

# Allen Township Planning Commission

4714 Indian Trail Road

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Eugene Clater, Chairman  
Gary Krill, Vice Chairman  
Gary Behler  
Alfred Pierce  
Louis Tepes Jr.

Robert Cox, PE, PLS  
B. Lincoln Treadwell, Jr., Esq.  
Ilene M. Eckhart, Secretary

**MINUTES**  
**ALLEN TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**Monday, June 19, 2017**  
**7:00 P.M.**

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, June 19, 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.

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

**Minutes:** Mr. Krill made a motion to approve the minutes of May 15, 2017 with the change to the statement concerning the NBMA Tank Project which stated that the tank was under the PPL line when in fact he said it was near the PPL line; seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

**Public to be Heard:** No comments from the audience.

**Old Business**

- A. **Rockefeller Lehigh Industrial Development – Lot 5**  
**Applicant/Owner: Rock-Lehigh Valley LLC/Lehigh-Northampton Airport Authority**

**Submission Date(s): Receipt of Initial Plans December 22, 2016;**  
**Second Submission February 3, 2017; Third Submission April 3, 2017; Fourth Submission May 1, 2017; Fifth Submission June 5, 2017**

**First Planning Commission Agenda: January 16, 2017 Initial Submission; Second Submission February 20, 2017; Third Submission April 17, 2017; Fourth Submission May 15, 2017; Fifth Submission June 19, 2017**

**90-day Deadline: April 19, 2017 Initial Submission; May 20, 2017 Second Submission; July 17, 2017 Third Submission; Fourth Submission August 15, 2017; Fifth Submission September 18, 2017**

**In attendance on behalf of the applicant: Clark Macheimer, Johanna Chervak, Zachary Csik (Rockefeller); Joseph Fitzpatrick, Esq.; Steve Henning PE (Pidcock); Mark Heeb and Jose Lazo (BL Companies)**

Mr. Joseph Fitzpatrick, Esq. was present to discuss the plan and review the resubmission. Mr. Fitzpatrick indicated that the plan before the Commission was almost the plan intended to be built with the exception of the stormwater management system. He indicated a mutual improvements agreement has been circulated to the adjoining property owner concerning the management of stormwater from the site.

Mr. Mark Heeb, PE, BL Companies provided a summary overview including plan refinements since the last submission including:

1. Berm with dense plantings and 10' high stockade fence;
2. Signalized Intersection;
3. Area Designed for future sidewalks;
4. Stormwater bioretention basins;
5. Employee parking;
6. Areas for future LANTA bus stop;
7. Snow Scrapers – #A – northern snow scraper, #B – future snow scraper southern driveway;
8. Truck Court, Loading, & Trailer Parking;
9. Office Areas;
10. Overnight Trailer parking (not constructed in Phase I);
11. Underground Stormwater Facility on LNAA property;
12. Landscape Planting Strip;
13. Existing Tree Line to be preserved;
14. 12' Sound Walls

Mr. Pierce voiced concerns for turns out of southern driveway into an acceleration lane. Mr. Steve Henning, Pidcock Engineer responded that if a truck is in the acceleration lane and is already at speed and if there is not a gap at the end of the acceleration lane, the truck will not be able to merge into the travel lane. He added the more typical design is the vehicle or truck will make the decision to pull out of the driveway using site distance to make that decision. Mr. Pierce questioned the clogging of both lanes. Mr. Henning stated that the truck will have enough turning distance to stay in the closer lane.

Mr. Pierce voiced concerns regarding stormwater ownership of the underground systems. Mr. Pierce is concerned with the systems that can't be seen therefore inspected until a pollution event occurs. Mr. Heeb stated that the ownership of the stormwater will be included in the master agreement between the airport and the owners of the property. Mr. Treadwell stated there will be a Stormwater Maintenance Agreement signed by the airport. Mr. Clater stated this will also be included in the Plan Notes.

Mr. Behler questioned if the stormwater would still be filtered in the underground system. Mr. Heeb stated it would be. Mr. Krill questioned contaminants in the water and how to stop that from getting in the stream. Mr. Behler questioned if there was a way to close off the retention pond or the outflows. Mr. Heeb stated they would need to do more research to look into gate valves to shut off those systems.

Mr. Pierce questioned the slope. Mr. Heeb stated the slopes were three to one and met the Township requirements. Mr. Heeb stated there will be a 30' retaining wall.

Mr. Pierce questioned the taxation of the airport property which will serve for stormwater management purposes which is not a public purpose.

Mr. Behler clarified that the LNAA letter indicated 54' height approval.

Mr. Heeb responded to Mr. Cox's review letter dated June 19, 2017 as follows:

- \* Regarding Section 27-1422.H – Mr. Heeb indicated that the number of parking spots was driven by the demand of the market.
- \* Regarding Stormwater – Mr. Heeb indicated that anything discussed this evening will be taken to the new design to be submitted to the Township with the next resubmission.
- \* Regarding general plan comments concerning the truckers lounge suggestion, Mr. Heeb indicated this was really not an ordinance requirement. Mr. Clater indicated he attends many LVPC meetings and this is something that needs to be reviewed. Mr. Macheimer indicated some type of facilities are included internal to the building.
- \* Regarding snow scrapers, the condition must be spelled out in the final conditions including placement and timing for the southern snowscraper requirement. Mr. Clater questioned the definition of a Snow Event. Mr. Behler questioned just building snow scrapers at each exit to ensure usage.

