



Allen Township Planning Commission

Meeting Minutes
June 19, 2023
6:00 P.M.

A **General Meeting** of the Allen Township Planning Commission was held on Monday, June 19, 2023, at 6:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. Chairman Gary Krill led the audience in the Pledge of Allegiance to the Flag.

Roll Call:

Present: Gary Krill; Gary Behler; Felipe Resendez, Jr.; David Austin; Paul Link; Ilene M. Eckhart, Manager; Amber Averbeck, Records Clerk/Receptionist; B. Lincoln Treadwell, Jr. Esq. Solicitor; and Andrea Martin, EIT (Barry Isett & Associates, Inc.)

Absent: Maurin Ritinski, Administrative Assistant and Stan Wojciechowski, PE, CME, Engineer (Barry Isett & Associates, Inc.)

Announcements: Ms. Eckhart announced that Ms. Averbeck is a new staff member who is present tonight to assist with note taking for the preparation of the minutes. Ms. Eckhart requested that speakers, including members of the Planning Commission, state their name when speaking so that Ms. Averbeck can become familiar with their voices on the audio tape.

Minutes: Mr. Link made a motion to approve the minutes from May 15, 2023, seconded by Mr. Resendez. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: Phil Richardson, 917 Graystone Circle, explained that the Stone Ridge Commercial Plan and the Wawa Plan should be reviewed together. Mr. Richardson voiced concerns of Wawa's plan being reviewed separate. He questioned if the future construction of Wawa would have construction access from Savage Road. Mr. Richardson spoke about the placement of the sidewalk. He also inquired on the amount of traffic entering the commercial area. Mr. Richardson explained that the commercial businesses are destinations and that each vehicle should be counted twice. Mr. Richardson believes that the number of vehicles that will visit Wawa for fuel and store goods will overwhelm the intersection. He stated that the additional traffic for the other commercial units will add to the traffic produced by Wawa. Mr. Richardson recommended that the Savage Road access drive be an entrance only so that vehicles do not exit onto Savage Road and proceed to the higher density residential area and out to Weaversville Road from Atlas Road. Mr. Richardson would also like to see the Lehigh Valley Planning Commission's review of the plan for the entire area, including Wawa, the Stone Ridge Commercial area, and the addition of more homes on the Stone Ridge Residential Plan. Mr. Richardson also spoke of other developments within the Township and how these in addition to the plans on tonight's agenda may contribute to the overall traffic volumes in the Township. Mr. Richardson voiced concerns regarding fire hydrant placement on the Wawa plan. He stated the importance of fire protection in the Township in the wake of the Stone Court fire that occurred last week. Mr. Richardson stated that the Allen Township Fire Department and other responding departments did a great job handling the Stone Court fire.

Business Items:

A. Preliminary/Final Land Development Plans, Allen Development Partners LLC proposed Wawa Convenience Store with Gas: Erich Schock, attorney at Fitzpatrick, Lentz & Bubba, introduced himself and introduced John Cogan of Allen Development Partners and Lindsey Breylinger of Bohler Engineering. Mr. Schock noted that there have not been any significant changes to the plan. He reported that there has been discussion regarding several topics. Mr. Schock noted that a letter from AnnMarie Vigilante, PE (Langan Engineering), addresses traffic concerns with respect to Savage Road in the interior southern driveway connection. He indicated that some suggestions from the engineer resulted in adjustments to the interior southern driveway. Mr. Schock explained that there are slight design changes but that the location of the driveway remains the same and directs the movements in the way that was suggested by the traffic engineer. Mr. Schock reported that the developer's engineer supplied additional information regarding Savage Road. He explained that the additional information from these sources supports the design configuration of this driveway. Mr. Schock stated that the review letter from the Township Engineer has been received and consists of mainly technical engineering comments.

