



Allen Township Planning Commission

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Louis Tepes Jr.

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Ilene M. Eckhart, Secretary

MINUTES
ALLEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Monday, September 18, 2017
7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, September 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. The meeting was led by Chairman Eugene Clater.

Roll Call: Present: Louis Tepes, Jr.; Eugene Clater; Gary Behler; Ilene Eckhart, Manager; B. Lincoln Treadwell, Jr., Esq.; Bob Cox, P.E. Absent: Gary Krill and Alfred Pierce (vacations)

Minutes : Mr. Tepes made a motion to approve the minutes of August 21, 2017 ; seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: No comment at this time.

Old Business

A. Current MPC Timeframes (for informational purposes):

* Jaindl/Allen Township Business Center Preliminary Land Development Plan – May 30th, 2017 First Submission (with accepted extension), extension until November 27, 2017

* Dashuta Land Development Plan – August 15, 2017; Second Submission Pending – Extension of Time Granted by Applicant until November 17, 2017

New Business

A. Rockefeller Lehigh Industrial Development – Lot 4: Mr. Clark Machemer, Rockefeller Group provided a brief summary of the proposed project, which proposes the construction of a 290,788 square foot warehouse building with associated parking lot, access drive and stormwater management improvements on a 21.679-acre parcel. Present on behalf of the applicant: Jose Lazo, PE (BL Companies); Joseph Fitzpatrick, Esquire;

Mr. Jose Lazo, PE, BL Companies, presented a stormwater overview of the proposed plan.

The following items were questioned by Mr. Clater per the Township Engineer's review letter dated September 8th, 2017:

* Zoning Ordinance Section 27-1507.Q.3 (k & l) Per Township Engineer's September 8th, 2017 letter of review; "Evidence should be provided that the proposed use provides sufficient off-street tractor trailer parking spaces and queuing space at the facility entrances for tractor trailers arriving during non-business hours, to prevent vehicles from parking or queuing on public streets while waiting for access to the facility. "

Mr. Clater was concerned with the lack of tractor trailer queuing space and he was concerned that if a guard house is needed in the future it will need to be a condition of approval to require no restrictions. Additionally, he would like to see the overnight queuing.

Mr. Clater would also like to see the design specifications for Radar Drive as it has not been built to date. Additionally, he would like to obtain and review the proposed 150 ITE.

Mr. Clater questioned the square footage area for snow storage at the proposed turn around. Mr. Lazo estimated this area to be approximately 1,500 square feet.

On the question from Mr. Clater, Mr. Lazo indicated that Lot #4 was not included in the area of disturbance for the NPDES permit for the Industrial Subdivision. Therefore, the Conservation District will add the Lot #4 disturbances as a Major Modification to the Industrial Subdivision permit.

* Stormwater Ordinance Section – Following some further discussion, Mr. Lazo confirmed he would comply with the Township Engineer's direction to comply with calculations, discharge and designs, etc.

* General Plan Comments:

* Snow Scraper will be addressed in next submission.

* Landscaping – The Township Engineer stated concerns that the 25' landscape buffer is shown around the perimeter of the site. This buffer overlaps with an also required utility easement. Due to the utilities proposed and potential future conflicts with the landscaped areas some of the material may need to be removed and or moved to accommodate a future new utility installation. The remaining 5' area would be adequate to accommodate the required landscape buffer. Therefore, the buffer shall be shown outside the utility easement.

* Lighting – Mr. Clater indicated that the car parking lot lighting will need to be lowered to 16 feet.

Mr. Behler questioned the emergency access road at the rear of the building will be for emergency equipment only and no car or truck traffic.

Mr. Behler felt that the sidewalk along Radar Drive should be built due to the different character of the roadway (other than Willowbrook Road). Mr. Clater felt that sidewalk should be deferred if the future of Radar Drive ever extends. Radar Drive is to be built sidewalk ready.

Mr. Clater questioned the sanitary sewer service which would include a pump station and force main.

Mr. Clater was concerned with the placement of the water line within Radar Drive. Mr. Clater was not supportive of the water line being placed in the roadway and felt the Supervisors should provide feedback before a recommendation is made. Mr. Clater was concerned of the future repair of a water line with the projected volume of traffic proposed for Radar Drive.

Mr. Clater reviewed a list of questions and requested responses to the following:

1. LANTA deferred until if and when LANTA agrees to serve Lot #4. Mr. Machamer agreed.
2. Willowbrook Road – Catasauqua Creek Bridge and northern area of Willowbrook Road – Mr. Fitzpatrick indicated they were in contact with Northampton County, they have an agreement with Northampton County to acquire the right of way. Mr. Clater the bridge needs to be designed with three lanes, not the cookie cutter two lane bridge. Joseph Fitzpatrick and Clark Machemer agreed that the Willowbrook Road/W. Bullshead Road Improvement (Phase 3) confirmed the design and improvements of the original intention.

Mr. Cox indicated that the architectural component of the review was forwarded to the applicant separately.

Public to be Heard: Richard Novak, Willow Green, questioned the widening of the bridge and if it was to accommodate truck traffic. Mr. Clater indicated no trucks would be allowed north of Radar Drive. Mr. Novak further questioned cul-de-sac showing up on original subdivision drawings. Mr. Novak was concerned with statements made at the East Allen Township Rezoning Hearing of Rockefeller/LNAA that trucks would be utilizing Radar Drive for traffic management purposes. The road and the network is designed to support the traffic flow to Rt. 22. Mr. Clater utilized the original concept layout of buildings, which is now obsolete. Radar Drive is now 100' short of the Township line. There is no blanket yes or no and there needs to be dialogue between Allen and East Allen Township. Mr. Novak further questioned if the volume of truck traffic proposed in East Allen Township is accounted for in the traffic study. Mr. Clater responded that there are post occupancy traffic.

Mr. Clark Machemer responded that Rockefeller has been presenting to East Allen Township and has showed a connection. Mr. Fitzpatrick indicated that Rockefeller cannot proceed with development without clearing it with Allen Township first.

Mr. Bob Bysher, Weaversville Road, indicated that he attended the East Allen Rezoning Hearing and was present when Mr. Machemer discussed the traffic going to Weaversville Road. He was concerned about the existing traffic on Weaversville Road today and concerned about future widening of Weaversville and associated condemnation. He was concerned that Allen and East Allen open the lines of the communication.

Mickey Philpot, Willow Green, was concerned with the lack of a cul-de-sac at Lot #4 and was concerned about opening up the it to Weaversville Road. Mr. Behler indicated that the Allen Township residents travel Weaversville Road regularly and we cannot control what happens in East Allen. We should be good neighbors and do what is best for the region and the residents. Mr. Clater reviewed some of the road improvements Rockefeller is doing and the benefits to the community as a whole.

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

Respectfully submitted,

Ilene M. Eckhart