



# Allen Township Planning Commission

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## ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

**Monday, June 18, 2018**

A **General Meeting** of the Allen Township Planning Commission was held on Monday, June 18, 2018 at 7:00 P.M. at the Allen Township Fire Company Building, 3530 Howertown Rd, Northampton, Pennsylvania 18067. The Pledge of Allegiance to the Flag was led by Chairman Eugene Clater.

**Roll Call:** Gary Behler - Present; Gary Krill - Present; Louis Tepes, Jr. – Present; Eugene Clater - Present; Robert Cox, P.E., P.L.S. (Barry Isett & Associates, Inc.) – Present; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart – Present; David Austin- Absent

**Approval of Minutes:** Mr. Behler made a motion to approve the minutes of May 21, 2018; 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.

(Note: The items were reverse to allow the item expecting shorter discussion to be heard as the first agenda item.)

### **New Business:**

#### **A. Tranquil Meadows (formerly Quarry Hill Estates):**

Mr. Edward Deichmeister, S & D Land Development (applicant); Alfred Pierce, Esq., Chris Brown (Brown Design Corp) were present on behalf of the applicant/proposal. Mr. Pierce provided the following brief summary of the proposal which included five acres of land, 2/3 of that land is in Northampton Borough. Mr. Pierce explained the previous proposal was originally planned for twin homes and the sketch now envisions 150 apartments between the two properties. There will be a voluntary age restriction, 55+ type of community. The apartment units will be one and two bedroom apartments. Parking will be provided under the buildings. The street access is Howertown Rd on the West and Walker Drive on the North. Mr. Chris Brown, with Brown Design Corp, stated it is 15 acres total. There are 4.8 acres in Allen Township with parking under cover. He emphasized that this is one entire project called Tranquil Meadows. It will be a gated community with three buildings in Allen

Township. The apartments are by definition “Multi Family Dwelling” pursuant to the Township Zoning Ordinance. Mr. Brown questioned the density references which are allowed at 12 units per building as well as 12 units per acre. There are some discrepancies in the Zoning Ordinance which require some interpretation. There are a few which were doubly redundant. He felt this would have less impact on the schools, on the road infrastructure being private, and generally being age restricted with one and two bedrooms there will be less traffic. Mr. Cox said he can assist the Zoning Officer in order to review this with the discrepancies in density. Mr. Brown said he believes that putting 2/3 of the parking under the building they will be able to demonstrate that they meet and exceed the Open Space Requirement but that they won’t be able to do that if it cuts their density in half. Mr. Clater questioned the absence of sidewalks. Mr. Brown said it was the preference of the developer because it will be a gated, private community and it will be a pedestrian friendly environment. He said there will be curbing on all of the Northern sides of cartways because it is the natural drainage path. Mr. Clater disagreed and said pedestrian access is critical as is bicycle access. Mr. Clater stated there is relatively tight navigation through the development with only one way in and he is concerned if there is an emergency on the first unit, you will have people who will be stranded for a long time. Mr. Brown said they looked at how they could create emergency secondary loops and that they are willing to sit down with the Fire Chief and the Township to make sure that the solution is safe. Mr. Krill questioned parking under the buildings. Mr. Brown said the parking area will have a sprinkler system with the latest building codes. He said the parking is like a walk- out basement. The floor of the parking area will be grade. The height of the buildings is proposed at 35 feet. Mr. Krill was concerned about the road width and aerial apparatus. Mr. Krill was further concerned about the number of parking spaces/ spots. Mr. Brown said they are at two vehicles per unit and by average it will work out. He said indicated that the overflow may utilize the commercial parking spots. Mr. Krill was also concerned that one-way in was not good. Mr. Deichmeister stated he was trying to keep as much traffic away as well as retain the parking space. Mr. Brown said there will be a need to do a turn-around at the end. Mr. Clater did not feel that a ladder truck would be able to navigate in the turn around. Mr. Behler questioned the amount of parking spots. Mr. Brown said they want to maximize the amount of spots that they can, approximately 32 spots will be available. Mr. Behler questioned the amount of elevators available per building and suggested having two elevators in case one breaks down. Mr. Brown noted that the buildings would include elevators and a larger cab size. Mr. Behler further questioned how the age restriction would be handled. Mr. Pierce noted a management proposal would be provided along with a subsequent formal submission for the project.

Mr. Clater requested public comments regarding the sketch. There were no comments from the audience regarding the proposal.

