



Allen Township Planning Commission

4714 Indian Trail Road

Northampton, Pennsylvania 18067

Phone: (610) 262-7012

Fax: (610) 262-7364

Eugene Clater, Chairman
Louis Tepes Jr., Vice Chairman
Gary Behler
Gary Krill
Alfred Pierce

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

MINUTES
ALLEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Monday, December 21, 2015
7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, December 21, 2015 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: Gary Behler; Alfred Pierce; Louis Tepes, Jr.; Eugene Clater; Gary Krill; Ilene Eckhart, Manager; Brien Kocher, P.E., Jim Milot, Chris Taylor (Hanover Engineering); B. Lincoln Treadwell, Jr., Esq.

Minutes: Mr. Behler made a motion to approve the minutes of November 16, 2015; seconded by Mr. Krill. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: No comments from the audience.

Old Business

- A. **High Meadow Estates, Phase I, Final Plan**
Applicant/Owner: Ohi-Hm Holdings LP

Review Deadline: Receipt of Initial Plans: November 19, 2015;
First Planning Commission Agenda: December 21, 2015;
Original 90-day Deadline – March 22, 2016.

Submission Status: Plan Submission received July 27, 2015 including: Overall Preliminary and Phase I Final. Preliminary Plan conditional approval granted by the

Board of Supervisors December 10, 2015. Technical review comments from Hanover Engineering Associates for Phase I.

Mr. Tony Ganguzzo, PE, provided a brief summary review of the plans and service utilities.

Following the review Mr. Clater questioned construction of the water and sewer facilities and the amount of excavation involved. Mr. Clater requested that the water and sewer facilities and amount of excavation be resolved prior to the Board of Supervisors meeting in late January. Mr. Clater also questioned when the Township would take over the sewer and initial access to the pump station in the interim Phase 1. Mr. Kocher recommended dedication when the first customer is connected. Mr. Pierce questioned the improvements which will be secured. Mr. Ganguzzo explained the items to be completed in Phase 1 will be: Balliet Drive, a portion of High Meadow Drive North, intersection of Spring Hill Road, off-site water (NBMA), water facilities through the first phase, perhaps all the water to the service station, and all earthwork for the roads will be completed as part of Phase 1. Mr. Pierce felt the builder needs to be bonded for all and it can be released at the end of Phase 2. Mr. Pierce questioned the force main to the pump station and the water used to move the sewer to the pump station, whom pays for the water to move the sewage. Mr. Ganguzzo stated they will add oxygen to the pump station to control odor at the 26th Street Pump Station. Mr. Pierce stated that the Northampton Borough should be running the Pump Station and questioned if that conversation happened.

Mr. Ganguzzo questioned the roadway improvement contribution. Mr. Clater indicated this is a Board of Supervisor issue.

Mr. Ganguzzo had no other issues with the comments raised in the Hanover Engineering Associates, letter of review dated December 17, 2015.

Mr. Tepes questioned the dead ending of the water line. Mr. Behler questioned the timing of the road dedication. Mr. Ganguzzo stated they will maintain the road until dedication. Mr. Ganguzzo indicated logically the base will receive the base coat, secure the top in Phase 1 and then complete all in Phase 2.

Mr. Clater made a motion to recommend the final subdivision plan Phase I, subject to satisfying the requirements of the December 17, 2015 Hanover Engineering review letter, contingent upon the water service to the sewer pump station; contingent upon finishing the road to the comfort of the Board of Supervisors; contingent upon investigation with Northampton Borough providing pump station maintenance; seconded by Mr. Tepes. On the motion, by roll call vote, all Planning Commission members present voted yes.

**B. Northampton Industrial Park – Preliminary Plan
Applicant/Owner: Century Commerce Center, LLC**

Review Deadline: Receipt of Initial Plans: May 22, 2015; Last Plan Revision Dates: August 3, 2015 (per Township Review Letter of June 2, 2015) and October 5, 2015 (per Township Review Letter of August 20, 2015).

First Planning Commission Agenda: June 15, 2015;

Original 90-day Deadline - September 13, 2015.

A letter of extension for review granting additional review until

December 29, 2015 was accepted by the Board of Supervisors on July 28, 2015; a subsequent extension was accepted by the Board of Supervisors on December 10, 2015 granting review time until January 31, 2016.

Submission Status: Response letter from McCarthy Engineering on behalf of the applicant dated August 3rd, 2015 along with plan resubmission of August 3rd, 2015 received by the Township. McCarthy Engineering response letter of October 5, 2015 pertaining to August 20th, 2015 Hanover Engineering Associates plan review comment letter. Waiver request letters for Subdivision and Lot #'s 1, 2 & 3. Additionally, stormwater response letter, revised stormwater reports, traffic impact studies, Lehigh-Northampton Airport Authority review letter, Northampton Borough Municipal Authority letter and receipt of submissions made to the Lehigh Valley Planning Commission received October 5, 2015. Supplemental waiver request letter dated November 9, 2015 submitted in addition to draft plan sheets (non-official for discussion). Formal plan submission received December 7, 2015. Review comments provided by Hanover Engineering Associates pursuant to December 7, 2015.

