



# Allen Township Planning Commission

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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 snowscaper, #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 concerns for turns out of southern driveway – acceleration lane.....

Mr. Steve Henning, Pidcock Engineer responded ....

Mr. Pierce concerns regarding stormwater underground can't see it pollution event. Who is responsible. Gary Krill stormwater fire event. Gary Behler shut off system.

Three to one slope Mark Heeb explained

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 spelled out in the final conditions including placement and timing for the southern snowscraper requirement;

Mr. Lazo reviewed the waiver request letter dated June 2, 2017 Technical Modifications Requested:

Chapter 22 – Subdivision and Land Development Ordinance

Section: 22-411.2.F Requirement

All lots shall front on a public street

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. Macheimer revisited the acceleration lane conversation out of the southern driveway limiting trucks to right in right out with cars right out only. For the trucks no lefts out. This will have to be provided on the resubmission.

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 all the non-stormwater conditions; by the August Planning Commission meeting the applicant will submit two options for the stormwater management – level spreaders/bioretenion 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 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.

Due to the timing for the project, Mr. Kerbacher

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