

Allen Township Planning Commission

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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, August 21, 2017 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, August 21, 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.; Bob Cox, P.E.

Minutes : Mr. Behler made a motion to approve the minutes of July 17, 2017 ; seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners present voted yes, with the exception of Mr. Krill who abstained due to absence.

Public to be Heard: No comments.

Old Business

A. Plans Under Review: Mr. Clater noted that the various are under review at this time, but there are no presentations or additional documentation to discuss this evening. This included the following plans: Dashuta Land Development Plan; JW Development Northampton Business Center Revised Preliminary Land Development Plan Submission (Jaindl Land Company); Rockefeller Lehigh Industrial Development Lot #4 (Rock-Lehigh Valley/Lehigh-Northampton Airport Authority). Mr. Clater indicated that the further plan reviews and/or presentations for these submissions will not occur until the September/October timeframe.

New Business: No new business.

Ordinance Reviews: Mr. Cox presented a review of the Township current stormwater management ordinance and a comparison to the PA DEP Model 2022 ordinance. Following some discussion regarding the final preparation by the LVPC of the Monocacy Creek Watershed Act 167 Stormwater Management Plan Update, the Commission agreed to wait on changes until the final document can be reviewed to consider changes which were implemented to address this area.

Public to be Heard: Kim Oshall, 3 Redwood Drive, requested the Township promote meadow type plantings in lieu of the typical “golf course greens”, as a requirement for future stormwater management facilities and open space areas. She was especially concerned with the property near her home currently proposed for industrial development by Jaindl. Mr. Clater responded that he felt the Township’s ordinances already required this type of planting. She further questioned the truck distribution and types of trucks proposed from the proposed Jaindl development. She questioned noise reduction and buffering around the Jaindl development.

Ted Lindenmoyer, 766 Mud Lane, voiced concerns regarding the stormwater and drainage on the south side of Mud Lane.

Jody Godenhill, Nor-Bath Boulevard, questioned the recent survey markings along Rt. 329 and asked if this had to do with the proposed road improvements.

George Stubits, Mud Lane, questioned the proposed stormwater drains for the proposed Jaindl development.

An East Allen Township resident of N. Halbea Street, questioned the proposed Rockefeller development and traffic study. She asked if there had been any updates studies submitted subsequent to the 2013 study. Mr. Clater responded that the referenced study is the only submission.

Chris Hershman, Mud Lane, questioned the berms on the Fed Ex site – would that be the same type of berm proposed along the Jaindl development project.

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

Respectfully submitted,

Ilene M. Eckhart