Ms. Breylinger explained the plan has been updated to include the sidewalk from Savage Road into the Wawa site as discussed at the last meeting. Ms. Breylinger indicated that sidewalks would also be placed along Wawa's property along Savage Road, along the Wawa frontage of Nor Bath Boulevard, and along the shared access drive to the point of the neighboring commercial development. Mr. Krill inquired if the sidewalks and buffer along Savage Road for the existing residential homes south of Wawa has been settled. Mr. Treadwell explained that there are currently no sidewalks along Savage Road and the existing residential homes. He recalls that either the Planning Commission or the Board of Supervisors requested to Mr. Livengood that these sidewalks be installed. Mr. Schock indicated that the proposed sidewalks on the Wawa plan would meet the deferred sidewalks along Savage Road. He stated that Wawa feels the sidewalk concern has been addressed as far as this plan goes. Ms. Martin indicated that there is a plan note that states the connecting sidewalk will be developed by others.

Mr. Krill inquired about the Savage Road access. He recalls previous discussions about this access. Mr. Behler indicated that he did not believe there was a majority in favor of removing this access. Mr. Behler stated that he will not vote in favor of this plan if the Savage Road access remains as he is not convinced that the Savage Road access is necessary. Mr. Krill stated that he knows there is another Supervisor who is not in favor of the Savage Road access. Mr. Schock stated that Wawa agrees with the Township's traffic consultant, Langan Engineers, that the Savage Road access is appropriate as depicted on the plan. Scott Pasterski, Keystone Consulting Engineers, explained that if there the Savage Road access is removed from the plan this will result in additional traffic on Nor Bath Boulevard. Mr. Pasterski reported that the Atlas Road and Weaversville Road intersection has been reviewed and traffic counts have been obtained and an analysis has been conducted. He indicated that Langan Engineers concurs with Keystone Consulting Engineers that the impact to the Atlas Road/Weaversville Road intersection is minor. Mr. Krill voiced concerns regarding sight distance at this intersection. Mr. Behler agreed and believes it is not safe to have additional traffic attempting to make a left at this intersection. Mr. Pasterski stated that a sight distance analysis done to PennDOT standards can be reviewed at this intersection. Mr. Pasterski anticipates that the majority of traffic from Wawa and the Stone Ridge Commercial Development would be making a right onto Weaversville Road from Atlas Road. Mr. Behler reports that traffic goes well above the posted speed limit on Weaversville Road. He also stated that there are times vehicles do make a left turn at this intersection. He expressed his concern with the dangerousness of this intersection and indicated that if it was up to him that he would close this intersection or make it a right turn only. Mr. Link understood the other Commissioner's positions on the topic but stated that the Township hired a traffic engineer for a reason and they are indicating that the Atlas Road and Weaversville Road is minimally impacted and that the commercial development should have access out to Savage Road. Mr. Krill indicated that

he also has a problem with one entrance and exit to the commercial development. Mr. Austin explained that the dilemma is that this plan is being presented separately from the other commercial uses. He indicated that there is no method to keep traffic studies open post construction to make corrections. Mr. Austin inquired about how corrections could be made in the future if needed. Mr. Krill stated that the traffic study did not address sight distance. He also voiced concerns about truck drivers wanting to visit the proposed Wendy's. Mr. Treadwell indicated that the traffic study did take into account the other commercial uses. Mr. Pasterski stated that sight distance was not studied as part of the traffic study. Mr. Schock indicated that the traffic engineer did not recommend that sight distance needed to be reviewed as part of the traffic study. Mr. Pasterski indicated that after confirming with his client and attorney, they are willing to including a study of sight distance at the Atlas Road and Weaversville Road intersection.

