



Allen Township Planning Commission

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William Holmes, Chairman
W. Eugene Clater, Vice Chairman
David Irons
Louis Tepes, Jr.
Alfred Pierce

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

MINUTES
ALLEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Monday, June 20, 2011
7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, June 20, 2011 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: Louis Tapes, Jr.; Alfred Pierce; David Irons; Eugene Clater; B. Lincoln Treadwell, Jr., Esq.; Brien Kocher, P.E. and Ilene M. Eckhart. Absent: William Holmes

Minutes: Deferred until next meeting.

General Business:

Interstate Waste Services – Conditional Use: Ms. Eckhart provided a brief overview of the conditional use request application and the tests of the Zoning Ordinance concerning granting of conditional use approvals. On behalf of the property owner, Northampton Concrete Forms, Mr. Marty Skrapits and Mark Harlacker of Interstate Waste Services reviewed the operation proposed for the subject property. Interstate Waste Services proposes the use of the facility as a truck terminal, truck repair garage and for the storage of roll off containers. No solid waste transfer or storage is proposed on the site. Mr. Harlacker indicated that his company would store the trucks overnight, leave at 2-3 AM, complete their routes and return in the afternoon. Mr. Harlacker indicated at the most thirty containers with a small amount of roll off containers would be stored at the site. Prepping the containers to be used at job sites would be completed at the site. The containers would be stored outside. Mr. Kocher indicated the parking calculations for the entire site would need to be submitted for review, including the space that the containers would occupy. Mr. Kocher indicated the last site plan reviewed by the Township was from 2001, for the daycare, which provides a parking layout for

the subject area. Mr. Pierce questioned other uses at the main building. Mr. Skrapits indicated the Day Care is in the main building. Mr. Pierce felt that the Site Plan that was approved by the Township did not show all of the uses that currently occupy the site.

Mr. Skrapits indicated the Day Care is separated by a concrete wall. Mr. Harlacker indicated that the containers are utilized for the collection of commingled recyclables, cardboard and construction and demolition debris containers for job sites. Mr. Harlacker indicated the containers are cleaned by a contractor that collects any residual material from the containers. This wash water residual is taken off site. On the question from Ms. Eckhart, Mr. Harlacker indicated that DEP would not need to issue a permit for this site because it would not be a transfer station.

Mr. Pierce concluded that a site plan needs to be provided that shows the use of the parking and travel lane areas for all uses on the entire property. The Commission members agreed. On the question from Mr. Irons, Mr. Harlacker indicated that at the peak time up to four employees may be on-site. Mr. Clater felt that this was similar to the Marth Recycling operation.

Mr. Kocher advised the Commission that the plan submitted needs to clarify what is presently constructed/occupied on the entire site as well as what is proposed. Following some further discussion, the Commission additionally requested that the property owner/applicant address the adequacy of both the existing highway occupancy permit issued for use as this site and the existing sewage system.

At the conclusion of the discussion, Ms. Eckhart stated that the Conditional Use hearing before the Supervisors would be scheduled for August 23, 2011.

Mr. Mike Tift questioned the route used by Interstate Waste Services from the Walnutport facility to the Northampton Concrete Forms property. The applicant indicated that Indian Trail Road would be used. There being no further business the meeting adjourned.

Respectfully submitted,

Ilene M. Eckhart