



Allen Township Planning Commission

Meeting Minutes August 21, 2023 6:00 P.M.

A **General Meeting** of the Allen Township Planning Commission was held on Monday, August 21, 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 Krill; Gary Behler; Felipe Resendez, Jr.; David Austin; Paul Link; Ilene M. Eckhart, Manager; B. Lincoln Treadwell, Jr. Esq. Solicitor; Stan Wojciechowski, PE, CME, Engineer (Barry Isett & Associates, Inc.)

Announcements: No announcements.

Minutes: Mr. Link made a motion to approve the minutes from June 19, 2023, seconded by Mr. Austin. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: Phil Richardson, 917 Graystone Circle, discussed traffic on Atlas Road. He reported that the traffic study that was completed in response to the submission of the Wawa plan that indicated that vehicles were traveling up to 70 miles per hour. Mr. Richardson was concerned that accidents would occur at the Atlas Road and Weaversville Road if a right turn on to Savage Road was permitted from the proposed Wawa access drive. He suggests that a traffic light or signage indicating no left turns be implemented at the Atlas Road and Weaversville Road intersection. Mr. Richardson also discussed the importance of sidewalks that was noted in the letter from the Lehigh Valley Planning Commission. He explained the numerous crosswalks where pedestrians coming from the Graystone Circle access path would need to be mindful of traffic in order to reach the Wawa. Mr. Richardson questioned how a sidewalk would have ample space with a 30-foot roadway and now is not feasible with the roadway width reduced. He feels that a sidewalk along the residential property side of the access drive is safer than crossing the access drive, Stonegate Drive, and the access points to the commercial lots. He also stated that if the sidewalk is along the residential lot side of the access drive then the street light placement would help illuminate any pedestrians and increase safety. Mr. Richardson questioned the reasoning for a sidewalk and crosswalk from the sidewalk along Route 329 to the Wawa. He explained that he felt that this would increase the likelihood of traffic, especially truck traffic, stopping along Route 329 and using the crosswalk to access the Wawa.

Ms. Eckhart reported that she received a letter from residents Robert and Jane Snyder, of 890 Graystone Circle, who were unable to attend tonight's meeting. She explained that while she will not be reading the letter out loud at the meeting that the comments were shared with the Planning Commission by email.

- A. Courtesy of the Floor – Stone Ridge Applicant Team:** Scott Pasterski, PE, Keystone Consulting Engineers, provided a handout to members of the Planning Commission. Mr. Pasterski explained the handout documents. He indicated that a portion of the handout pertains to the deferred sidewalks and

buffering along Savage Road. Mr. Pasterski explained that the applicant has agreed to install the sidewalks and buffering along Savage Road prior the Wawa development. Mr. Pasterski indicated that the second portion of the handout pertains to the Atlas Road and Weaversville Road issue. He requests to discuss both of these items.

Mr. Pasterski stated that he is hoping to gain some comments and feedback from the Planning Commission regarding the sidewalk and buffering along Savage Road. He indicated that they hope to bring the plan back before the Planning Commission next month. Mr. Pasterski explained a potential layout for sidewalk and buffering along Savage Road. He indicated there are areas where buffering would be constricted due to an existing swale. Mr. Pasterski proposed buffering along the Savage Road side of the sidewalk in some areas while the more constricted areas have buffering on the residential side of the sidewalk. He indicated that the swale would remain intact with this option. Mr. Pasterski noted that the effective width of the swale is approximately 20-feet. Mr. Wojciechowski questioned if the tree credits could be used to remove the stone berms. Mr. Pasterski explained that it may be possible to remove one of the stone berms in lieu of tree credits but that it would not be sufficient to removal all of the stone berms. Mr. Wojciechowski indicated that the middle stone berm is the most problematic. Mr. Behler inquired the impact the buffering would have on the residential properties and if this area is in an easement or right of way. Mr. Pasterski reported a 30-foot drainage easement from the back of the right of way. He indicated that the buffering would be contained within the easement.