Mr. Treadwell stated that Mr. Wojciechowski and Ms. Martin are not comfortable with how stormwater is being handled for both Wawa and the Stone Ridge Commercial development because of the assumption that a basin on the other side of Nor Bath Boulevard would handle some of the requirements. Ms. Breylinger explained that there is an existing rain garden that accounts for 6,800 cubic feet of volume on the Wawa property. This volume of stormwater would then need to be displaced to another location in order to build the Wawa and other commercial developments. She indicated that the design intent is that an existing infiltration basin on the other side of Nor Bath Boulevard on the Prologis property be utilized. Mr. Treadwell explained that this is not a Township owned basin and the Township only has an easement for stormwater from Nor Bath Boulevard. He stated that the easement does not include any other sources of stormwater. Mr. Treadwell recommended that Ms. Breylinger discuss the matter further with Prologis or find another avenue for stormwater management. Mr. Pasterski stated that the Prologis basin has the capacity to handle the additional stormwater. Mr. Pasterski requested that the approval for use of the Prologis basin be made a condition of the plan. Mr. Treadwell stated that it is a private third-party approval. He urged Mr. Pasterski to explore alternative stormwater options in the event that Prologis denies the request. Ms. Martin explained that the stormwater plan impacts both the Wawa Plan and the Stone Ridge Commercial Plan. She indicated that Wawa will need to account for stormwater on their portion. Ms. Martin explained that Wawa's plan will not be able to be approved without a stormwater plan. Mr. Behler stated that the stormwater plan is not conditional. He indicated that this could potentially be a major problem as the Township is strict with stormwater. Ms. Breylinger indicated that Wawa is capable of handling their own stormwater on Wawa's lot. She clarified that if the Stone Ridge Commercial Plan does not move forward, Wawa's plan meets the stormwater requirements. Mr. Treadwell stated that from a Township perspective this is all one project despite being separate plans.

Mr. Schock questioned if there were any additional concerns. Ms. Breylinger provided an overview of the berm. She indicated it is an average of 6-feet high berm with a 6-foot high trex fence on top of the berm with landscaping on either side. She noted there will be evergreens on the residential side and a mix of trees and shrubs on the commercial side. Mr. Schock stated that the fence will be maintained by the condominium association. Mr. Krill questioned one of the waiver requests. The waiver request, as written in the Barry Isett and Associations Review Letter dated May 15, 2023, last revised June 15, 2023 is as follows:

“17. SMO §8-232.7(D). The applicant has requested a waiver from the requirement of 15” minimum pipe size. This request is not necessary, as roof drains, trench drains, and underdrains are not required to maintain a 15” minimum pipe size.”

Ms. Breylinger explained that this waiver request will be removed as the Township Engineer has indicated that this waiver is not needed. Ms. Martin confirmed that this is accurate.

The Commissioners discussed their thoughts on the plan relating to access points, and safety of the intersection at Atlas Road and Weaversville Road. John Cogan, Allen Development Partners, provided a

history of changes to this plan. Mr. Link believes that any commercial development at this corner of the property will want an access out to Savage Road. Mr. Treadwell stated that the plan will be revisited at the July meeting.

B. Preliminary/Final Land Development Plan – Stone Ridge Commercial: Joseph Zator, introduced himself as being new council for the Stone Ridge project and Mr. Livengood. Mr. Zator indicated that Scott Pasterski, Keystone Consulting Engineers, has provided a response letter to Barry Isett’s review letter. Mr. Zator explained that items on the review letter are categorized as being either a will comply or will be reviewed. The sight distance and stormwater items are two of which will be reviewed. He agreed with Mr. Treadwell that Stone Ridge is responsible for addressing the stormwater and he agreed that Prologis will need to be contacted for use of their basin or a new plan for the stormwater management will need to be designed. Mr. Zator indicated that he will be reaching out to Prologis to discuss use of the basin.

Mr. Treadwell stated that this commercial land development is dependent on the subdivision. He requested that Mr. Zator explain the changes to the subdivision. Mr. Zator explained that the Wawa property will be a separate fee simple stand-alone lot. The neighboring lot will consist of the fast-food restaurant and the auto parts store. He explained that the large-scale commercial development lot will be on the other side of Stonegate Drive and will consist of the medical office and self-storage facility. Mr. Zator indicated there will still be a condominium association.