Present for the applicant: Mark Powell, applicant; Jill Nagy, Esq.; Jim McCarthy PE, Bert Guigley CADD (McCarthy Engineering).

Mr. Guigley reviewed the comments from the last meeting and revisions to the plan. The waiver request was also updated.

Mr. Clater asked regarding Horner Road, if Lafarge should be notified regarding the new location and proposed right of way. Mr. Clater would like the flexibility for future planning of Horner Road. He was in favor of the layout. Mr. Treadwell suggested a vacation note. The Commission was generally agreeable to Mr. Clater's suggestion.

Mr. Clater questioned why the weir was removed. Mr. McCarthy indicated DEP requested removal of the weir addition. The weir exists today as a nature rock weir and no alterations will be made to this structure. Mr. McCarthy indicated the third pond was added. He felt it was cleaner to get rid of the weir. Mr. Pierce questioned when DEP will determine if the stormwater is clean enough before it reaches the quarry. Mr. McCarthy indicated when the NPDES permit is received or not received. Mr. Pierce questioned does DEP agree when it meets the quarry is the stormwater objectionable? Mr. Pierce is also concerned about the stormwater outfall going over the Northampton Borough line. Mr. McCarthy stated DEP will not make that ruling with the NPDES permit. Mr. McCarthy cannot answer that question. Mr. Pierce stated that most of the stormwater now does not get to the quarry. Mr. McCarthy disagrees. Mr. Clater questioned if the quarry is a BMP.

Mr. McCarthy indicated that the sentence would be removed from the hydrology report stating that the quarry would be a sedimentation pit as a best management practice for stormwater management. Mr. Clater suggested the Township and developer conduct a joint meeting with DEP to obtain a clarification of this matter.

Mr. Pierce questioned if it was correct to say that there would be a property owners lots 1, 1A, 2 and 3 to have joint responsibility of the stormwater. Mr. Powell felt that lot 4 (Horwith) would not be included since the quarry was no longer a best management practice for stormwater. Ms. Nagy suggested the quarry be called out as a controlled element.

Regarding the roadway improvements, Mr. Clater felt that the 2006 base plans (produced by Hanover Engineering) should be updated to reflect the newest plan (Rockefeller Group produced by Langan). The developer agreed that the most up to date plan will be included as reference at the time of recording.

Mr. Pierce questioned Ms. Nagy in addition to the property owners association map exhibit, would there also be a operations and maintenance manual. Ms. Nagy and Mr. McCarthy confirmed that the manual would be included as the property owners association documents and the permit reference.

Regarding lighting and noise buffer, Mr. Clater requested additional buffering material especially in the area of Lot #1. Mr. Powell agreed to add additional buffering in this area.

Regarding the liners and the basin, Mr. McCarthy indicated ninety-one borings have been completed on the site to date. Mr. McCarthy indicated that the ponds are now proposed to be lined. Mr. Clater asked Mr. Kocher to summarize the Township's ordinance regarding stormwater management. Mr. Clater was concerned that the bio-retention areas also be lined. Mr. Powell indicated he would construct the facilities with liners if DEP allows the liners. Mr. Clater felt that the Township needed be proactive and have some input into DEP's decision making. Mr. Kocher indicated DEP may not accept Township input. Following a lengthy discussion, the Commission was generally agreeable to request that DEP require lining the basins. However, Mr. Kocher noted that if DEP mandates infiltration then infiltration would have to occur on smaller pockets throughout the site as opposed to concentrated infiltration areas. Mr. Kocher raised the point of an emergency spill valve on the pipes which will discharge stormwater into the quarry. Mr. McCarthy agreed this will be investigated and add to the specifications.

Mr. Pierce raised the fencing of the quarry and any cliffs. Mr. Powell indicated he was in the process of discussing fencing with the quarry.

Mr. Pierce questioned how the applicant was determining whether a Jurisdictional Determination request was appropriate pursuant to section 22-421 and 22-502.5.K. Mr. McCarthy indicated that the USACE would not provide a determination of the wetlands. Mr. Clater reluctantly agreed with Mr. McCarthy pursuant to the USACE determination criteria and that the wetlands present at the site. Mr. Kocher indicated PADEP could also be asked to determine if wetlands could be verified. Mr. McCarthy confirmed that there was no development or construction occurring in the wetlands.

Mr. Behler held reservations regarding the Rt. 329/Weaverville/Howertown Road intersection.

Mr. Pierce made a motion to authorize draft conditions; communicate them to the applicant, return to the Planning Commission on January 18th, 2016 for final recommendation; seconded by Mr. Tepes. On the motion, by roll call vote, all Planning Commission members present voted yes. Mr. Powell indicated he would prefer to get further feedback from DEP before resubmitting to the Township.

New Business – No new business.

Ordinance Changes/Updates:

A. Zoning Ordinance Amendments: Tabled.

Public to be Heard: No comment from the audience.

There being no further business, the meeting adjourned at 10:00 PM.

Respectfully submitted,

Ilene M. Eckhart