### **Old Business:**

#### **A. JW Development Northampton Business Center Revised Land Development Plan Submission of May 25, 2018:**

Messrs. David Jandl, Kirk Johnson, Craig Halverson (owners/applicants); Erich Schock, Esq., Bruce Anderson, PE (Pidcock Company) AnnMarie Vigilante, PE (Langan) were present on behalf of the application/proposal.

Mr. Bruce Anderson, PE, Pidcock, updated the Commission regarding changes to the plan (which are included in the May 2018 submission) since the February 2018 appearance. He noted the Northampton Area School District (term sheet approval), the Traffic Impact Study PennDOT approval, the woodland acreage dedication of 40.33 acres in the form of a recreational easement as well as the Mud Lane widening (in lieu of widening the developer will provide a water line improvements and extension). Mr. Anderson indicated that the applicant has met with East Allen Township and they have requested some consideration in other areas.

Ms. AnnMarie Vigilante, PE, Langan, updated the Commission regarding the Route 329 Improvements proposed at the Weaversville/Howertown intersection (as off-site improvements). She further described the Mud Lane Water Line Extension (of approximately 5,000 linear feet) and the improvement to the Mud Lane roadside swales. She noted that the Mud Lane improvements were discussed in lieu of a full improvement to Mud Lane as the Township wished to minimize additional future traffic on Mud Lane. Additionally, Ms. Vigilante stated the full developed form HOP plans for Howertown Road, Seemsville Road, and the Rt. 329/Howertown/Weaversville Road intersection improvement and drainage plans have been submitted to PennDOT, Allen Township and East Allen Township. Preliminary responses have been received by PennDOT and the Northampton County Conservation District. Regarding the Seemsville Road Realignment issue, she noted the applicant has some improvements at the Rt. 329/Airport Road intersection in East Allen Township even though the improvements are not required by PennDOT.

Mr. Clater thanked the developer for the responses and noted that the submission received as follow-up to the last Commission comments is quite voluminous. Mr. Cox noted that he was pleased with PennDOT's acceptance of the TIS submission.

Mr. Clater indicated on the traffic study the developer was requested to stretch and they did respond to the request. He added he was pleased with the June 13, 2018 PennDOT response. Mr. Clater noted he analyzed the reports and even with the Liberty, Jaindl and with the improvements the level of service will be much better than the current service level.

Mr. Clater noted the Howertown Road Bridge would proceed with preliminary engineer in the current TIP. Mr. Clater was concerned with the location of the proposed storm water basin within the vicinity of the Howertown Road right of way.

Regarding the trailer parking, Mr. Clater felt that increasing trailer parking was a positive change to the plan.

Mr. Clater questioned the easement offer of the wooded area of the property. Mr. Jaindl responded he proposed a permanent easement of the area to be offered to the Township. Mr. Treadwell indicated the Board of Supervisors would need to decide what type of easement would be acceptable.

Mr. Clater questioned the sidewalk waiver request. He noted that the Board of Supervisors does not historically provide waiver but does considers deferrals. Mr. Jaindl acknowledged that would be correct as deferral not a waiver. Mr. Clater felt there was an issue in one area where the sewer was under the sidewalk – this is between building # 1 & #2. Mr. Clater suggested relocating the sewer into the street,

in the alternative. Regarding this issued Mr. Behler felt the utilities should not be located within the roadway. Mr. Tepes felt common practice was to locate sewer lines in the street. Mr. Krill questioned if a vote was ever taken with regard to the question of the public or private ownership of the internal development street (the main street). Mr. Krill indicated he would like to know definitively how the Board of Supervisors feel about this issue. Mr. Clater felt the Board of Supervisors should provide some direction on these issues prior to the Planning Commission providing a recommendation on the plan.

Mr. Clater questioned the cross walk north/south connector. Following some discussion, Mr. Anderson explained this would be addressed on the next submission.

Mr. Krill questioned the access road to Seemsville. Mr. Jaindl felt the road (east/west connector) would only service Allen Township residents. Following a discussion concerning ownership, Mr. Clater indicated that both the roadway and detention area were really unresolved at this time. Mr. Jaindl indicated that in either case, Jaindl would perform the future maintenance. Mr. Clater questioned ownership and maintenance of the proposed traffic signal. This remains unresolved and remains in the developer's court to resolve.

Mr. Clater questioned the type of synchroization to be utility for the proposed traffic signals.

Mr. Krill questioned the through arrows and concerning PennDOT review comments for the side streets. Ms. Vigilante explained there will be no restriction on Oak Lane or Debbie Road.