Mr. Pasterski presented his response letter to the Barry Isett Review Letter. Mr. Pasterski requested feedback regarding item number two (2) under Zoning & Planning on the Keystone Consulting Engineers Response Letter dated June 19, 2023. This item is as follows:

“2) The auto parts store and Wendy’s building are shown with the rear of the buildings facing the main road. The Applicant should discuss with the Planning Commission whether for aesthetics, the buildings should be aligned with their fronts facing Nor-Bath Boulevard.

Applicant’s Response: The site layouts for the Auto parts store and Fast Food restaurant have been designed to provide the maximum separation between existing residences and operations such as loading/delivery, trash/recycling service, and the drive-thru order board which will occur on the “rear” of the buildings. This is generally consistent with the layout of the proposed Wawa.”

Mr. Pasterski explained the reasoning for how the buildings are placed on the plan. He also indicated that although the comment is directed at the fast-food restaurant and the auto parts store, that this also will be the case for the medical office. Ms. Martin indicated that according to SALDO the buildings should be facing the main roadway. Mr. Behler was in favor of the reasoning and felt that it was best to keep the maximum distance from the resident. He stated that he also wanted to ensure the building placement was not going against Township ordinances. Mr. Behler questioned if the applicant would be agreeable to a condition that the dumpsters would be required to be placed between the building and Nor Bath Boulevard. Mr. Pasterski indicated that this would not be a problem.

Regarding item number fifteen (15) under Subdivision and Land Development Ordinance Review on the Keystone Consulting Engineers Response Letter dated June 19, 2023. This item is as follows:

“15) The maximum length of the cul-de-sac should be 600 feet per SALDO §22-406.N.

Applicant’s Response: The proposed cul-de-sac is not proposed to be dedicated as a public street and is therefore not subject to the requirements of the above noted ordinance section. Further, the cul-de-sac was provided at the request of the Township.”

Mr. Pasterski requested feedback on this item as he believes that this item does not apply as it will not be a public street. Mr. Behler stated that the Township tries to keep standards the same for both private and public roads just in case it changes in the future. Mr. Treadwell indicated that he reviewed the ordinance and it does not differentiate between public and private cul-de-sacs. Mr. Treadwell believes that the issue of cul-de-sac length is to permit an adequate fire response. Mr. Zator explained that the only vehicles that will be accessing the cul-de-sac will be patrons of the self-storage building. Mr. Treadwell and the Commissioners discussed the cul-de-sac and the decision to not have the access road connect to Horwith Drive. Mr. Behler requested that the largest firetruck for the region be capable of turning in the cul-de-sac. Mr. Krill requested that no parking signs be placed in the cul-de-sac. Mr. Krill stated that fire hydrants will also need to be reviewed by the Fire Chief. Mr. Behler recommended that the cul-de-sac be large enough to allow a tractor trailer to maneuver around the cul-de-sac.

Mr. Krill wished to discuss item number twenty-five (25) under Subdivision and Land Development Ordinance Review on the Keystone Consulting Engineers Response Letter dated June 19, 2023. This item is as follows:

*“25) The Fire Hydrant Detail must include a note indicating that fire hydrants must have a Starz connection on the steamer end and the 2- ½ inch ports must be NST Threads.
Applicant’s Response: Will comply”*

Mr. Krill stated that the Township uses 5-inch. He clarified that 2 ½ inch is for the side ports. Mr. Pasterski took note of this and indicated that the comment with the size was taken from the Barry Isett Review Letter. Mr. Livengood stated that NBMA orders the hydrants.

