



Allen Township Planning Commission

Meeting Minutes
March 20, 2023
6:00 P.M.

A **General Meeting** of the Allen Township Planning Commission was held on Monday, March 20, 2023 at 6:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. Chairman Gary Krill led the audience in the Pledge of Allegiance to the Flag.

Roll Call:

Present: Gary Behler; Gary Krill; David Austin; Paul Link; Felipe Resendez, Jr.; B. Lincoln Treadwell, Jr. Esq. Solicitor; Ilene M. Eckhart, Manager; Maurin Ritinski, Administrative Assistant; Rock Stahavic, EIT, LEED AP (Barry Isett & Associates, Inc.); and Andrea Martin, EIT (Barry Isett & Associates, Inc.)

Absent: Stan Wojciechowski, PE, CME, Engineer (Barry Isett & Associates, Inc.)

Minutes: Ms. Eckhart explained that due to the February meeting being rescheduled to March 6th that both of the March meeting minutes will be provided to the Planning Commission for approval at the April 17th meeting.

Public to be Heard: Don Noll, 4040 Pine Hurst Drive, commented regarding the Willowbrook Farm Plan. He requests that there be sidewalks along West Bullshead Road. Mr. Noll indicated that the speed limit is 40 MPH and that there is no traffic control at this time. He requested that berms and/or trees be added to reflect the landscaping that is across the street at Willow Green.

Phil Richardson, 917 Graystone Circle, explained that he has sent Ms. Eckhart several letters in regards to the proposed Wawa. Mr. Richardson wanted to give the Planning Commission some background regarding himself to show why he is qualified to make these comments. Mr. Richardson explained that he is a retired City of Bethlehem police officer who as former Traffic Captain responded to numerous accidents in his career. Mr. Richardson also reported that he used to drive a box truck. Mr. Richardson indicated that the majority of his recommendations are based on his past experiences. He indicated that sidewalks are the biggest problem with this plan. Mr. Richardson feels that there will be many people walking from Howertown Park to the Wawa without a sidewalk.

Business Items:

A. Preliminary Major Subdivision/Lot Consolidation Plan for the Expansion of Stone Ridge Subdivision: Scott Pasterski, PE, Keystone Consulting Engineers, introduced himself and provided an overview of the master plan including the existing Stone Ridge, the commercial area, and the expansion of Stone Ridge. Mr. Pasterski explained the subdivision plan and the different lots. Mr. Pasterski stated that they can comply with the majority of the comments on the March 16, 2023 Barry Isett Review Letter. He explained that for the items that they cannot comply with that they will be submitting a request letter for consideration of waivers/deferrals. The comments from the Barry Isett Review Letter dated March 16, 2023 are as follows:

“PLANNING

1. Any previously approved deferrals for buffering along Savage Road should be evaluated by the Township and noted on these plans.
2. Sidewalks should be provided along the entire site frontage with Horwith Lane, Nor-Bath Boulevard, and Savage Road per SALDO §22-406.J and § 22-406.K.

PLAN PRESENTATION

1. A portion of the site is in the Airport Zone per ZO § 27-1419-The Airport Zoning Performance Standards and glide paths should be documented on plans per SALDO §22-502.3.C.
2. The horizontal scale of the plan should be fifty (50) feet to one (1) inch per SALDO §22-502.2.A.
3. The location of watercourses, sanitary sewer, water mains and fire hydrants, storm drains and pipes and similar features within 200 feet of any part of the tract should be shown per SALDO § 22-502.3.A.
4. Existing contours and the source used to determine the existing contours, the datum of the contours, and the benchmark used to establish the contours on site should be shown on the plans per §22-502.3.B.
5. The location of wooded areas and tree rows, the location of any wetlands and floodplains, and other topographical features should be shown on the plans per SALDO §22-502.3.C, §22-502.5.K, and §22-502.6.A(5).
6. The total area of the existing parcels (in both square feet and in acreage) shown on Sheet 1 of 2 should be identical to the total area of the proposed parcels (in both square feet and in acreage) on Sheet 2 of 2 per SALDO § 22-502.3.A and § 22-502.4.B. The plans currently show 158 sf more total area on Sheet 1 of 2, whereas the plans also show 0.1420 acres more total area on Sheet 2 of 2.
7. The existing property corner markers should be identified on the plans. Property corner markers, including iron pins or concrete monuments, should be indicated to be set at the existing property corners where markers do not currently exist per SALDO § 22-423.
8. Closure calculations for the overall tract boundary and the three proposed lots calculating an error of closure less than one part in 5,000 should be provided per SALDO §22-502.4.B.
9. All bearings and distances should be checked and be consistent with the lot closure calculations. E.g., we note that the lot line common with the Savage Road Right-of-Way has two distance labels.
10. The Act 187 utility user list with contact information should be included on the plans.
11. Proposed Lot 1 contains 25.33± acres of land with a portion of the land in neighboring Northampton Borough.
 - a. The acreage in Allen Township and Northampton Borough should be provided.
 - b. The taxing municipality should be addressed.
12. The Notice of Intent should indicate the purpose of the plan; i.e., subdivide five existing lots into three proposed lots.
13. The following notes should be provided on the plan per SALDO § 22-411.7.A and Appendix C:

Driveway access to a State Highway shall be authorized only by Highway Occupancy Permit issued by the Pennsylvania Department of Transportation, as required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the State Highway Law.

Building permits shall not be issued until or after said Highway Occupancy Permit has been issued.

Approval of this plan does not represent any guarantee or assurance by Allen Township that a Highway Occupancy Permit will be issued by the Pennsylvania Department of Transportation.

14. The Owners of the existing lots on Sheet 1 of 2 should be shown per SALDO §22-502.3.A. The following is noted:
 - a. Owner Liston Sheet 1 of 2 indicates that Lot #2 is owned by Stone Ridge Meadow Inc.; however, Lot #2 is not shown on Sheet 1 of 2.
 - b. The Property Owners of Lots 117 and 118 are not provided.
15. The Location Map should clearly show Nor-Bath Boulevard, Horwith Road, and Savage Road and have a site outline consistent with the outbounds of the property per SALDO §22-502.4.O.
16. The plan should note the type of sewer and water to serve the lots (e.g., on-lot sewer, public water, etc.).
17. The signature and seal of a Professional Land Surveyor licensed in the Commonwealth of Pennsylvania should be included on the plans per SALDO §22-502.6.D.

POLICY & INFORMATION

18. *Since the Tract includes lands in Northampton Borough, approval (or a waiver thereof) should be provided by Northampton Borough Council.*
19. *Sewage planning for this application is addressed as “No Planning Required”.*
20. *Any requests for relief in the form of waivers from the SALDO should be made in writing to the Board of Supervisors. Any request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the Chapter involved, and the minimum modification necessary per SALDO § 22-403 and § 22-702.*

All relief granted by the Township in the form of waivers should be noted on the plan, including a complete description of the relief and the date of the board meeting when the relief was granted.”

Mr. Pasterski indicated that they will be requesting a deferral for sidewalks on this plan. He stated that they have every intention to install sidewalks but this will be shown on the land development plan. There is no development proposed on this plan since this is only a subdivision plan. Mr. Treadwell explained for the Planning Commission that this is a requirement for a major subdivision. Mr. Behler stated that he would like sidewalks shown on the plan. Mr. Treadwell indicated that it would be best if Mr. Pasterski could show what is required on the plans rather than requesting a waiver or deferral. Mr. Pasterski indicated that they will be requesting a waiver for the scale of the plan in order to show the entire plan. Mr. Stahavic stated that they would support this waiver request. Mr. Pasterski stated that they would also be requesting a waiver for showing water, sewer, and utilities on this plan. Mr. Treadwell recommended a deferral to the land development plan to avoid confusion. Mr. Behler made a motion to recommend approval of waiver from SALDO §22-502.2.A relating to plan scale; and recommend approval of a deferral from SALDO § 22-502.3.A relating to sewer, water, and utilities being shown on the plan, seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes. Mr. Behler made a motion to recommend approval of a combined preliminary and final plan, seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

Mr. Krill questioned if the plan will meet the requirements for coverage. Mr. Pasterski explained that the coverage will be indicated on the land development plan. Mr. Behler requested that Mr. Pasterski be conservative with stormwater calculations. Mr. Treadwell stated that notes from previous subdivisions of this property should be included on this plan. Mr. Pasterski acknowledged this and indicated that he will be providing a revised copy of the waiver request letter. Mr. Link made a motion to recommend approval of the Preliminary Major Subdivision/Lot Consolidation Plan for the Expansion of Stone Ridge Subdivision per the Barry Isett Review Letter dated March 16, 2023 so long as all notes from prior plans for this property are put on the plan, seconded by Mr. Austin. On the motion, by roll call vote, all Commissioners present voted yes.