Mr. Lazo reviewed the waiver request letter dated June 2, 2017. Rockefeller withdrew item #9 of the Waiver letter.

## **Technical Modifications/Waivers**

### **#1**

*Ordinance:* Chapter 8- Stormwater Management  
*Section:* 8-229(4)

*Requirement:* In carbonate areas, post-development 2-yr runoff volume leaving site shall be 80% or more of the pre-development runoff volume.

*Request:* PADEP regulations prohibit non-surface water discharge exceeding pre-development rate and runoff volume. Lehigh Northampton Airport Authority, pursuant to FAA regulation, requires minimized ponding time within stormwater management facilities. Consequently, the stormwater management basins were designed to maximize the amount of infiltration into the ground. This resulted in less than the required 80% runoff volume leaving the site. The stormwater infiltration/carbonate assessment report also notes that the underlying carbonate geologic formation will not adversely affect the proposed stormwater management basins if certain sinkhole repair and construction practices are followed. Consequently, construction of the proposed stormwater management basins and associated facilities is reasonable and customary for the geologic setting. Per discussion with the Township Engineer, by using the PADEP calculation methodology, the project site will meet the requirement.

**#2**

*Ordinance:* Chapter 8- Stormwater Management

*Section:* 8-229(9)F.

*Requirement:* No infiltration practice shall be designed to recharge stormwater runoff from a contributing watershed larger than two acres.

*Request:* The size of the proposed development in addition to the stringent requirements for stormwater infiltration require a greater drainage area be allowed to flow into the infiltration basins. The stormwater management facilities efficiently manage the stormwater per the Township Stormwater Management Ordinance and PADEP requirements. Also, all inlets conveying runoff into the infiltration basin will be proposed with a water quality insert as a means of providing additional water quality.

**#3**

*Ordinance:* Chapter 8- Stormwater Management

*Section:* 8-231(8)F.(3)

*Requirement:* Interior slopes shall not be steeper than a ratio of 4:1 horizontal to Vertical.

*Request:* The stormwater management facilities require a steeper side slope on the interior of the basins to comply with the FAA regulation of providing steeper slopes to prevent the gathering of birds. Also, the existence of a PPL easement prohibits disturbance within the easement limits which will further reduce the stormwater management volume. The 3:1 side slope is gentle enough for the owner to maintain.

**#4**

*Ordinance:* Chapter 8- Stormwater Management

*Section:* 8-231(8)H.

*Requirement:* If the maximum water depths as stipulated in subsections (F) and (G) above are exceeded, a four-foot high chain link fence is required around the detention ponds. The fence shall be landscaped from adjacent streets and properties. A fenced detention pond shall have a maximum berm side slope of 4:1.

*Request:* The stormwater management facilities will be surrounded by a 4' high chain link fence. As noted in the request above, a steeper side slope is required to meet the requirements of the FAA.

**#5**

*Ordinance:* Chapter 8- Stormwater Management

*Section:* 8-231(8)K.

*Requirement:* The minimum slope of the bottom of a detention pond shall be 2% toward the outlet structure.

*Request:* The stormwater management facilities will serve as both bio-retention and infiltration basins for volume and rate control. Bio-retention requires a level basin bottom to allow for the settlement of suspended solids, evapotranspiration, as well as uptake of pollutants into plant material. The requirement for a flat bottom is in conformance with current Pennsylvania Department of Environment stormwater regulations for bio-retention and infiltration facilities.

**#6**

*Ordinance:* Chapter 8- Stormwater Management

*Section:* 8-231.8.C.

*Requirement:* Pipe outlet arrangements shall provide complete outletting of all detained water, unless provisions for permanent ponding have been approved.

*Request:* The proposed infiltration basin will be designed per Township SALDO Chapter 8 –229 and PA DEP requirements. To infiltrate stormwater, the water must be able to recharge into the soil layer. The storage volume below the low flow orifice will infiltrate into the soil layer allowing compliance with both the Township’s water quality and recharge requirements in addition to PADEP’s recharge requirement. This waiver will apply to all the infiltration basin proposed for the project.

**#7**

*Ordinance:* Chapter 8- Stormwater Management

*Section:* 8-231.8.D.

*Requirement:* A detention basin, if utilized in an area of limestone geology, shall be lined with a synthetic impervious liner as more specifically described in subsection (J).

*Request:* The proposed infiltration basins will be designed per Township SALDO Chapter 8 –229 and PA DEP requirements. To meet the Township’s water quality and recharge requirements and PADEP’s recharge requirement, the stormwater must be able to infiltrate into the soil layer. Introducing a synthetic impervious liner would prevent water from infiltrating into the soil. This section of the ordinance contradicts Section 8-229. This will apply to the infiltration basin proposed for the project.

