

Allen Township Planning Commission

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Alfred Pierce

Brien Kocher, P.E.
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Ilene M. Eckhart, Secretary

MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, January 19, 2015 7:00 P.M.

The regular monthly and reorganizational meeting of the Allen Township Planning Commission was held on Monday, January 19, 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; Jim Milot (Hanover Engineering); B. Lincoln Treadwell, Jr., Esq.

2015 Reorganization: Messrs. Gary Krill and Gary Behler were introduced to the Commission. These are the gentlemen who are filling the seats of Messrs. Irons and Holmes. Mr. Pierce made a motion to appoint Eugene Clater, as Chairman, Louis Tepes, Jr., as Vice Chairman, Ilene Eckhart as Secretary; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

Minutes: Mr. Tepes made a motion to approve the minutes of December 15, 2014; seconded by Mr. Pierce. On the motion, by roll call vote, all Commissioners present voted yes, with the exception of Messrs. Krill and Behler who abstained.

Public to be Heard:

Old Business

A. Review of Zoning Ordinance – Chapter 27, Section 1407 Nuisances and Hazards: (E) Noise and modernization of current measurement criteria – Mr. Clater shared the Lehigh-Northampton Airport Authority Environmental Assessment for Land Release (FedEx Ground Distribution Center) Map of Existing Noise levels which was distributed as part of the recent NEPA study process/public meeting. Mr. Clater reviewed the methodology of noise stations and readings

compiled as part of the FAA consultant's report. Mr. Milot briefly reviewed the recent presentation by Gregory C. Tocci, P.E., INCE Board Certified of Cavanaugh Tocci Associates, Inc. (on behalf of FedEx) provided as summary of the science of sound, modern standards for measuring and determining sound limits and an analysis of the Township's current standards in comparison to modern noise measurement methodology. Ms. Eckhart reviewed the example of the recent Lower Merion Township internship study facilitated by Swarthmore College to update their noise ordinance provisions to reflect the use of modern noise equipment and standards, as well as proper definitions. Following a lengthy discussion regarding available options for calculating noise benchmarks and measurement criteria, the Commission recommended by consensus that a base line study be performed to determine current noise levels and a study which would include recommendations of future noise level criteria similar to the Lower Merion study with an area university (Lafayette or Lehigh).

In addition, an outline of major items which require Planning Commission's direction (aside from the internship project discussed above) should be provided for discussion at the February meeting.

B. Residences at Willow Ridge – request concerning detention pond landscaping: Mr. Milot reviewed the developer has requested a modification of the fencing required pursuant to the approved plan in the area of the detention ponds. The current proposal is to install landscaping between the fence and the stormwater management pond, which varies from the approved plan. The proposal is to install the fence on the property line. The Commission discussed the pros and cons of fencing versus fencing and the location of the associated landscaping. Mr. Behler suggested that the developer submit reasoning for the waiver request. Following some discussion, the Commission agreed to table the request until the developer submits and presents reasoning to support the requested waiver.

New Business

A. J. Kevin and Bettina L. Landis Sketch Plan – purpose of sketch plan review is to discuss proposed driveway location at this time. A future subdivision to create a separate 10-acre agricultural use parcel will be submitted for the Planning Commission's review. The intention of the future subdivision is related to the extension of electrical utilities to a future agricultural building. The Commission reviewed photographs of the area as well as a sketch but did not offer any official comments on the proposed driveway locations as the applicant was not present.

B. Short Lane Relocation Update: Mr. Milot updated the Commission with regard to the PennDOT meeting (District and County Permit Managers) held on Friday, January 16, 2015. He reported PennDOT preferred the right-in/right out scenario. He indicated this would be an interim phase in consideration of the proposed Rt. 329 improvements. He further described the options reviewed (with PennDOT) for the potential relocation including; maintaining the standard one-way (current configuration) moving the intersection away from the Rt. 329 intersection; relocation with two-way, two-lane traffic up to the point of access for the Dashuta property; a one way entrance onto the cul-de-sac; or a combination of right-in/right-out off of Howertown Road with the elimination of the cul-de-sac concept. Mr. Milot indicated that technically, with the sight distance available, PennDOT has indicated that we could apply for full access. However, PennDOT's preference is to avoid full access in favor of right-in/right-out to avoid left turn conflicts. If two-way traffic is considered for the balance of Short Lane, the Howertown Park angled parking will need to be removed due to the two-

way traffic movement. Mr. Milot indicated some parking may be retained with parallel parking in this same area. Mr. Milot indicated PennDOT is not concerned with the bulb only the access points as conceptually presented. Following some discussion, regarding the limitations of left turns, Mr. Krill was concerned that a physical barrier would be necessary to keep people from making a left turn. Signage was discussed. Mr. Pierce felt there wasn't much traffic that would occur on Short Lane, other than activities at the adjacent park. Mr. Krill expressed further concern regarding the fire apparatus access requirements. He felt twenty feet was too narrow for the roadway. Mr. Milot indicated it is purposely narrow to address the speed issue. Mr. Milot indicated the plan is the initial concept but the turning radius requirements for the fire apparatus, especially at the approach areas, would be incorporated into the final design. Mr. Clater indicated he would like to see the eventual design be done that in future full two-way access may be accommodated, if it makes sense, as well as allowing enough width of the stub to provide for expanded fire apparatus maneuvering room. Mr. Milot indicated he would take the Planning Commissions feedback into consideration in further discussions with the Board of Supervisors.

Ordinance Changes/Updates

A. **Potential Ordinance revisions – multiple sections:** Nothing additional to review at this time.

Public to be Heard: Mr. Tepes made a motion to adjourn; seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

Respectfully submitted,

Ilene M. Eckhart