Regarding item number twenty-six (26) under Subdivision and Land Development Ordinance Review on the Keystone Consulting Engineers Response Letter dated June 19, 2023. This item is as follows:

*“26) It should be determined if the proposed fire hydrants are to be public or private.
Applicant’s Response: This can be discussed with the Planning Commission.”*

Mr. Pasterski indicated that NBMA will be providing the water. Mr. Treadwell stated that the Township does not own any hydrants and that hydrants are rented. Tim Livengood, developer, indicated that he had a conversation with NBMA regarding this. Mr. Livengood indicated that NBMA would like to maintain ownership of the hydrants and that this would require an easement. The Commissioners felt that the hydrants should be consistent with the other hydrants in the Township. The Commissioners also felt that this is a matter for the Board of Supervisors. Mr. Krill indicated that the Township pays per hydrant per year.

Regarding item number sixty-six (66) under Stormwater Management Comments on the Keystone Consulting Engineers Response Letter dated June 19, 2023. This item is as follows:

*“66) The driveway along the rear of the property should provide vertical traffic calming measures. We recommend vertical traffic calming measures such as speed tables be considered.
Applicant’s Response: Vertical traffic calming measures are not recommended due to the noise created and the adjacent residential development.”*

Mr. Pasterski stated that there has been some previous discussions on this topic. He stated that he understands the need to reduce speeds on the straight access road. Mr. Pasterski reported that the road width has

been reduced to 22-feet to match the portion of roadway in the Wawa plan. He explained that the narrower roadway will help reduce speeds as well as the signage that will be placed. Mr. Pasterski explained that vertical traffic calming may increase noise which may disturb the neighboring residential development. Ms. Martin explained that speed tables are elongated speed humps. Mr. Link inquired what the alternatives to speed tables would be. Mr. Pasterski indicated that there are not many alternatives. Mr. Behler questioned resident Phil Richardson of 917 Graystone Circle on what his thoughts were on the speed table and potential noise. Mr. Richardson stated that the noise he expects would be produced from speed tables would be minimal compared to the noise that residents are already subjected to from Nor Bath Boulevard. Mr. Richardson stated that he has concerns of the access drive becoming a drag strip with speeding cars. Mr. Austin agreed. Mr. Link and Mr. Behler were in favor of speed tables being installed. Mr. Pasterski stated that speed tables impeded the flow of water and therefore the ends of the speed tables would need to be modified to allow water to flow. Mr. Pasterski will work with Barry Isett's office regarding the design. Mr. Pasterski inquired if noise resulting from snow removal will disturb neighbors. Mr. Austin commented that he has never heard complaints about the noise from a snowplow when there is snow on the road. Mr. Livengood commented that any truck that hits the speed tables to service the commercial units, such as a garbage truck, will result in noise. Mr. Livengood also commented that having been a truck driver, he would never attempt to access the commercial development with a tractor trailer. He believes tractor truck drivers should know better than enter the commercial development as they cannot maneuver. The smaller trucks would be able to access the commercial units for deliveries. Mr. Link voiced concerns of double parking on Nor Bath Boulevard and Savage Road. Mr. Livengood indicated that signage will be placed indicating that there are no tractor trailers permitted to enter the commercial development or park along the roadway. Mr. Behler stated that if a truck does get stuck in the commercial development, it will not be the Township's problem. Mr. Livengood expressed understanding and indicated that he would like to keep trucks out.