B. Preliminary/Final Land Development Plans, Allen Development Partners LLC proposed Wawa Convenience Store with Gas: John Cogan, Allen Development Partners, provided a brief history on the plan and indicated that the variances that they had requested were granted by the Zoning Hearing Board. Mr. Cogan introduced design engineer, Lindsey Breylinger, from Bohler Engineering and attorney, Kate Durso, from Fitzpatrick, Lentz & Bubba. Mr. Cogan reported that they have spent significant time revising the plan to address comments from the Planning Commission and the Township Engineer. Mr. Cogan explained that focus was on traffic and pedestrian circulation, buffering of the adjacent residential properties, configuration of the shared access drive, and the movements of the various driveways. Mr. Cogan indicated that they have provided sidewalks on all perimeters of the proposed Wawa and reduced the width of the shared access drive. Sidewalks will be located along Nor Bath Boulevard (Route 329), Savage Road, and the north side of the shared access road. He explained that Wawa will be responsible for snow removal on its premises but that the condominium association will maintain the remainder of the sidewalks. Mr. Cogan indicated that there will be a six (6) foot high solid vinyl fence in addition to the significant berm and landscaping buffer between the commercial area and residential properties. The fence will be maintained by the condominium association. He explained that lights from headlights will not disturb the residential neighbors. Mr. Cogan indicated that there will be no parking for tractor trailers in the Wawa parking lot but that tractor trailers can circulate the Wawa parking lot in

order to exit if a tractor trailer were to enter the parking lot. Mr. Cogan indicated that oversized parking will be located in the Wawa parking lot along the Savage Road side of the parking lot. The Planning Commission expressed concern for tractor trailer parking along the roadways. Mr. Krill questioned if there should be a designated tractor trailer parking location for the Wawa. Other members of the Planning Commission indicated that this would welcome tractor trailers and cause additional problems. Mr. Cogan stated that Wawa would be willing to provide signage for along the roadway in the vicinity to indicate that there is no tractor trailer parking permitted. Pennsylvania State Police would be responsible for enforcing this.

Mr. Krill inquired about the number of fire hydrants, their locations, and the line size. Mr. Pasterski indicated that there is an existing water main on Savage Road. Ms. Breylinger stated that there is an existing water main on the Stonegate Drive. Mr. Pasterski reported that the existing water main is from Route 329 and goes down Stonegate Drive. Mr. Cogan explained that the Wawa will be pulling water from the Savage Road water main and utilizing a 2-inch line for their hydrant. Further information is needed to review the adequacy of the pressure from the water main along Stonegate Drive for the remainder of the commercial area. Mr. Pasterski indicated that this will be reviewed further and addressed with future submissions. Mr. Krill stated that hydrants will need to be placed throughout the commercial area.

The Planning Commission discussed access to the Wawa parking lot. Mr. Cogan explained the reasoning for a stop sign along the shared access drive for eastbound traffic towards Savage Road. He indicated that incoming traffic does not stop and that existing movements will have the stop signs. Mr. Cogan provided the Planning Commission with a summary of changes made to the Savage Road access point since the initial sketch plan submission. Mr. Behler was not in favor of the Savage Road access point and questioned if it was necessary. Mr. Treadwell responded that by eliminating this access point that there would only be one way in and out of the Wawa. Mr. Krill stated that two access points are needed for emergencies. Mr. Cogan requested that the Township traffic engineer further look into this access point in detail. Mr. Behler indicated that he would like to see the majority of traffic staying on Route 329. Mr. Cogan stated that signage can be placed along the shared access drive to direct traffic how to access Route 329. Mr. Krill expressed concern for the Savage Road and Route 329 traffic light. Mr. Pasterski reported that a study was submitted to PennDOT which indicated acceptable levels of service and supported the ideal location for the Savage Road entrance. Mr. Treadwell explained that the pork chop at the access road and Savage Road intersection will funnel traffic onto Savage Road so that traffic can only turn right. Mr. Krill expressed concerns with school traffic causing backups on Savage Road and if this has been considered in the traffic study. Mr. Pasterski reported that the traffic study was prepared in accordance with the guidance from the PennDOT scoping meeting.