Mr. Pasterski presented a second option for sidewalk and buffering. He reported that this was discussed with the Township Engineer. Mr. Pasterski indicated that this option would requiring the narrowing of Savage Road. This would result in an 11-foot southbound lane, a three (3) foot curbed shoulder, and sidewalk on the back of the curb. He indicated that this would allow for buffering on the back of the sidewalk and would not require the staggering of landscaping on either side of the swale. Mr. Pasterski has reviewed the impact of the reduction of impervious coverage. He indicated that it does not meet standards to remove all three (3) stone berms. Mr. Pasterski reported that Mr. Wojciechowski had indicated that this option of narrowing Savage Road would provide traffic calming. Mr. Wojciechowski explained that this option would provide an 11-foot travel lane with double yellow lines. Mr. Behler expressed some concern with the nearby industrial area and the possible trucks that will use this roadway. Mr. Link questioned if the remainder of Savage Road should be narrowed if this option is selected. Mr. Wojciechowski explained that additional engineering by the Wawa applicant would be required to narrow the northern portion of Savage Road due to the turning lanes. Mr. Wojciechowski questioned if the Township would like to leave the current width as-is for the northbound lane of Savage Road or if this side should be narrowed as well. Mr. Treadwell indicated that a discussion could be had with the applicant regarding the striping if the northbound lane will also be reduced. Mr. Behler felt that the residents of Graystone Circle nearest Savage Road would prefer this second option for sidewalks and buffering along Savage Road in order to keep the sidewalk and buffering closer to the roadway. He indicated that prior to the Township making a decision he would like to hear from these residents on which option they prefer. Mr. Behler would also like to continue discussions regarding sidewalk along the east side of Savage Road. Mr. Krill questioned if the existing curbing would be removed. Mr. Pasterski explained that this curb would be removed and new curbing would be placed 6-feet to the east. He also explained that the new curbing would tie in with the existing curbing at the intersection with John Drive. Mr. Behler prefers the second option of reducing the width of Savage Road and installing the buffer and sidewalks. He requests that Ms. Eckhart attempt to obtain feedback regarding the two options from residents on this side of Graystone Circle. Mr. Krill also indicated that he would like to hear from the residents that this decision would directly impact. Mr. Link noted that he was favor of the second option and but that he would be interested in seeing how the portion of Savage Road near the proposed Wawa would be tied in. Mr. Pasterski explained that there should be very little impact to the

portion of Savage Road north of the access drive as the center line will not be moved. Mr. Wojciechowski stated that residents, Robert and Jane Snyder, 890 Graystone Circle, who submitted a letter to Ms. Eckhart should be presented the two options in order to obtain their feedback as they live on this corner of Graystone Circle. Mr. Wojciechowski indicated that he prefers the second option as well.

Mr. Behler questioned Mr. Treadwell on when the appropriate time would be for discussions regarding sidewalks along the east side of Savage Road. Mr. Treadwell explained that a recreation fee is required with the subsequent plan submissions. He indicated that discussions can be held regarding using the recreation fees for this purpose or requesting the applicant to install sidewalks along the east side of Savage Road in lieu of a recreation fee.

Mr. Pasterski provided background on the reasoning for the traffic study of the Atlas Road and Weaversville Road intersection. He reported that it was determined that sight distance was insufficient at this intersection. Due to safety concerns with this intersection being that it does not meet any standards for sight distance, Mr. Pasterski presented an option of removing access between Atlas Road and Weaversville Road by installing a cul-de-sac. He indicated that some land acquisition would be required in order to implement this. Mr. Pasterski listed the positive and negative impacts for the residents on Atlas Road. He indicated that the residents on this road would not be subjected to having to make a left turn onto Weaversville Road and that the traffic along Atlas Road would be significantly reduced. Mr. Pasterski does not believe that the Abby Road Veterinary Hospital or the St John's United Church of Christ will be impacted by the addition of a cul-de-sac. Mr. Pasterski believes Savage Road to Willowbrook Road to Race Street is a better access route than utilizing Atlas Road and Weaversville Road. Mr. Krill stated that although this might eliminate one problem it creates another problem. He believes that drivers will begin to utilize Drexel Drive if the access to Atlas Road is removed. Mr. Krill noted that a three-way stop at Atlas Road and Weaversville Road was not approved by PennDOT due to the traffic level. Mr. Krill suggested that Wawa not have a Savage Road exit. Mr. Pasterski explained that the residential density south of Stone Ridge will be customers of the commercial area and will likely be traveling down Savage Road to return to their residences. Mr. Link indicated that he likes the idea of a cul-de-sac on Atlas Road to remove access to Weaversville Road. Mr. Behler indicated that a cul-de-sac would eliminate the safety concern at this intersection. Mr. Austin suggested that the portion of Short Lane between Drexel Drive and Atlas Road could be made one-way with traffic only being permitted to Atlas Road. Mr. Treadwell questioned if the intersection at Savage Road and Atlas Road could be made a no left turn onto Atlas Road. Mr. Behler does not believe a sign will deter turns onto Atlas Road. Mr. Link believes the Wawa development should have an access point to Savage Road. Mr. Behler suggested blocking Atlas Road between Savage Road and Short Lane. Mr. Treadwell stated that a court would be likely to determine that fixing a problem is acceptable but denying access to a road is not an acceptable course of action. Mr. Treadwell explained how the Wawa plan is dependent on the Stone Ridge plan. Mr. Behler and Mr. Link were concerned with a Savage Road access point being created prior to a solution for the Atlas Road and Weaversville Road intersection being in place. Mr. Treadwell noted that a Certificate of Occupancy could be held until a solution for the Atlas Road and Weaversville Road intersection is in place. Erich Shock, attorney for the Wawa Development Plan, commented that a timeline must be in place for the solution so that it does not hold back the Certificate of Occupancy for Wawa for years. Mr. Treadwell recommended a post occupancy traffic study where security would be posted for the cul-de-sac, traffic is observed for a year, and if necessary, a cul-de-sac can be implemented. Mr. Link and Mr. Behler indicated that they would like to see a solution implemented prior to Wawa opening. Mr. Behler stated that he will only vote for a solution that involves a physical barricade. He would like to obtain feedback from the residences and businesses on Atlas Road in order to gain feedback regarding a potential cul-de-sac. He also recommends looking into physical barriers as options. Mr. Wojciechowski recommends that the Township consult their traffic