**#8**

*Ordinance:* Chapter 22 – Subdivision and Land Development Ordinance

*Section:* 22-411.7.F

*Requirement:* Widths. Driveways for multifamily residential, mobile home parks, and all Non-residential subdivisions and developments shall not exceed 30 feet in width and shall be clearly defined by use of curbing.

*Request:* The proposed driveways on Willowbrook Road have been designed to allow for safe and efficient ingress/egress of trucks and automobiles. In addition, the main (northern) driveway entrance has been designed utilizing PennDOT Chapter 441 design standards for a medium volume driveway based on the expected average daily trips (ADT). Therefore, it is necessary to exceed the 30’ width.

**#9**

~~*Ordinance:* Chapter 22 – Subdivision and Land Development Ordinance~~

~~*Section:* 22-411.2.F~~

~~*Requirement:* All lots shall front on a public street~~

~~*Request:* The residual 10.4 acre lot will not front on a public street within Allen Township; however, the lot is part of a larger parcel within both Hanover and Catasauqua Township where the larger lot will front on a public street (Walnut Street) within Catasauqua Township.\*Withdrawn by Rockefeller~~

## **Deferrals**

### **#1**

*Ordinance:* Chapter 21 – Subdivision and Land Development Ordinance

*Section:* 21-303.B/306

*Requirement:* Sidewalks are required in all developments

*Request:* Currently, there is not a pedestrian circulation system along Willowbrook Road. The applicant requests that this requirement be deferred until such time as deemed necessary to install sidewalks along Willowbrook Road by the Planning Commission and the Board of Supervisors. Rough grading for the sidewalks will be proposed in the land development set.

### **#2**

*Ordinance*

*Section:* 22-406.J/407.11/409/502.4.K

*Requirement:* Sidewalks with accessible ramps are required along the Willowbrook Road and private drive entrances.

*Request:* Same as noted above. If constructed, the sidewalks will conform to this requirement.

Mr. Pierce made a motion to recommend the technical modification waivers 1-8 as outlined in the letter of June 2, 2017 and to recommend the deferrals subject to Mr. Clater’s sidewalk comment; seconded by Mr. Tepes. On the motion, by roll call vote, all members present voted yes.

Mr. Machemer revisited the acceleration lane conversation out of the southern driveway limiting trucks to right in right out and with cars right out only. All trucks will need to go to the signaled intersection and will not be allowed to make a left turn. This will have to be provided on the resubmission.

Mr. Clater indicated he was not comfortable with entertaining a recommendation on the plan due to the items (especially stormwater related) which were not fully resolved. Mr. Pierce made a motion that in the opinion of the Planning Commission are acceptable subject to two conditions: by July Planning Commission meeting the applicant will have submitted revised plans with the all the non-stormwater conditions; by the August Planning Commission meeting the applicant will submit two options for the stormwater management – level spreaders/bioretenention as reviewed with DEP at the field meeting on May 5<sup>th</sup>, 2017 or direct discharge to the creek; seconded by Mr. Behler. On the motion, by roll call vote, all members present voted yes. This is not a recommendation to the Board of Supervisors.

## **New Business**

### **A. Northampton Heights Tank Project**

**Submission Date(s): Receipt of Initial Plans May 3, 2017;**

## **First Planning Commission Agenda: June 19, 2017 Initial Submission**

### **90-day Deadline: September 18, 2017**

Mr. Scott Hughes, PE (Gannet Fleming) along with Mr. Steve Kerbacher, General Manager (NBMA) was present to address the tank site relocation. This proposed relocation is due to the PPL Siegfried Substation Relocation siting. The three acre site previously approved was in conflict of the Siegfried Substation Relocation site. Therefore, PPL agreed to move the NBMA tank site 400-500 feet to the north due to the PPL Siegfried Substation rebuild. PPL will ensure that tank may be built in this new location but the actual development is not anticipated for 10-20 years as would be dictated by development. Mr. Kerbacher further explained the concept which the tank would allow to carry pressure and capacity. The proposed tank elevation is 137 feet. The ground level at the tank is at 570'. About 40% additional area of the Township could be served by the tank additional elevation gain.

Mr. Kerbacher indicated that he received recently an application for service from Rockefeller Lot #5. He indicated if NBMA is not unable to serve, they would not be a detriment to Bethlehem serving the site.

The water will be transmitted along Cherryville Road.

PPL will provide a letter indicated that it would be in favor of the relocation and has a written agreement with NBMA.

Following some further discussion, Mr. Pierce made a motion to recommend preliminary/final approval of the NBMA Northampton Heights Land Development Plan contingent upon the approvals from the Township Engineer's comments, the approvals of LNAA, LVPC, Northampton County Conservation District and PA DEP; a letter and written agreement from PPL stating their approval of the tank location; seconded by Mr. Tepes. On the motion, by roll call vote, all Commissions present voted yes.

**Public to be Heard:** Mr. Donald Noll, Pinehurst Drive, questioned the type of bus stop that would be designed. Mr. Heeb confirmed this will be a pull off type of bus stop.

There being no further business, the meeting adjourned 9:42 PM.

Respectfully submitted,

Ilene M. Eckhart