Mr. Behler voiced his concerns regarding pedestrian traffic. He inquired if there was a reason for not including a sidewalk on both sides of the shared access drive. Mr. Cogan explained that if sidewalks are located on the south side of the shared access drive there will be a decrease in the berm height and a decrease in plantings in the buffer between the residential and commercial areas. Ms. Breylinger explained that the addition of a 5-foot sidewalk will result in a 2-foot height loss of the berm. She indicated that the berm is shown as an average of 6-feet high on the current plan at the top of the berm where the fence would sit. Mr. Krill expressed concern over a possible loss of berm height and the impact that this would have regarding noise for residents. Mr. Link stated that it may be best to have a crosswalk from the access path from Graystone Circle across the access drive to reach the sidewalks on the north side of the shared access drive. Mr. Behler was in favor of sidewalks on both sides of the shared access drive. He would like to further discuss sidewalks along Savage Road in order to connect Howertown Park to these commercial locations. Mr. Austin agreed that the Township must first decide how the pedestrian traffic will access the commercial area from Howertown Park. Mr. Link stated that he would see the benefit of having sidewalks on both sides of Savage Road over having sidewalks on both sides of the shared access drive. Planning Commission members discussed possible options for sidewalk

along Savage Road. The Planning Commission will look for the traffic engineer's suggestions for sidewalks and a crosswalk location to provide connectivity.

Mr. Stahavic reported that there are several waiver requests. The waiver requests according to the Barry Isett Review Letter dated March, 18, 2023 are as follows:

“9. SALDO §22-307. The applicant has requested a waiver from the requirement to submit preliminary and final plans separately. We do not support this waiver at this time.

10. SALDO §22-502.2.A. The applicant has requested a partial waiver from the requirement for plans to be at 1”=50’ scale to permit a plan scale of 1”=30’. We have no objection to this request.

11. SALDO §22-502.3.A. The applicant has requested a partial waiver from the requirement to provide existing man-made features within 200 feet of the boundaries of the proposed project area. We do not support this waiver at this time.

12. SALDO §22-502.5F&J. The applicant has requested a waiver from the requirement to provide document of plan submission to the County Conservation District with the initial Preliminary/Final Plan submission. However, we recommend that this waiver request be revised to a deferral request to indicate that the document of plan submission to the Conservation District will be submitted as per the reasoning of the request.

13. SMO §8-231.K. The applicant has requested a waiver from the requirement to provide a 2% slope toward the outlet structure for the proposed basin facilities. Clarification is requested for this waiver request as infiltration is not being proposed; however this waiver request indicates the proposed basin be designed with a flat bottom with no slope to promote positive infiltration.

14. SMO §8-231.F(3). The applicant has requested a waiver from the requirement that interior slopes of detention basins not be steeper than a ratio of 4:1 horizontal to vertical.”

Mr. Austin commented that he is not in favor of a combined preliminary and final plan due to the complexity of the project. He would like to see the final plan before voting. Ms. Durso indicated that they would be coming back for preliminary/final unless the Planning Commission was agreeable to recommending approval for the preliminary plan. Mr. Treadwell stated that he believes the details should be worked out prior to a preliminary recommendation for approval. Mr. Treadwell indicated that the waiver request for a combined preliminary and final plan can be considered after revisions are made to the plan. Ms. Durso stated that they would have no problems with an extension if needed. Mr. Treadwell recommends that Lagan Engineers review these roads as a priority so that this information can be relayed to the applicant to assist them with the plan and determining the location for sidewalks and crosswalks. The Planning Commission Members and Ms. Durso agreed so long as the information from Lagan is provided by the next meeting. Ms. Breylinger indicated that she did not have any questions regarding the review letter. She stated that she would like to discuss some items further with Barry Isett and Associates.