Mr. Krill questioned the area behind building #2. In response, Mr. Anderson indicated the area in question would be macadamized. Mr. Krill further questioned the size of the fire apparatus used in the plan. Mr. Anderson indicated the size, which was an aerial apparatus, will be provided. Mr. Krill questioned the warehouse #6 distance to Commerce Boulevard. Mr. Anderson indicted the eastern right of way will tie into Century Boulevard.

Mr. Behler thanked the development team for the easement land donation. Mr. Behler questioned the right of way needed. Mr. Jaindl indicated the right of way would be needed from the Kmar property. Mr. Behler further questioned if the mast arms could be moved under the current HOP. Ms. Vigilante confirmed that the could be accommodated but not moved within the current active HOP (for Route 329 Improvements).

Mr. Clater questioned the buffering of the yards. Mr. Cox affirmed the current plans correspond with the Township Zoning Officers determination.

On the question from Mr. Clater, Mr. Anderson confirmed that the buildings are designed for dual tenancy. Mr. Clater was concerned for the placement of the sidewalk, the snow scrapers, etc. These items would be augmented on construction.

Mr. Clater questioned guardrail in certain internal areas in areas of storm water facilities (along the internal main roadway). This will be reviewed.

Regarding emergency access for warehouse #6, the questioner was asked how access would be controlled. Mr. Anderson proposed a siren active gate and or signage for emergency vehicles only.

Regarding the two lot subdivision, Mr. Clater questioned the future ownership. Mr. Jaindl indicated that the property will be maintained in single ownership in perpetuity.

Regarding Warehouse #3, Mr. Clater questioned the Dry Run outfall with no cleaning out ahead of it. He questioned if this is acceptable to DEP. Mr. Anderson indicated that the design has not yet been submitted to DEP and that they would be required by law to filter.

Regarding Warehouse #4, Mr. Anderson indicated that the wetlands are to be truncated. There was some discussion regarding the channeling of water and the outcome was that the proper agencies have not yet weighed in because the formal submission has not been made to the Army Corps or DEP.

Mr. Clater questioned the noise barrier berming at building #1. This will be reviewed to see if additional densification can be designed into the plan. Mr. Clater further questioned the lighting bleed over on Lot #6. Mr. Anderson will correct this on the plan. Mr. Clater again reviewed some portions of the traffic analysis.

Mr. Clater asked if a pedestrian accommodation would be included with the internal box culvert. Mr. Anderson concurred that it would be included in the design.

Mr. Krill questioned the fire hydrant threading depicted in the detail sheets.

Mr. Behler questioned if the off-site roadway improvements would be completed (100% completion) prior to occupancy of the buildings. Mr. Jaindl asked the improvements would be germane to the warehouse to be occupied. Mr. Jaindl indicated he would comment back at the next meeting.

Mr. Clater questioned the table of alternative improvements (although he indicated this was a decision for the Board of Supervisors). The Howertown Road improvements were essentially equal to those other improvements being proposed. Mr. Jaindl indicated he found this to be acceptable.

### **Other Business**

**Public To Be Heard:** Mr. Jim Beenders, Seemsville Road, questioned the road studies including the Howertown Road Bridge study.

Mr. John Swankowski, Jennings Run, questioned the excess trailer parking and the common usage location. He also asked about the truck turn around area. Mr. Anderson explained the location and adjustment made to the plan to provide for turn area for trucks who mistakenly access from Howertown Road. Ms. Vigilante further indicated the turning radius included in this area would accommodate a truck with trailer.

Chris Hirschman, Mud Lane, questioned the extent of the berm along Mud Lane. She was concerned with the view of the warehouses from her property.

Lori Sugra, Nor-Bath Boulevard, voiced concerns regarding the water pollution issues.

Following some further discussion, the Commission addressed the waiver request concerning the storm water basin A south 2% to 1% slope. The Commission was generally agreeable with the requested waiver. This allowed the applicant to address this engineering in the next submission. Regarding the sidewalk, the applicant will reword as a deferral. Mr. Clater just asked that he sewer manhole be designed to be flush with the sidewalk to not produce a tripping hazard. Regarding the outside agency review items, Mr. Clater noted that a conditional recommendation from the Commission to the Supervisors would be contingent upon the outside agency approvals.

There being no further business the meeting adjourned at 8:50 P.M.

Respectfully submitted,

Ilene M. Eckhart