural Features Ordinance: Mr. Hornstein indicated that his goal was to comply with this component of the overall ordinance even if it is found that he may not be required to comply due to the standing issue. Mr. Tette mer indicated the ordinance will impact two particular areas: 1.) At High Meadows and Kreidersville Road intersection and 2.) near lot #27. A clay dike was proposed along the wetland area to protect from drying up the wetland area. Mr. Pierce questioned how this was determined to be a wetland. Mr. Tette mer indicated that the survey determination was completed in 2008 by a prior consultant. Mr. Tette mer indicated his firm's soil scientist would review the area for an accurate assessment. The consensus of opinion was that the location of the road (the future High Meadow Drive) should remain as shown on the last plan set reviewed. To conclude, Mr. Tette mer indicated that one of the lots and some of the grading may be in 50 feet of the wetlands and there would be some adjustments made to comply. This information would be submitted to the Planning Commission for further discussion.
3. Ownership and maintenance of pump station - Following some discussion, with the Township's experiences with ownership relationship of pump stations facilities since the preliminary/final conditional approval of the plan, the Commission agreed this is a matter for the Supervisors.
4. Drainage discharge and difference in 2005 plan and NPDES requirements; Mr. Tette mer indicated due to the changes of the NPDES permitting requirements since 2005 a redesign of the stormwater discharge system would be required. The changes will be substantial due to the new standards. Mr. Pierce questioned who would own the stormwater facilities. Mr. Tette mer indicated that the Home Owners Association would maintain and own the stormwater facilities. The initial phase will be located off of Cherryville Road. Phase two will take the road through to Kreidersville Road. Phase three will be interior before Spring Hill Road. There was some further discussion regarding the sequence of phases.
5. Spring Hill Road removal, timing and vacation: This matter will be coordinated with the final phasing plan which will be required as part of the NPDES.
6. Low flow pump station conditions (Bubbler added to wet well) Mr. Tim Miller, Keystone Consulting Engineers provided an update. Mr. Pierce questioned the odor control chemical system to be implemented. Mr. Miller indicated that the bubbler will kept in place. Mr. Pierce would like a detailed plan as to what type of system would be implemented to remediate any odor issues. Mr. Pierce was concerned with the lapse in time in phases and the low flow condition causing odors.
7. Paving of ROW into driveways. Mr. Tette mer indicated that he was waiting on clarification on this item from Mr. Kocher.
8. Monitoring wells cleaned and capped. Final report will be submitted. Mr. Hornstein indicated that a final report will be submitted following a visual inspection and an update will be provided.
9. The Fire Company review letter/concerns will be requested by the developer.

There was a lengthy discussion regarding the impact of the Permit Extension Act on the previous plan approvals. Mr. Treadwell indicated he would speak to the property owner's legal counsel regarding the changes in features between plan submissions.

### **New Business**

**A. Northampton Industrial Sketch Plan – Mark Powell, Century Land Development:** Mr. Mark Powell, Century Commerce Centers LLC; Jim McCarthy P.E., (McCarthy Engineering); and Jim Dimmerling, P.E. (Dimmerling Consulting and Traffic Engineers). Mr. Powell explained that he has an Agreement of Sale with the Horwith's to purchase the property located at Rt. 329 and Howertown Road.

Mr. McCarthy indicated that the quarry (residue parcel #1) and a part north of the tract are not included in the Agreement of Sale. He further described the overall sketch plan. He indicated that in discussion with the Ace Hardware owner, that rather than creating the shown on the sketch as a new lot, Ace would like to swap an area of land. Mr. McCarthy proposed service with public water and sewer.