C. Preliminary Subdivision and Land Development Plans – Willowbrook Farm Phases 3 & 4: Ray Grochowski, A&E Consulting, LLC, introduced himself and explained that he works with Equus Development to assist with project management. Mr. Grochowski provided a brief history of the project and phases. He indicated that they received the Barry Isett Review Letter dated March 18, 2023. He noted that the majority of comments on the review letter were related to cleaning up the plan. Mr. Grochowski indicated that there are 13 waivers being requested. Mr. Grochowski reported that Mr. Wojciechowski deferred the one waiver request to the Fire Marshall of which he stated they had no objections to. Mr. Treadwell reported that the Planning Commission had previously requested the waiver letter be revised and cleaned up and that this has been completed. Mr. Grochowski stated that they do not have any objections to the remainder of the letter and will comply with the comments and conditions.

The requested waivers as indicated in the Barry Isett Review letter, last revised March 18, 2023 are as follows:

“WAIVERS REQUESTED

A waiver from the following Ordinance requirements have been requested:

- 1. SALDO §22-502.2.A which requires the plans be drawn at a scale of 50 feet to the inch and the sheet size be 24 inches by 36 inches. We support this waiver as the 40 scale drawings and larger sheet size provide better detail on the plans.*
- 2. SALDO §22-502.3.A which requires the drawings identify existing man-made features within 200 feet of the boundaries of the subject land. We could support a waiver of this section conditioned upon any area that may affect, or may be affected by this development, as determined by the Township Engineer in subsequent reviews be shown.*
- 3. SALDO §22-603.A.(7) and SMO §8-141.4 which require that no new construction or development occur in the floodway (where documented), or within the 50 feet of the stream channel (where the floodway has not been determined). We could support a waiver of these sections conditioned upon the Applicant receiving PADEP approval for all work in the floodplain and that sanitary manholes will be watertight.*
- 4. SALDO §22-802.2.B.(1) which requires a Private Access Entry Road to have a 24-foot cartway. The request is limited to NE Road C between the intersection of Willowbrook Road and the NE Road B. This request is noted to accommodate vehicle turning movements, and to provide transition between differing street hierarchy types. We also note that NE Road C’s streetscape and alignment between the two NE Road B segments would be consistent. We have no objection to this request.*
- 5. SALDO §22-802.2.D.(1) which requires two thirteen foot cartways containing one-way traffic for a Boulevard. The request is limited to the Roundabout Entrance and NE Road A. We have no objection to this request.*
- 6. SALDO §22-802.2.E.(1) which requires a local private street have an 8’ restricted parking lane along the entire length. This request relates to intersection approaches transitioning to a different roadway type, and fire staging areas. We have no objection to this request.*
- 7. SALDO §22-802.2.E.(2), SALDO §22-802.2.F.(2), and SALDO §22-802.2.G.(2) which require sidewalk be provided on both sides of a local private street, a one-way private street without parking, and a one-way private street with parking. This request is limited to the medians along the following streets:
 - a. NE Road B and B.1 between their points of divergence and reconvergence;*
 - b. NE Road B and B.2 between NE Road D and the reconvergence of NE Roads B and B.2.*We understand that sidewalk will be provided along the northern side of NE Road D between NE Road B and NE Road B.2. Otherwise, we have no objection to this request.*
- 8. SALDO §22-802.3.D(4) which requires a minimum centerline distance between two adjacent intersections of streets to be less than 150 feet. The plans do not provide this minimum offset as it relates to Alleyways, which have a limited use. We have no objection to this request.*
- 9. SALDO §22-802.3.D(5) which requires a minimum distance of 1,000 feet between two (2) intersections on Willowbrook Road. As discussed, there is only 1,900± feet between Radar Drive and West Bullshead Road. We have no objection between this request.*
- 10. SALDO §22-802.3.F(1) which requires grades within 50 feet of the intersection not to exceed 4%, where practical. We have no objections to this request, as the Design Engineer has provided ample reasoning where this condition is not met.*
- 11. Chapter 21 – Streets and Sidewalk Ordinance §21-303.E which requires the maximum length of a permanent cul-de-sac be 600 feet. This request should be expanded to include SALDO §22-406.N and §22-802.2.J. SE Road C is 860 feet long and serves 3 multi-family buildings and 8 buildings with multiple garage units. We defer to the Township Fire Chief to review the adequacy of this configuration.*
- 12. SMO §8-231.8.H which requires the stormwater management basin to be surrounded with a 4’ high chain link fence and maximum side slopes of 4:1. The request for the type of fence should be clarified as the plans show a post and rail fence and the waiver request letter identifies a post and board fence. We note that a safety ledge is provided and have no objection to this request.*
- 13. SMO §8-231.K which requires the minimum slope of 2% on the bottom of a detention pond toward the outflow structure. We have no objection to this requirement, as this pond is a permanent wet pond.”*

Mr. Krill questioned the obstruction in the center of the road illustrated on the one cul-de-sac on Phase 3. Mr. Grochowski explained that this obstruction is a landscaped island. Jeff Beavan, Bohler Engineering, explained that a fire truck is capable of turning at this location by making a K-Turn without impacting any of the parking spaces or running over the curb. Mr. Grochowski explained that the purpose of the landscaped island is to allow for a place for snow to be pushed onto.

