

# 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, February 20, 2017 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, February 20, 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.

**Minutes:** Mr. Behler made a motion to approve the minutes of January 16, 2017; 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. Harold Dashuta Land Development Plan Sketch:** Mr. Harold Dashuta, property owner was present along with Mr. Brian Gasda, PE (Lehigh Engineering Associates, Inc.) to discuss the plan. Regarding the remaining items to be refined for the next submission, the Commission directed that the property owner (and his design engineer) consult with the Township Engineer concerning the location of the sanitary sewer extension, as well as the location near the future Rt. 329 Improvements Detention Area. The detention area will be planned to accommodate stormwater from the Dashuta property. The Planning Commission was generally agreeable with the plan which was presented and encouraged the property owner to return with the formal plan within the next few months.

## New Business

**A. Application for Conditional Use 90 Atlas Road:** Mr. James Holzinger presented information regarding the proposed veterinary hospital proposed by Abby Gerenser. Mr. Pierce made a motion to recommend approval of the conditional use application for the veterinary hospital contingent upon the parking remaining as is, with the caveat that in the event the Township determines the parking inadequate that parking can be expanded on the property; no outdoor boarding of animals and acknowledging that the rear yard animal exercise/relief, to connect to the public sewer and install the appropriate 10'x20' parking spots and a simplified site plan update (utilizing existing topographic map with superimposed features); seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

**B. Rockefeller Lehigh Industrial Development – Lot 5:** Mr. Clark Machamer, Rockefeller Development Group was present along with Dan Salamada, BL Companies. Mr. Salamada provided a summary of the plan. Mr. Clater questioned as follows:

1. Proposed Zoning Ordinance Amendment – Mr. Clater questioned if the performance oriented standards would be adhered to. Mr. Machamer confirmed the Proposed Zoning Ordinance Amendment would be adhered to if enacted on.
2. Traffic Circulation – Mr. Clater questioned the direction of the car traffic around the building. Mr. Machamer stated that cars will not travel into the truck traffic area.
3. Tenants – Mr. Clater questioned the number of clients. Mr. Machamer confirmed the site and structures are designed for two tenants.
4. Stormwater – Mr. Clater questioned the additional parking. Mr. Machamer confirmed this would be constructed upon tenants demand and that the applicant would return to the Township for permission.
5. Traffic Study – This has been submitted. Mr. Clater requested the Commission be granted time to review the document.
6. Willowbrook Road – Left turn lanes and acceleration lane. Mr. Clater questioned why no lanes of this type. Mr. Machamer indicated the engineers would research this.
7. Stormwater Management Design – Mr. Clater questioned the emergency overflow direction.
8. Sidewalks and Pedestrian Accommodation (LANTA) - Mr. Clater suggested being proactive regarding Sidewalks and LANTA Accommodations.
9. Sanitary Sewer
10. Landscaping – To be reviewed.

Mr. Behler questioned as follows:

1. Signal Maintenance
2. Stormwater Facilities Maintenance – All will be responsibility of the property owners.
3. Sanitary Sewer Facilities Maintenance - All will be responsibility of the property owners.

Mr. Bob Cox Concerns/Questions as follows:

1. Infiltration Testing – Depth
2. Fire Truck Turning Templates

### 3. Lighting Standards and Additional Shielding

Mr. Salama reviewed the following waiver/deferral per the written request dated February 3, 2017:

#### Technical Modifications/Waivers

##### #1 Ordinance: Chapter 8- Stormwater Management

###### Section: 8-229(4)E.

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

Request: In order to comply with the PADEP non-surface water discharge requirements of not exceeding pre-development rate and runoff volume and the Lehigh Northampton Airport Authority regulations of minimizing ponding time within stormwater management facilities, the stormwater management basins were designed to maximize the amount of infiltration into the ground which resulted in less than the required 80% runoff volume leaving the site. Additionally, per the stormwater infiltration/carbonate assessment report, the geotechnical engineer notes if the recommendations described in the report that address sinkhole repair and construction practices are followed, the underlying carbonate geologic formation is not anticipated to have an adverse effect on the proposed stormwater management basins and construction of the proposed stormwater management basins and associated facilities is considered to be reasonable and customary for the geologic setting.

##### #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 will require that a greater drainage area be allowed to flow into the infiltration basins. The stormwater management will allow the design to efficiently manage the stormwater per the Township Stormwater Management Ordinance and requirements by PA DEP. 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 will 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: 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. Therefore, it is necessary to exceed the 30' width. Note: The proposed widths measured at the curb line (intersection of the driveway with the road) is as follows; northern driveway = 145 feet – see plan sheet C-2.2 and southern driveway = 150 feet – see plan sheet C-2.4.

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.

#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.

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

There being no further business, the meeting adjourned 9:20 PM.

Respectfully submitted,

Ilene M. Eckhart