Mr. Pierce questioned what was wrong with Savage Road (as an access)? Mr. Powell indicated that it was inefficient. Mr. Pierce felt that three stop lights were not efficient either. Mr. Pierce did not agree. Mr. Pierce questioned how the traffic will move south. Mr. Dimmerling explained the weight restricted bridge on Willowbrook which will prohibit truck traffic. Mr. Powell indicated that the current improvements stop before the bridge. Mr. Dimmerling indicated that the Transportation Scoping Application has been drafted to be submitted to PennDOT. Mr. Clater felt all parties should be included for input especially the Township. Mr. Clater referenced previous traffic studies and plans including the 2005-2006 study compiled by the Township. He explained that the Township considered the development of the subject tract and the necessary scope of improvements in the 2005-2006 Township study. As a matter of background, he indicated PennDOT would not agree to the signalized intersection access location at the top of the hill at that time. In addition, Savage was planned to cross north of Rt. 329, service locations within the Horwith holdings and intersect Howertown Road. Mr. Clater also felt eventually a signal at Horwith Lane would be warranted. Mr. Pierce felt that the drivers will go the shortest way and that is Willowbrook Road.

Mr. Dimmerling indicated the third signal, if warranted, would be coordinated with the other two signals. Mr. Clater questioned the traffic analysis completed so far by the applicant as well as what would be expected if the improvements proposed by Fed Ex did not come to fruition? Mr. Pierce was concerned that a dead end was essentially being created with one way out and he questioned what happens when it comes out (on Rt. 329)? Mr. Powell indicated that truck drivers would not want to access Howertown Road. Mr. Powell further indicated that some of the drivers would use Willowbrook Road.

Mr. Kocher questioned where the trucks from Lot #3 would exit. Mr. McCarthy indicated that they would use the interior road. Mr. Powell indicated that he had no problem dedicating or not dedicating the road. Mr. Pierce felt the road should be private. Mr. Powell felt that the extension of Horner Road could not be built due to the extent of the wetlands. Mr. Pierce further felt an east/west

road was needed in this area. Mr. Pierce questioned the access of the surrounding property owners, including David Jaindl.

Mr. McCarthy indicated all of the stormwater would go to the quarry. Mr. McCarthy indicated that the stormwater would be treated with a bio filter.

Mr. McCarthy indicated that the improvements would be from the driveway to Howertown Road. Mr. Kocher questioned the future use of Horner Road from Howertown Road to the Site, as a public road or as an emergency access road. There was a lengthy discussion and disagreement regarding the extension of Savage Road. Mr. Clater felt strongly that the connection to Savage across to a connection to Howertown Road was in the Township's long range plan. He did not feel that it was beneficial to pay to improve Horner Road and preferred the Township's long range plan (and Official Map) be followed. Mr. Pierce felt that the thought was that people would want to get off at Howertown and travel down to Savage. Mr. Pierce referred back to the number of traffic signals in succession. Mr. Clater further noted that PennDOT was not the final word. Mr. Powell felt that his design was safer. Mr. Pierce countered only from exiting from the property to be developed. Mr. Clater questioned if the previous studies were reviewed prior to the preparation of the subject plan. Mr. Dimmerling indicated that he reviewed the Fed Ex study. Mr. Clater indicated that all prior studies need to be reviewed in the subject property traffic study process.

Mr. Clater briefly discussed some of the assumptions of the prior studies and the projected loading of the Rt. 329 corridor. Mr. Powell agreed to review the previous studies and consider these components in the subject property study. Mr. Pierce was concerned with the Weaversville Road route. Mr. Powell proposed the truck route from Rt. 329 (east) to Airport Road. Mr. Dimmerling indicated that the developer would be responsible to mitigate whatever impacts PennDOT requires. Mr. Pierce was concerned with the multiple signalized intersections on Rt. 329 and the mixture of truck and regular vehicular traffic. In conclusion to the concerns voiced with regard to traffic, Mr. Powell indicated that he would address as much as he could but that the project would not support "everything" just because he happened to be the first developer to develop in this travel corridor.