Mr. Behler made a motion to recommend approval of waiver requests 1 through 13 as indicated on the Barry Isett Review Letter last revised March 18, 2023 so long as the applicant meets with the Fire Chief and complies with any conditions set forth by the Township Engineer, seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

Mr. Grochowski reported that they have no objections with the remainder of the Barry Isett letter and are willing to comply with all conditions, including the technical engineering letter. Mr. Grochowski requested that the Planning Commission consider a recommendation of approval for the preliminary plan. Mr. Treadwell indicated that if the Planning Commission were to recommend approval of the preliminary plan that this should be conditioned on the plan being revised and addressing the Township Engineer's comments prior to going before the Board of Supervisors. Mr. Behler made a motion to recommend preliminary approval for Willowbrook Farm Phases 3 & 4 so long as all comments are met from the Barry Isett Review Letter last revised March 18, 2023 and the Barry Isett Technical Comments Letter dated March 4, 2023, and that the plan is cleaned up prior to going before the Board of Supervisors, seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

D. Preliminary Subdivision and Land Development Plans – Willowbrook Farm Phase 5: Mr.

Grochowski provided background on Phase 5, including the number of units and types of units and the amount of open space that is required. The open space requirement is being met site-wide. He indicated all of the access points to this phase, including an access to Howertown Road in Northampton Borough. Mr. Grochowski explained that residents will not be able to circulate through the phases by vehicle internally unless the village center is open for events. Mr. Grochowski explained the improvements that will be made to West Bullshead Road including left turn lanes and concrete islands in the middle of the road to protect the crosswalks and narrow the road. He reported that they are proposing a boulevard entrance to Phase 5 to mirror the entrance to the Willow Green Community. Members of the Planning Commission and Mr. Treadwell inquired about the connectivity to Howertown Road in Northampton Borough. Mr. Grochowski explained that upon further discussion it was decided that this road needed to be connected. Mr. Behler questioned if the homeowners association will be responsible for the roads that are located in Northampton Borough and if there will be one homeowners association for all of the phases or if these will be separate associations. Mr. Grochowski explained that the homeowners association will be responsible for these roads. Mr. Grochowski indicated that the final details are being determined but there will be shared responsibilities. Mr. Behler brought up the sewer connectivity and if the Willow Green pump station will be able to be tied in. Mr. Grochowski indicated where the sewer line will be that the pump station would be able to be tied into with a gravity line. Mr. Treadwell explained that North Catasauqua Borough is working on a draft intermunicipal agreement which will include a potential for Allen Township to complete this connection.

Mr. Grochowski read through the waiver requests. The waiver requests as indicated on the Barry Isett Review Letter dated March 18, 2023 are as follows:

- “1. SALDO §22-502.2.A. which requires the plans be drawn at a scale of 50 feet to the inch and the sheet size be 24 inches by 36 inches. We support this waiver as the 40 scale drawings and larger sheet size provide better detail on the plans.*
- 2. SALDO §22-502.3.A. which requires the drawings identify existing man-made features within 200 feet of the boundaries of the subject land. We could support a waiver of this section conditioned upon any area that may affect, or may be affected by this development, as determined by the Township Engineer in subsequent reviews be shown.*
- 3. SALDO §22-502.5.F & J. which require the Applicant submit to the Northampton County Conservation District (NCCD) with the initial Preliminary Plan submission. The Applicant should provide proof of submission to the Conservation District.*
- 4. SALDO §22-802.2.B(2) and §22-802.2.G(2). Which requires sidewalk be provided on both sides of a private access entry road and one-way private street with parking at the small open space area bounded with NW Road D and NW Road E. We have no objection to this request.*
- 5. SALDO §22-802.2.B(1) which requires private access entry roads be designed with a 24' cartway width. We have no objection to this request.*