engineer. Mr. Treadwell reminded members of the Planning Commission that there is a potential industrial development on Savage Road where trucks will be coming onto Savage Road. He believes that trucks will turn onto Atlas Road to access Weaversville Road. Members of the Planning Commission also discussed placing the cul-de-sac on the Township-owned property at the corner of Savage and Atlas Road.

Business Items:

A. Preliminary/Final Land Development Plans, Allen Development Partners LLC proposed Wawa Convenience Store with Gas: Erich Schock, attorney at Fitzpatrick, Lentz & Bubba, introduced himself and introduced Lindsey Breylinger of Bohler Engineering, present on behalf of the applicant. Mr. Schock reported that there were two issues brought up at the last meeting including stormwater concerns and the Atlas Road and Weaversville Road intersection, which has been discussed tonight. Mr. Schock reports significant work has been done regarding stormwater by both the overall developer and the engineer for the Wawa plan. Ms. Breylinger explained how the issue has been addressed. Ms. Breylinger reminded the Planning Commission that previously they were proposing to use an off-site basin to displace the stormwater. This design has now changed with the plan to install a new basin on the Stone Ridge property located to the west of the proposed Wawa. Mr. Wojciechowski commented that the design of this basin is sufficient to support the stormwater of this site.

Mr. Schock commented that the plan has been designed with the access road south of the commercial development and that the commercial area functions better with two access points. He also indicated that the Township should continue to work with the developer regarding access to the site and the Atlas Road and Weaversville Road intersection. Mr. Schock stated that they are complying with the Township Engineer's review letter and have only requested minor waivers. These waiver requests include to allow for a combined preliminary and final plan and a few technical waivers of which Mr. Schock noted that Mr. Wojciechowski does not object to in the review letter.

Mr. Behler requested that pedestrians be visible by motor vehicle traffic at crossings. He questioned the reason for sidewalks not being installed on the south side of the access drive. Mr. Schock explained that due to prior discussions, the Township had elected to have a more substantial berm and buffer rather than the sidewalks on this side of the access drive. Ms. Breylinger further explained that when the access drive width was reduced, this excess was used to build up the berm and buffer between the commercial lots and the residential homes. She also reported that the current proposed sidewalk location to the north of the access drive has less of a grade change. Ms. Breylinger indicated that if sidewalks were placed on the south side of the access drive this would reduce the berm height by two (2) to three (3) feet. Ms. Breylinger presented a section view. She reported that the berm is six (6) feet high with a six (6) foot high fence on top of the berm along with significant landscaping. Mr. Wojciechowski indicated that the berm is much higher than what is currently at the site today and that the berm is shown as being seven (7) feet high on the plan.

Mr. Behler questioned if the pathway connecting the sidewalk along Route 329 to the Wawa parking lot is necessary. Mr. Schock stated that this type of connection is typically included if sidewalks are present. Mr. Behler does not anticipate many customers coming to the Wawa from this location. He also would like to deter truckers from parking along Route 329 and using this pathway. Mr. Schock indicated that the pathway connection to the sidewalks along Route 329 will be removed.

