



Allen Township Planning Commission

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

Brien Kocher, P.E.
B. Lincoln Treadwell, Jr., Esq.
Ilene M. Eckhart, Secretary

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

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, October 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; Brien Kocher, P.E. and Jim Milot (Hanover Engineering); B. Lincoln Treadwell, Jr., Esq.

Minutes: Mr. Behler made a motion to approve the minutes of September 21st and August 26th, 2015; seconded by Mr. Krill. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: No comments from the audience.

Old Business

A. **High Meadow Estates Subdivision**
Applicant/Owner: Ohi-Hm Holdings LP

Review Deadline: Receipt of Initial Plans: July 27, 2015; First Planning Commission Agenda: August 24, 2015; Original 90-day Deadline – November 22, 2015.

Submission Status: Plan Submission received July 27, 2015 including: Overall Preliminary and Phase I Final. Plan Resubmission September 30, 2015 including: Stormwater Drainage Report and Stormwater comments; Response letter to August 20th, Hanover

Engineering review letters (Preliminary Plan & Final Plan Phase I); LVPC response letter, waiver request letter and Environmental Resource Site Design Assessment.

Messrs. Tony Ganguzzo, David Tettermer PE (Keystone Consulting Engineers) and Tom Deilly PE (Keystone Consulting Engineers) were present to review the following items concerning the plan submission:

Mr. Clater indicated that the sanitary sewer, stormwater and the open space areas should be discussed. Of the Hanover Engineering Preliminary Plan Review letter dated, October 16, 2015 the following specific planning items were addressed:

- A. Ownership and maintenance responsibilities for the sanitary sewer system (on-site collection, pump station and off-site force main) shall be determined by the Township.
- B. Ownership and maintenance responsibilities for the stormwater management system components (collection, infiltration, detention), should be discussed with the Township, including the two (2) primary discharge pipes (Stoffa property and the pipe to Kohl's Road).
- C. The following areas regarding the common open space shall be determined by the Township:
 - 1. Ownership, maintenance, public accessibility, and long-term viability of the Homeowners Association.
 - 2. Planting Plan, including details for establishment and mowing.
 - 3. Maintenance schedule for various areas of planting, including wetland buffers, open space, PPL easement, trails, mowing along trails, and stormwater basins.
- D. Pedestrian Circulation Plan (including roadway cross-walks) and trail surface material. These items will be reviewed with the Township's Recreation Planner Consultant.
- E. The applicant shall provide notation to ensure that the off-road grading is accomplished to follow design drainage patterns without being altered by future building construction and on-lot grade changes. Mr. Ganguzza noted that the road will be used and rebuilt if needed.

The following waiver requests were submitted by the applicant for the Planning Commission's consideration pursuant to the waiver request letter dated September 8, 2015 and the comment letter of the Township Engineer dated October 16, 2015. Mr. Tettermer indicated that most of the waivers requested in the September 8th, 2015 correspondence were previously granted as part of the Preliminary Plan approval and this plan review does not revise the original approval. He further reviewed each waiver as follows:

Section 22-406.K.2.e & 22-409 (SALDO) — Concrete sidewalks are required on both sides the proposed streets per this section. Sidewalks are generally shown on one side of the proposed streets and no sidewalks along the existing roads. In addition, sidewalks are located outside of the street right-of-way area to accommodate wider streets. A waiver of these requirements has been requested. After some discussion, this was reconsidered as a deferment.

Section 22-407.7.0 (SALDO) — A minimum vertical curve length of 25 feet for every 1% of grade change is required. The following vertical curves do not meet this minimum: High Meadow Drive at Stations 68+00 and 71+00; Spring Hill Circle at Station 4+50. A vertical curve is also need on Creek View drive at approximately. Station 2+00. A waiver of these requirements has been requested.

Section 22-407.7.B (SALDO) —A 75 foot tangent is required between curves and street intersections. The intersection of Creek View Drive onto High Meadow Drive South occurs in the middle of a curve. The intersection of High Meadow Drive North connects to Kreidersville Road with no tangent. A waiver of these requirements has been requested.

Section 22-4.07.8 A (SALDO)— The minimum grade on a cul-de-sac turnaround area shall be 2%. The turnaround grades on Jamie Drive, Creek View Drive and Spring Hill Circle are proposed at less than 2%. A waiver of these requirements has been requested.

Section 22-407.8.B (SALDO) — Grades within 60 feet of the nearest intersection right-of-way line shall not exceed 2%. There are several locations where these grades are exceeded, including the following: High Meadow Drive/Spring Hill Circle, Ballet Drive/High Meadow Drive, Balliet Drive/Cherryville Road, Balliet Drive/High Meadow Drive, High Meadow Drive North/South, Jamie Drive/High Meadow Drive, Jamie Drive/High Meadow Drive and Creekview Drive/High Meadow Drive. A waiver of these requirements has been requested and some are subject to PennDOT review.

Section 22-412.F.3.c (SALDO) — A wetland buffer of 50 feet shall be provided along all delineated wetland boundaries. This buffer is not provided near Lot 27 or along High Meadow Drive North at approximately Station 1+50. A waiver of these requirements has been requested.

Section 22-502.2.A(SALDO) — Sheet size maximum is to be 24"x 36" and vertical profile scales are to be 1"=5'. Plans are presented on 30"x 42" sheets and vertical scale of 1"=10'. A waiver of these requirements has been requested.