6. SALDO §22-802.D.(3) which requires curb radii at intersections be a minimum of 20'. We do not support this waiver at this time. The Truck Turning plans show several incidents of trucks running over the curb and trucks conflicting with parking spaces. As with Phases 3 and 4, we suggest that this waiver request be reviewed at the time of Final Plan Approval.
7. SALDO §22-802.D.(4) which requires a minimum centerline distance between two adjacent intersections of streets to be less than 150 feet at three street segments. We have the following observations:
- a. We have no objection to this request for NW Road I between NW Road D and NW Road E, since NW Road E is a one-way street away from Road I.
 - b. We have no objection to this request for the roadway connection between NW Road D and NW Road E between the open space median islands, as this connection is in essence a shared driveway.
 - c. As discussed in our Technical Review Letter, we recommend a Transportation Engineer review the internal multi-way stop configurations and potential conflicts on NW Road D between NW Road G and NW Road H per PA Title 75, PennDOT's standards and guidelines, and the MUTCD. Therefore, we recommend the request as it pertains to NW Road D at this location be re-evaluated after that study is complete.
8. SALDO §22-802.3.F(1) The applicant has requested a partial waiver from the requirement that the grade of the intersecting center lines of a street intersection shall not exceed 4%, to allow a slope of up to 5% at the intersections of NW Road H and D, and NW Road H and G. We have no objection to this request, as the Design Engineer has provided ample reasoning where this condition is not met.”

Mr. Grochowski explained that they are willing to provide additional information and scale if needed regarding waiver requests number one (1) and two (2). He indicated that waiver request number three (3) will be removed. For waiver request number four (4), Mr. Beavan illustrated the small open space island and explained that sidewalks would serve no pedestrian connective benefit. There are no proposed pedestrian amenities. Regarding waiver request number five (5), Mr. Grochowski explained that their cartway width is larger than 24-feet to allow for trucks to turn in. Mr. Grochowski indicated that they will be withdrawing waiver request number six (6). He explained that they believe they can comply and therefore a waiver would not be needed. Regarding waiver request number 7C, Mr. Beavan explained that they will clean up the plan to adequately address the Township Engineer's comment. Mr. Grochowski reported that he believes Mr. Wojciechowski was supportive of waiver request eight (8).

Mr. Behler discussed potential sidewalk for the south side of West Bullshead Road. Mr. Grochowski explained pedestrian circulation throughout the property and safety reasons for the pedestrian crossings across West Bullshead Road. Mr. Krill inquired if a berm and trees can be added to the south side of West Bullshead Road. Mr. Beavan explained that the residences are set at a lower grade on the property which will act as a natural screen. He also indicated that they will be landscaping the area. Mr. Beavan reported that the landscaping will mirror that of the north side of West Bullshead Road with the houses set down to provide additional screening. Mr. Beavan explained the multiple levels of landscaping that is depicted on the landscaping plan. Mr. Behler feels that a berm is a welcomed addition to any landscaping and benefits residents on both sides of West Bullshead Road. Mr. Grochowski indicated that they will add a berm as high as is feasible. Mr. Beavan noted that if a berm is added then the houses will be raised up grade to accommodate a berm. Mr. Grochowski explained that the residences were designed to be a lower grade to reduce the visual impact from the road. Mr. Treadwell requested that line of sight drawings be provided to provide a visual for the Township.

Mr. Behler stated that the cleanup of the plan will need to be reviewed by the Township Engineer. Mr. Stahavic agreed. Mr. Beavan anticipates to resubmit in April for the May Planning Commission meeting. Mr. Treadwell inquired if the Planning Commission members had any objections to any of the waiver requests. There were no objections from the Commissioners present.

Public to be Heard: Don Noll, 4040 Pine Hurst Drive, requested further clarification regarding the pump station at Willow Green and sewer service at Willowbrook Farms. Mr. Treadwell clarified that there is no pump station proposed at Willowbrook Farms Phase 5. He explained that they plan to provide a gravity connection to Willow Green through Willowbrook Farms into North Catasauqua Borough. This would eliminate the pump

station at Willow Green. Mr. Treadwell indicated that if the pump station at Willow Green is not eliminated then Willow Green will not be connected. Mr. Noll was also concerned regarding the backyards of the residences in Phase 5. He does not want to see the backdoor of the homes right along the roadway. Mr. Treadwell explained that the Township Engineer would have commented if the plan did not meet ordinance requirements and that the line of sight drawings will provide the Township with a better understanding of what the property will look like from the roadway.