Mr. Krill wished to confirm that the buffer that appears in Wawa's plan will continue the entire length along the access road in this plan. Mr. Pasterski confirmed that the berm and fence will extend to the self-storage area. Mr. Livengood explained that the berm and fence will extend to the last residential home which corresponds with the end of the self-storage facility. Mr. Krill also questioned if there will be sidewalks along the length of Nor Bath Boulevard. Mr. Pasterski confirmed that sidewalks will be present at all frontages beginning where Wawa's sidewalk leaves off on Nor Bath Boulevard and will continue to the intersection of Nor Bath Boulevard and Horwith Drive. The sidewalk will then continue down Horwith Drive to the end of the property. Mr. Pasterski also noted that the sidewalks will continue along the access drive and meet the sidewalks on Wawa's plan. Mr. Behler questioned what the applicant planned to do regarding the existing access path between the homes that would connect to the access drive. Mr. Behler was concerned that residents would be stepping into the access drive roadway since there is no sidewalk on that side of the access drive. Mr. Pasterski explained that there will be a crosswalk to allow pedestrians to safely cross to the northern side of the access drive where there will be sidewalks. He explained that the berm will be cut to allow for pedestrian traffic. The current walkway does not extend onto the commercial property and will be extended to meet the access drive. Mr. Behler wanted to make sure there will be enough room for pedestrians to stand prior to crossing. He also indicated that the berm should be cut back enough on the commercial side to allow pedestrians to see if traffic is coming so that they may safely cross at the crosswalk. He would also like to make sure traffic is able to see pedestrians at the crossing. Mr. Livengood indicated that there will be ADA pedestrian traffic signals in place. Mr. Pasterski noted that there will be signage placed as well. Mr. Behler continued to express his concerns over the height of the berm where it meets the access drive and the height and density of the landscaping near the crossing. Mr. Pasterski acknowledged Mr. Behler's concerns and indicated that bushes can be removed from the plan in this area to increase site distance. Mr. Behler requested that an illustration be prepared for the next meeting so that the Commissioners can visualize what the crossing will look like at a street level view.

Regarding the waiver requests, Mr. Pasterski reviewed the waiver request letter. The waiver request letter from the Keystone Consulting Engineers' letter dated June 19, 2023 are as follows:

"Subdivision and Land Development

(w) § 22-307 – Requirement for separate Preliminary and Final Plan submissions.

Justification: A combined Preliminary/Final application has been submitted to help expedite the approval process.

(w) § 22-502.2.A. – Requirement to prepare plans at a scale 1"=50'

Justification: Drawings Scales of 1" = 30' and 1" = 80' have been provided to more clearly depict plan detail and to show the overall development on a single plan, respectively.

(w) § 22-502.3-A – Requirement to show existing man-made features within 200-feet of the project boundaries.

Justification: The provided Land Development Plans adequately depict the proposed project area. No significant value would be added by providing additional information beyond the extents currently depicted.

Stormwater Management Ordinance

(w) § 8-231.F(3) – Requirement to provide fencing where internal basin side slopes exceed 4:1

Justification: 3:1 side slopes have been provided which is a maintainable slope per industry standards.

(w) § 8-231.K – Requirement to provide a 2% slope towards the outlet structure for above ground basins

Justification: Both proposed above ground basins (1 and 5) have been designed as infiltration facilities and therefore are not intended to drain water towards the outlet structures."

Mr. Behler indicated that all stormwater items must be perfect if the combined preliminary/final is approved. Mr. Treadwell questioned if all of the final items will be completed prior to an approval. He informed Mr. Pasterski that more information and details must be completed prior to any approval. Mr. Treadwell stated that a lot of conditions need to be cleaned up. Mr. Pasterski does not believe that the comments in the Barry Isett Review Letter are too complex to meet.

Regarding the plan scale waiver request, Ms. Martin indicated that she has no objections to this request so long as the details are able to be seen at a scale that it can be seen.

Regarding the waiver request for man-made features, Mr. Pasterski explained the reasoning for the waiver request. Ms. Martin stated that if any stormwater is going to an off-site basin, this will need to be depicted on the plan. Ms. Martin stated that the Prologis basin should be shown if this will be used. Mr. Treadwell suggests the applicant to submit an aerial to illustrate this.

Mr. Pasterski discussed the stormwater management waiver requests. Ms. Martin confirmed that the Township Engineer does not have any objects to the slope. Mr. Pasterski did not see a value in the fence requirement. Mr. Behler indicated that he is not a fan of the appearance of the fence and the deterioration that occurs overtime.