Section 8-229.9.F (STORMWATER) - This section requires that no infiltration practice be designed such that it captures more than two (2) acres. All of the basins proposed appear to capture more than two (2) acres of tributary area. The Designer requests a waiver from this section, citing that the reason for the requirement was protection of carbonate geology. This provision is to distribute infiltration and prevent oversaturation in one location, independent of the underlying geology.

Section 8-231.8.F —A waiver has been requested to allow the basin storage depths proposed. This section requires fencing for the depths of water proposed.

Section 8-231.8.G — The Board of Supervisors must give permission to exceed the depths.

Section 8-231.8.F - If permission is granted, the maximum depths and slopes permitted by this section must be met. The depths required by this section are exceeded as well, however no waivers have been requested. The fence around the Basin 2 should extend around the forebay as well. This applicant may wish to discuss the type of fencing with the Township.

Section 8-231.8.K — A minimum slope of 2% is required in a detention pond. As infiltration facilities should be flat, a waiver is requested to permit the basins to serve as both a detention pond and an infiltration facility.

Mr. Pierce made a motion to table the plan. There was no second to the motion. Following some discussion, regarding the clean-up of items, the applicant requested the Commission's recommendation on the waivers. Mr. Clater made a motion to recommend the waivers to section 8-229 and items G and

H be included as discussed, subject to the geologist statements, Section 8-231.8G, and waivers in the letter of request; with the deferment as noted, seconded by Mr. Pierce. On the motion, by roll call vote, all Commission members present voted yes.

Mr. Clater made a motion to recommend preliminary approval contingent upon the conditions as follows: all open items in the Preliminary Plan Review letter of the Township Engineer dated October 16th, subject to, the open space plan review; review the Fire Company regarding hydrant placement, a draft HOA document pursuant to the review letter, sanitary sewer ownership by the Township; seconded by Mr. Pierce. On the motion, by roll call vote, all Commission members present voted yes.

B. Residences at Willow Ridge, Natural Open Space Plantings: Mr. Clater indicated that the plan was received by the Township and felt to be inadequate. The Manager will meet with Jason Smith of Hanover Engineering and the consultant hired by the developer.

**C. Northampton Industrial Park – Preliminary Plan
Applicant/Owner: Century Commerce Center, LLC**

Review Deadline: Receipt of Initial Plans: May 22, 2015; Last Plan Revision Dates: August 3, 2015 (per Township Review Letter of June 2, 2015) and October 5, 2015 (per Township Review Letter of August 20, 2015).

First Planning Commission Agenda: June 15, 2015;

Original 90-day Deadline - September 13, 2015.

A letter of extension for review granting additional review until

December 29, 2015 was accepted by the Board of Supervisors on July 28, 2015;

Submission Status: Response letter from McCarthy Engineering on behalf of the applicant dated August 3rd, 2015 along with plan resubmission of August 3rd, 2015 received by the Township. McCarthy Engineering response letter of October 5, 2015 pertaining to August 20th, 2015 Hanover Engineering Associates plan review comment letter. Waiver request letters for Subdivision and Lot #'s 1, 2 & 3. Additionally, stormwater response letter, revised stormwater reports, traffic impact studies, Lehigh-Northampton Airport Authority review letter, Northampton Borough Municipal Authority letter and receipt of submissions made to the Lehigh Valley Planning Commission received October 5, 2015.

Mr. Mark Powell, Century Commerce Centers, LLC briefly summarized the plan changes pursuant to the most recent submittal. The plan will be revisited at the November 16, 2015 Planning Commission meeting.

New Business – No new business.

Ordinance Changes/Updates:

A. Zoning Ordinance Amendments: Tabled.

Public to be Heard: Mr. Shawn Leonard, 2307 Howertown Road, is questioning the type of businesses going in at the Northampton Industrial Park location. He questioned the Commission if he needs to be concerned about the property and is it going to be harmful to the adjoining property

owners? Mr. Powell stated it will be warehouses, not manufacturing. Mr. Clater stated that approval of the development does not give tenants right to do whatever they want. Mr. Clater further explained that tenants will be required to follow all laws including MSDS of all materials in the building. Mr. Leonard is concerned that they heard about this second hand and were not notified directly of the development. Mr. Leonard is concerned about the direct impact of the warehouses.

Mrs. Tina Leonard, 2307 Howertown Road, is concerned about the Savage Road extension. Her main concern is that their properties will become an island with traffic on all sides. Mrs. Leonard is concerned about traffic safety. Mr. Pierce indicated he was strongly in favor of Savage Road extension. Mr. Clater stated that this will reduce the congestion at the light at Howertown Road and Rt. 329. Mr. Clater stated that the Township has requested a dense buffer on the east side to dampen the impact on the residences. Mrs. Leonard questioned the enforcement of the truck traffic and speeding in the area. Mr. Clater responded motor vehicle code compliance will be at the discretion of the State Police.

Mrs. Cindy Graberitz, 2269 Howertown Road, questioned the time frame of construction. Mr. Powell indicated he was seeking to break ground in Spring 2016 and construction should take about 2 to 3 years. Mr. Clater briefly reviewed road improvements which were planned along Rt. 329 for the benefit of the residents present.

Mr. Clater noted that most of the questions on the residents' letter were answered. Mrs. Graberitz questioned the amount of trucks. Mr. Clater briefly reviewed the vehicle trip projections provided by the applicant.

There being no further business, the meeting adjourned at 10:50 PM.

Respectfully submitted,

Ilene M. Eckhart