Mr. Behler questioned if Mr. Treadwell or Mr. Wojciechowski had any objections to a combined preliminary/final plan. Mr. Treadwell had no objections. He further indicated that the recording of this plan is dependent on the Stone Ridge Subdivision Plan being recorded to create the lot for Wawa. Mr. Treadwell stated that any traffic related concerns would be addressed during the Stone Ridge Subdivision Plan. He noted that if

the Wawa plan is a combined preliminary and final plan that it would be conditioned on the June 15, 2023 revised Township Engineer letter and also conditioned on a plan being recorded that creates this lot that this development will be on. Mr. Wojciechowski stated that this plan meets most of the requirements for a final plan.

Mr. Wojciechowski read through the wavier requests as indicated on the Barry Isett Review Letter dated May 15, 2023, last revised June 15, 2023. This portion of the Review Letter is as follows:

“WAIVERS REQUESTED

The following waivers have been requested on the plans and in the waiver request letter:

12. SALDO §22-307. The applicant has requested a waiver from the requirement to submit preliminary and final plans separately.

13. 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.

14. 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 could support a waiver of this request, conditioned upon having topographic features be provided to confirm the effect of the proposed improvements.

15. 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. We have no objection to this request for the infiltration facilities.

16. 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. We have no objection to this request.

17. SMO §8-232.7(D). The applicant has requested a waiver from the requirement of 15” minimum pipe size. This request is not necessary, as roof drains, trench drains, and underdrains are not required to maintain a 15” minimum pipe size.”

Mr. Treadwell indicated that the waiver request number 17 related to minimum pipe size is not necessary and this should be removed from the waiver requests.

Mr. Behler made a motion to recommend approval of the five (5) waiver request, including three (3) SALDO waivers and (2) SMO waivers, as read by the Township Engineer, seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

Mr. Link made a motion to recommend preliminary/final approval of the land development plans for the proposed Wawa Convenience Store with Gas conditioned on compliance with the Township Engineer’s Review Letter dated May 15, 2023, last revised June 15, 2023, and conditioned upon a subdivision plan being approved and recorded that creates the lot that is shown on the plan for the construction of a Wawa, seconded by Mr. Austin. On the motion, by roll call vote, all Commissioners present voted yes.

Mr. Wojciechowski indicated that the Stone Ridge Subdivision Plan will be on the agenda for the next Planning Commission meeting.

Public to be Heard: Phil Richardson, 917 Graystone Circle, believes that the northbound lane of Savage Road should also be narrowed. He feels that trucks will park on the side of the northbound lane. Mr. Richardson expressed concerns if a cul-de-sac were to be placed on Atlas Road at the Savage Road intersection. He stated

that residents will be forced to turn onto Weaversville Road. Mr. Richardson was also concerned if there would be ample space for a trucks to turn around in a cul-de-sac if one was to turn onto Atlas Road from Weaversville Road. Mr. Richardson stated that a cul-de-sac at the Weaversville Road side of Atlas Road would result in a delay for emergency response vehicles who would then need to access the development by utilizing Savage Road. Mr. Richardson again indicated that he was worried about pedestrians dodging cars if the sidewalk remains on the north side of the shared access drive. Mr. Treadwell questioned if the berm and sidewalk could be left at the height shown on the plan and have a sidewalk added to the south side of the access drive. Mr. Wojciechowski stated that this would only be possible with retaining walls and that the applicant would need to be willing to do this. Mr. Richardson questioned who is responsible for cutting the grass on the residential side of the steep berm. He also stated that if sidewalk is being installed along Savage Road then the sidewalk should be completed on Pine Street and the remainder of Graystone Circle. Mr. Wojciechowski indicated that this has been discussed and will be completed during the next phase of the Stone Ridge Development. Mr. Richardson also commented that Wawa does not need two egress points. As a Graystone Circle resident, Mr. Richardson indicated that he would be willing to exit the commercial area using Stonegate Drive to Route 329 and turn on to Savage Road to return to his residence.

Andrea Toohey, 887 Graystone Circle, explained that she resides on the inner part of Graystone Circle but has spoken to residents who have backyards that boarder Savage Road. She stated that there are stormwater concerns in these backyards that have not been resolved. Ms. Toohey does not believe adding sidewalks should take priority over correcting stormwater issues. Ms. Toohey indicated that she likes the idea of a no left turn onto Atlas Road but noted that there are numerous times where drivers do not stop at this intersection.

Announcements: Mr. Krill announced that the next Planning Commission meeting will take place on Monday, September 18th, 2023 at 6:00 PM.

There being no further business, the meeting adjourned at 7:43 PM.

Respectfully Submitted,

Ilene M. Eckhart