Mr. Noll voiced his concerns regarding tractor trailer parking along Route 329 to access the Wawa. He indicated that this occurs regularly on Route 329 at the Dunkin Donuts. He inquired about the access road through the commercial area from Savage Road to Horwith Road. Mr. Behler indicated that the Horwith Drive connection will be discussed when these plans are submitted. Mr. Noll stated that if the Wawa was located at the Horwith Drive side of the property that this would eliminate a lot of problems.

Phil Richardson, 917 Graystone Circle, thanked the Planning Commission for doing their best to review the plans for their safety. Mr. Richardson indicated that sidewalks can also be placed mid-block and that they do not have to be at an intersection.

Announcements: Mr. Krill announced that the next Planning Commission meeting will take place on Monday, April 17th, 2023 at 6:00 PM.

There being no further business, the meeting adjourned at 8:27 PM.

Respectfully Submitted,

Ilene M. Eckhart



Allen Township Planning Commission

Meeting Agenda

Monday, March 20, 2023

6:00 P.M.

Location: Allen Township Fire Company Building

The Allen Township Planning Commission meetings will be held at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA.

A summary of the public comment policy and procedures is located at the end of the agenda as a reference for individuals wishing to address the Board during the “Public to be Heard” segments.

Note: Per Act 65 of 2021 requirements, this agenda was posted to the Township website and physical location of the proposed meeting, by Township staff on: March 16, 2023.

1. Call to Order

2. Pledge of Allegiance to the Flag

3. Roll Call

_____ Gary Behler

_____ Stan Wojciechowski, PE, CME, Engineer

_____ David Austin

_____ B. Lincoln Treadwell, Jr. Esq., Solicitor

_____ Felipe Resendez, Jr.

_____ Ilene M. Eckhart, Manager

_____ Gary Krill, Chairman

_____ Paul Link, Vice Chairman

4. Public Comment (Residents shall limit their comments to no more than three minutes)

5. Business Items

A. Preliminary Major Subdivision/Lot Consolidation Plan for the Expansion of Stone Ridge Subdivision

B. Preliminary/Final Land Development Plans, Allen Development Partners LLC proposed Wawa Convenience Store with Gas

C. Preliminary Subdivision and Land Development Plans - Willowbrook Farm Phases 3 & 4

D. Preliminary Subdivision and Land Development Plans – Willowbrook Farm Phase 5

6. Public Comment (Residents shall limit their comments to no more than three minutes)

7. Next Planning Commission Meeting – Monday, April 17th, 2023 6 PM

8. Adjournment

-Public Comment Policy and Procedures-

- 1. A period for public comment will be held at the beginning of the meeting and at the conclusion of all agenda business items. Any public comments or questions shall be reserved until time on the agenda. Public comments and questions will not be permitted during the course of the Board's/Commission's business items.*
- 2. Individuals who speak must give their name, address and municipality prior to speaking.*
- 3. Time limit on length of public comment or presentation will be three (3) minutes per person, per meeting.*
- 4. A speaker will only be granted one three (3) minute extension, if given, for a maximum speaking time of six (6) minutes, at the discretion of the Chairman.*
- 5. Comments/questions shall be directed to the Board/Commission members only.*
- 6. Procedures will be in place to maintain proper decorum for the hearing. Public participation will be allowed but the Board will ensure respect for all citizens and maintain order. Personal attacks and outbursts will be ruled out of order. The Chairman of the Board or Commission may, within this discretion, rule out of order scandalous, impertinent, and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting.*
- 7. Individuals with lengthy written statements may submit them for the record and provide a verbal summary of three (3) minutes or less. Interested persons may email public comments via email, sent to manager@allentownship.org until 3:00pm local time the day of each meeting or by contacting the Township office. Public comment received via email will be read at the outset of the meeting. If you require an auxiliary aid, service or other accommodation, please contact the Allen Township offices in advance. In addition, an audio recording of the meeting will be posted to the Township website: www.allentownship.org within 48 hours of the meeting.*