Regarding the waiver request from SMO § 8-231.K, Mr. Pasterski explained that they will meet all of DEP's guidelines and all industry regulations. Mr. Krill voiced concerns regarding sinkholes and indicated that if there are any problems with the basin that the applicant will be responsible for repairs.

Mr. Pasterski indicated that the waiver request letter may be amended to include an additional waiver request relating to the cul-de-sac.

Mr. Livengood stated that sidewalks will be installed along Savage Road from John Drive to the Wawa sidewalks. He expects this to be installed along with Wawa's sidewalk. Mr. Livengood stated that the existing swale and buffering are problematic for adding sidewalks. Ms. Martin read a portion of the Barry Isett Review Letter dated April 21, 2023 regarding the review of the Stone Ridge Major Subdivision Plan. This portion of the Review Letter is as follows:

“2. At the PC meeting, the Applicant withdrew the request to defer construction of the sidewalk along Route 329, Savage Road, and Horwith Lane. The Plans show the location of the sidewalk, but no construction detail(s) were added to the plan. In addition, Note 2 was added to the drawing.

Sidewalks should be constructed in accordance with the Streets and Sidewalk Ordinance § 21-306. In addition, an Improvements Development Agreement and Financial Performance Security should be provided in accordance with SALDO §22-312.”

Ms. Martin explained that this ordinance will direct Mr. Livengood on the requirements for construction of the sidewalks. Mr. Link questioned how the issue of sidewalks not fitting in this location came to be. He explained that a deferral is not the same as a waiver. Mr. Behler requested that someone review if the addition of these deferred sidewalks will cause additional stormwater issues. Mr. Treadwell indicated that it would be best to add an additional sheet to the subdivision plan to show the addition of these sidewalks so this can be reviewed further. The Commissioners briefly discussed possible crosswalks across Savage Road from Howertown Park.

Mr. Livengood expressed concerns for there only being one access point to the commercial development if the Savage Road access is removed. Mr. Krill agreed but stated the sight distance at Atlas Road and Weaversville Road is concerning.

Mr. Treadwell questioned if the subdivision plan that would create the commercial lots would be prepared for the July meeting. Mr. Pasterski indicated that this will be ready for the July meeting.

C. Preliminary/Final Stone Ridge Major Subdivision Phases 3, 4 and 5: *Mr. Pasterski requested that this plan discussion be postponed. This agenda item was not discussed at this meeting.*

D. Banquet Facility (Special Events Center) Accessory Use in Agricultural Zoning District – Draft Zoning Ordinance Amendment: Mr. Treadwell presented the revised Banquet Facility Zoning Ordinance Amendment. He indicated that the comments from the last meeting have been incorporated into this version. He explained the amendment to the Table of Uses Chart. He indicated that the Banquet Facility Use would not be permitted in the majority of Zoning Districts. The proposed amendment would permit this use in two districts (IC and HC) and conditional in one district (NC). Mr. Treadwell explained the reasoning for these changes. Mr. Treadwell explained that conditions could be imposed through the conditional use process for the Neighborhood Commercial Zoning District if the proposed use is located next to residential areas. Mr. Treadwell inquired if the Planning Commission would like the use to be permitted in the Neighborhood Commercial Zoning District. Mr. Behler listed the current areas that are in the NC Zoning District. Mr. Behler feels that unless conditions are determined for the NC District, he does not feel there is a need to make this conditional. Ms. Eckhart stated that there are not many existing lots in the NC Zoning District that are properly sized for this use. Mr. Treadwell stated that if a banquet facility were built in this district there would be a land development plan where conditions could be imposed. Mr. Treadwell will update the draft to make the use permitted in the NC District along with the IC and HC Districts. Mr. Behler explained that this is stricter than the current ordinance, which permits this use in residential areas. Ms. Eckhart commented on page four (4) of the draft regarding Section 11

regulation C. She suggested that parking lots be removed from this line and a new regulation line be added to state that parking shall be in conformance with the main section of parking. Ron Check commented that there is a setback on his property that is not fifty (50) feet. Mr. Check indicated that the set back on his property is 25-feet from the edge of the roadway. Mr. Treadwell explained that the draft can be amended to note a setback of fifty (50) feet from property lines and twenty (20) feet from a roadway. Mr. Behler made a motion to recommend the draft Banquet Facility Zoning Ordinance Amendment to the Board of Supervisors, seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes with the exception of Mr. Resendez who abstained.