Mr. Kocher stated the subdivision needed to also be corrected to reflect six lots due to the definition of a "tract" per the Township SALDO. Mr. Clater discussed some safety concerns regarding the proximity of the proposed parking areas to the quarry shelf. There was some discussion regarding the current usage of the water from the quarry. The proposed "use" and future "use" of the quarry needs to be clearly noted on the plan by the owner of the property. Mr. Clater strongly expressed the Horwith's need to clearly state any uses for residual tracts created by the proposed subdivision.

Mr. Clater questioned the maintenance of the proposed traffic signal proposed on Rt. 329. This matter will be further discussed as the plan progresses.

Mr. Clater questioned Lot #2 in the HC Zone which warehouse is currently is not permitted in HC Zoning District. Mr. McCarthy indicated either a variance or zoning change would be pursued at some point in the future.

Regarding stormwater, Mr. Clater questioned the management system proposed. Mr. McCarthy indicated a bio filter with discharge directly to the quarry would be designed. Mr. McCarthy indicated that infiltration would not be possible due to the bedrock.

Mr. Pierce noted on the HC Zoning District request for the warehouse use, he felt the developer was not out of line for requesting a change.

Mr. Behler questioned the existing residential use (Fedorak). Mr. McCarthy indicated that the residential land north of the Fedorak property would be difficult to develop due to the slope. Mr. Behler further questioned the amount of traffic which would access Howertown Road from Horner. Mr. McCarthy indicated that this access point would be controlled by the property owner with actuation for EMS. Mr. Dimmerling indicated northbound traffic would utilize Horner Road. Mr. Clater felt northbound vehicles from this intersection would be a safety issue. Mr. McCarthy concluded that improvements on Savage would be much more beneficial than improvements on Horner. There was some discussion regarding the issue of emergency access, the speed at the vicinity of the Horner intersection and the concern that not having access to Horner would pool all the traffic on the other access points. The developer understood that they would need to provide an in-depth analysis of these issues. On the topic of the future PennDOT scoping meeting and eventual TIS, the Commission requested the developer review previous TIS which will impact the site recently performed by Langan Associates and Pidcock Company as well as the Township's 2006 Corridor Study.

**B. Jaindl Rezoning Request:** Mr. David Jaindl represented by Attorney Joseph Zator, presented a request for rezoning of tax map parcel of L4-15-10, 26.24 acres from R2 (Medium Density Residential) to Industrial, alike the adjoining property owned by others. He indicated the tract is the residual acreage of Sunny Slope Farms, which is now developed at the Residences at Willow Ridge (Apartments); Willow Ridge (Singles/Twins); Penn's Chase; Summerglenn and the proposed Shops at Willow Ridge. Mr. Jaindl indicated that at the time Willow Ridge was developed, the County was approached to gain a road access across the rail/trail property. Mr. Jaindl stated the request for access was declined. He clarified that currently there is an agricultural easement at the terminus of Walker Drive which allows access across County land to the parcel, which is currently in agricultural use. Mr. Jaindl indicated that the rezoning request is being made due to lack of access and compatibility with the neighboring property which is zoned Industrial.

Following a lengthy discussion regarding the overall restraints of the access issue and the traffic ramifications which come with an industrial use in this area, the concept of R3 Zoning (High Density Residential) was brought forth by the Commission. The R3 Zoning classification is the zoning which was in place to accommodate the small lot singles and twins as well as the apartments in the Willow Ridge adjoining subdivision. In consideration of the conversation, Mr. Jaindl concluded that he would review the option of R3 uses along with the access requirements and return to the Commission with further discussion.

### **Ordinance Changes/Updates**

**A.** No additional Ordinance Change/Update at this time. Mr. Pierce suggested it may be time to look at the overall Zoning Map for some changes and updates.

**Public to be Heard:** No further comments from the public.

There being no further comments or business items, Mr. Tepes made a motion to adjourn at 10:15 PM; seconded by Mr. Pierce. On the motion, by roll call vote, all Commissioners present voted yes.

Respectfully submitted,

Ilene M. Eckhart