



# Allen Township Planning Commission

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## ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

**Monday, June 21, 2021**

A **General Meeting** of the Allen Township Planning Commission was held on Monday, June 21, 2021 at 7:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. The Pledge of Allegiance to the Flag was led by Chairman Gary Krill.

**Roll Call:** Gary Behler - Present; Gary Krill - Present; Tim Paul – Present; Paul Link- Absent; David Austin - Present; Stan Wojciechowski , P.E. (Barry Isett & Associates, Inc.) – Absent; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart – Present

**Approval of Minutes:** Mr. Behler made a motion to approve the minutes of February, 2021; seconded by Mr. Paul. On the motion, by roll call vote, all Commissioner present voted yes.

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

### **Business Items:**

**A. Gary Millenbruch Lot Line Adjustment Amended Plan:** Mr. Wojciechowski explained the plan was previously reviewed by the Commission and recommended for approval to the Board of Supervisors. He explained following the approval by the Board of Supervisors, the applicant made changes to the plan. The plan was approved on August 11, 2020 as a part of a Lot Line Adjustment with 3 existing lots and 3 proposed lots. The applicant has since revised the plan so that it now is creating one new lot from Lot 1 and Lots 2 and 3 were excluded in the revised plan. Mr. Wojciechowski further explained . Tax Parcel K4-30-12, shown as existing Lot 1 ±30.77 acres, containing a single-family dwelling, garage, and agricultural land. The Plan proposes to revise the boundary lines for this parcel into: ±28.52-acre lot of agricultural land, now shown as Lot 1 and ±2.00-acre lot, now shown as Lot 2, which would contain the existing residential dwelling at 3529 Seemsville Road.

Mr. Wojciechowski reviewed the waivers, which were also part of the original plan approval granted at the Board of Supervisors meeting on August 11, 2020 would still apply to this plan. No new waivers are necessary: 1. From SALDO §22-411.2E which requires that generally the lot depth should vary between 1 to 2-1/2 times the lot width; 2. From SALDO §22-502.2.A. and SALDO §22-503.2 regarding the scale of the plan. The scale provided, 1" = 100', can adequately show the intent of the drawing on one sheet; 3. From SALDO §22-502.3.A, §22-502.3.B, and §22-502.3.C which requires topographic features,

including elevation contours be shown on the plan. He explained the plan change is to a minor subdivision, creating one lot around the existing dwelling and one agricultural lot. Mr. Treadwell indicated that the plan has essentially been simplified.

Mr. Behler made a motion to approve the three waiver requests; seconded by Mr. Austin. On the motion, by roll call vote, all Commissioner present voted yes.

Mr. Behler made a motion to approve the lot line adjustment per the Township Engineers letter of June 17, 2021; seconded by Mr. Austin. On the motion, by roll call vote, all Commissioner present voted yes.

**B. Willowbrook Road Safety Study:** Mr. Treadwell explained the plan changes to FedEx which withdrew from the agenda this evening. The Commission briefly discussed a right in right out option at the proposed Fed Ex Phase 2 B plan proposal.

Mr. Austin felt that the issue needs to be addressed with a plan submission. Additionally, Mr. Austin felt that traffic was still an issue, especially with truck traffic north of West Bullshead Road, where they are not supposed to be.

Mr. Austin felt that company must be held responsible for their drivers.

Mr. Wojciechowski reviewed the Willowbrook Road Safety Study background and content of the study.

Mr. Krill felt the use of pork chops made high enough would deter the cross traffic on Willowbrook Road. Mr. Wojciechowski felt it would like the use but would not make it completely prohibitive. Mr. Behler clarified that there were additional properties that may want to come out onto the road. Mr. Behler felt a median would control the access points.

Mr. Paul felt that there was additional room on the FedEx property - wasn't there enough room on the Fed Ex property to provide for the additional trailer parking, etc. without FedEx necessary needed an additional point of access (driveway) on Willowbrook Road?

Mr. Krill indicated that there has only been two reportable access on Willowbrook Road since the widening of Willowbrook Road.

Mr. Krill questioned if a median will be installed in Hanover Lehigh County. Ms. Eckhart indicated that the pursuant to the plan provided by the design engineer a median is not proposed in Hanover Township Lehigh County portion of Willowbrook Road.

Mr. Wojciechowski indicated that there is an option to limit the median to certain areas - in order to lower the overall cost.

Mr. Treadwell indicated the median would need Board of Supervisors budgetary approval. Additionally, Mr. Treadwell indicated that the adjoining property owners need to be made aware of the median study. Mr. Treadwell indicated this would include the owner of Lot #5 and the Willowbrook Farm property.

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

There being no further business, the meeting adjourned at 7:30 PM.

Respectfully submitted,

Ilene M. Eckhart

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