



Allen Township Planning Commission

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ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Monday, July 19, 2021

A **General Meeting** of the Allen Township Planning Commission was held on Monday, July 19, 2021 at 7:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. The Pledge of Allegiance to the Flag was led by Chairman Gary Krill.

Roll Call: Gary Behler - Present; Gary Krill - Present; Tim Paul – Present; Paul Link- Present; David Austin - Present; Stan Wojciechowski , P.E. (Barry Isett & Associates, Inc.) – Present; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart – Present

Approval of Minutes: Mr. Behler made a motion to approve the minutes of June 21, 2021; seconded by Mr. Austin. On the motion, by roll call vote, all Commissioner present voted yes.

Public to be Heard: No comments from the audience.

Business Items:

1. Fed Ex Final Plans Parking Expansion Phase 2B: Greg Davis, Esq. Morgan Wiedecker, Greg Holstrum; Brian Keenan presented on behalf of the applicant.

Greg Holstrum PE reviewed the parking lot expansion area. All traffic generated by the proposed expansion comingled lot will utilize existing traffic signalized driveways. Mr. Krill questioned if trucks would potential be making a left back into the facility (southbound on Willowbrook Road). Mr. Austin questioned a gated access could not be added to the proposed lot to better manage the traffic on the Fed Ex property. He felt that the reason was only that FedEx did not want to create another manned guard house (pn property) and that this wasn't necessarily in the best interest of the Township - but just a cost issue. Mr. Austin stated that he understood that the traffic that is now proposed was never part of the original traffic studies. Mr. Holstrum indicated that FedEx has a preliminary master plan approval for this site. Following a lengthy discussion, in summary, the Commission voiced common concerns regarding the movement of the tractor trailers making lefts out and into the facility - southbound on Willowbrook.

Mr. Holstrum explained the original access was for the pork chop island with a right in and right out on Willowbrook Road. This was the original plan per the Preliminary Plan.

Mr. Austin was concerned regarding conformance with the original traffic study for the full build of the site and if the study addressed on-site traffic. Mr. Treadwell indicated that the traffic study would have only addressed traffic on the public road system, not on-site traffic. Mr. Austin commented that if the traffic is causing an issue to the residents it didn't matter which was approved previously. Mr. Holstrum indicated that there was a preliminary plan approved by the Township in 2014 which allows for additional wings to be constructed for a full build out. He indicated that improvements for the full build were completed per the traffic study.

In response to the Commission's concerns, Mr. Holstrum proposed a potential for a controlled access point - this would need additional approval within FedEx. Mr. Davis asked for the Commission's consideration to work with FedEx with an alternative solution. Mr. Holstrum will review the preliminary plan approval for the area south and north of Radar Drive .

Don Knoll, Pinehurst Drive, raised the FedEx southbound only tractor trailers commitment of their approval. He asked FedEx to review the damage to utility poles on West Bullshead Road/Howertown Road, etc. Mr. Krill responded that Township representatives recently met with FedEx concerning the issues. He stated one of the problems is trucks getting off on Fullerton Avenue instead of Airport Road. Mr. Austin felt there was a weakness in the contract. Additionally, Mr. Austin stated there is precedent in the Commonwealth ticketing the owner of the vehicle. Ms. Widenecker responded that FedEx was in the process of gathering offending drivers/contractors

Willowbrook Road Safety Study: Tabled until August Meeting

Public to Be Heard: No comments from the audience.

There being no further business, the meeting adjourned at 8:35 PM.

Respectfully submitted,

Ilene M. Eckhart