Public to be Heard: No public comment.

Announcements: Mr. Krill announced that the next Planning Commission meeting will take place on Monday, July 17th, 2023 at 6:00 PM.

There being no further business, the meeting adjourned at 8:27 PM.

Respectfully Submitted,

Ilene M. Eckhart



Allen Township Planning Commission

Meeting Agenda

Monday, June 19, 2023

6:00 P.M.

Location: Allen Township Fire Company Building

The Allen Township Planning Commission meetings will be held at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA.

A summary of the public comment policy and procedures is located at the end of the agenda as a reference for individuals wishing to address the Board during the “Public to be Heard” segments.

Note: Per Act 65 of 2021 requirements, this agenda was posted to the Township website and physical location of the proposed meeting, by Township staff on: June 16, 2023.

1. Call to Order

2. Pledge of Allegiance to the Flag

3. Roll Call

_____ Gary Behler

_____ Stan Wojciechowski, PE, CME, Engineer

_____ David Austin

_____ B. Lincoln Treadwell, Jr. Esq., Solicitor

_____ Felipe Resendez, Jr.

_____ Ilene M. Eckhart, Manager

_____ Gary Krill, Chairman

_____ Paul Link, Vice Chairman

4. Review & Approval of Minutes

5. Public Comment (Residents shall limit their comments to no more than three minutes)

6. Business Items

A. Preliminary/Final Land Development Plans, Allen Development Partners LLC proposed Wawa Convenience Store with Gas

B. Preliminary/Final Land Development Plan – Stone Ridge Commercial

C. Preliminary/Final Stone Ridge Major Subdivision Phases 3, 4 and 5

D. Banquet Facility (Special Events Center) Accessory Use in Agricultural Zoning District – Draft Zoning Ordinance Amendment

7. Public Comment (Residents shall limit their comments to no more than three minutes)

8. Next Planning Commission Meeting – Monday, July 17, 2023 6 PM

9. Adjournment

-Public Comment Policy and Procedures-

- 1. A period for public comment will be held at the beginning of the meeting and at the conclusion of all agenda business items. Any public comments or questions shall be reserved until time on the agenda. Public comments and questions will not be permitted during the course of the Board's/Commission's business items.*
- 2. Individuals who speak must give their name, address and municipality prior to speaking.*
- 3. Time limit on length of public comment or presentation will be three (3) minutes per person, per meeting.*
- 4. A speaker will only be granted one three (3) minute extension, if given, for a maximum speaking time of six (6) minutes, at the discretion of the Chairman.*
- 5. Comments/questions shall be directed to the Board/Commission members only.*
- 6. Procedures will be in place to maintain proper decorum for the hearing. Public participation will be allowed but the Board will ensure respect for all citizens and maintain order. Personal attacks and outbursts will be ruled out of order. The Chairman of the Board or Commission may, within this discretion, rule out of order scandalous, impertinent, and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting.*
- 7. Individuals with lengthy written statements may submit them for the record and provide a verbal summary of three (3) minutes or less. Interested persons may email public comments via email, sent to manager@allentownship.org until 3:00pm local time the day of each meeting or by contacting the Township office. Public comment received via email will be read at the outset of the meeting. If you require an auxiliary aid, service or other accommodation, please contact the Allen Township offices in advance. In addition, an audio recording of the meeting will be posted to the Township website: www.allentownship.org within 48 hours of the meeting.*