



Allen Township Planning Commission

Meeting Minutes
January 23, 2023
6:00 P.M.

A **General Meeting** of the Allen Township Planning Commission was held on Monday, January 23, 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; B. Lincoln Treadwell, Jr. Esq. Solicitor; Ilene M. Eckhart, Manager; Maurin Ritinski, Administrative Assistant; and Stan Wojciechowski, PE, CME, Engineer (Barry Isett & Associates, Inc.)

One Commissioner Member Seat is Vacant.

Absent: David Austin; and Andrea Martin, EIT (Barry Isett & Associates, Inc.)

Annual Reorganization: Mr. Krill indicated that the annual reorganization will take place at the next Planning Commission meeting due to a member's absence. Mr. Behler made a motion to conduct this meeting with the 2022 Officers (Gary Krill as Chairman and Paul Link as Vice Chairman), seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes. Mr. Krill continued the meeting as Chairman.

Minutes: Mr. Behler made a motion to approve the minutes from December 19, 2022, seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: Mr. Krill began by explaining that the 700 Savage Road plan is only for the subdivision of the property. He indicated that there has been no plan submitted for land development. Mr. Krill further explained that the Planning Commission is an advisory board and that the decision made by the Planning Commission is only a recommendation to the Board of Supervisors. The Board of Supervisors is the governing body that will vote on the approval of the subdivision plan. Mr. Link further explained that a subdivision is merely putting lines on the map to show how the property is divided.

Mr. Treadwell provided background on the property, 700 Savage Road. He reported that the property was originally zoned industrial. A couple of years ago, Allen Township changed the zoning of the property through a rezoning process from industrial to R2 (Medium density residential). Prior to the approval of the zoning change to R2, the property owner had submitted a plan that showed industrial uses on this property. The Board of Supervisors approved the zoning change. The property owner filed an appeal to the Northampton County Common Pleas Court challenging the zoning change of the property by indicating that this property was subject to the industrial zoning rules. The owner argued that the property was subject to the industrial zoning rules due to the zoning in place at the time of the application submission. A special council was appointed as the Hearing Officer. Mr. Treadwell reported that it was determined through the litigation process at the Court of Common Pleas that the industrial use plan was submitted prior to the zoning change and therefore the property was allowed to be industrial. Mr. Treadwell indicated that the Township insurance company was involved with

the litigation as well. The original plan submission from the property owner illustrated industrial uses on the entire property. Allen Township and the property owner entered into an agreement on October 25, 2021 that allowed industrial use on a portion of the property and allowed for a zoning change to R2 for the portion of the property closest to Atlas Road. Mr. Treadwell reported that this settlement agreement became an order of court. Mr. Treadwell stated that the plan before the Planning Commission tonight is only for the subdivision of the property. He reported that the plan would divided the existing lot into six (6) lots. Mr. Treadwell indicated that some of the proposed lots will contain existing buildings, including buildings with current industrial uses. A review letter from the Township Engineer indicates that the subdivision plan meets the requirements of the Allen Township Subdivision and Land Development Ordinance and the Allen Township Zoning Ordinance. Mr. Treadwell explained that the Planning Commission's recommendation should be based on the Township Engineer's review of the plan. Mr. Treadwell expects a Land Development Plan to be submitted in the future that will illustrate the potential uses. Mr. Treadwell reiterated that the settlement agreement and the court order allows for industrial uses on a portion of 700 Savage Road and that the settlement agreement further discussed how the properties would be used from a zoning perspective.

Bob Walsh, 1729 Weaversville Road, expressed his opposition to the subdivision of 700 Savage Road. He stated that the property contains a filled in quarry that closely neighbors parks, homes and a cemetery. Mr. Walsh stated that in 2002 the Department of Environmental Protection cited a solid waste violation due to 29 dump trucks containing human waste parked. Mr. Walsh stated that in 2004 that an event company held all night raves at the property until 5am. Mr. Walsh stated that in 2012 residents questioned the materials being used to fill in the quarry. He requested environmental and soil impact studies be required prior to the subdivision plan being approved. Mr. Walsh reported that he had provided information regarding abandoned quarry sites to Ms. Eckhart. He had requested that this material be passed along to the Board of Supervisors and Planning Commission. Ms. Eckhart indicated that this was received and was distributed as requested. Mr. Walsh indicated that section 15-304 of the Allen Township Code relates to truck traffic being restricted on certain streets including Savage Road between Nor Bath Blvd and Willowbrook Road. He questioned the applicant how they plan to get around this portion of the municipal code. He expressed his concerns with ongoing truck issues and requested a traffic impact study prior to this proposed "rezoning". Mr. Walsh voiced his concerns of blasting and the impact it may have on nearby homes and their septic systems and the neighboring cemetery. Mr. Walsh indicated that he was fearful of the long term outlook of the township and stated that it is time for the Township to listen to the residents.

Anthony Craig, owner of 1584 Weaversville Road, questioned the schedule and process on what will happen next if the Planning Commission recommends approval of the subdivision plan. Mr. Treadwell explained again that this is not a rezoning and that the property is zoned as it is and industrial is permitted on a portion on the property. Mr. Treadwell reported that this is the second time that this plan is before the Planning Commission. He explained that there is no development proposed on this plan. Mr. Treadwell explained that a subdivision plan is simply drawing lines on a plan to denote the boundaries of parcels. A land development plan would need to be submitted and reviewed prior to any construction taking place. Mr. Treadwell explained that a land development plan review consists of reviewing the plan against the Allen Township Subdivision and Land Development Ordinance and the Allen Township Zoning Ordinance and all other aspects related to building. Mr. Treadwell explained that if the subdivision plan is recommended for approval the plan will go to the Board of Supervisors for review in February. The Board of Supervisors would only be acting on the subdivision plan.

Cheryl Kutos, 837 Atlas Road, voiced her concerns regarding traffic from the high school. She indicated that high school age students frequently travel Savage Road. She requested to know the impact development at this property would have on school traffic. Ms. Kutos asked how the Township benefits from this "contract". She questioned what improvements will be made and if any road improvements will be done. Mr. Treadwell explained that there is no contract, only a settlement agreement. He further explained that the plan is for a subdivision and therefor the proposed uses and users are not known at this time. Mr. Treadwell noted that

without the uses and users it is difficult to speculate the impact on traffic. Mr. Treadwell indicated that the settlement agreement discusses that industrial trucks shall not access Atlas Road and will not be able to turn left onto Savage Road. Mr. Treadwell explained that once a land development plan has been submitted the Planning Commission and Board of Supervisors will discuss in public meetings all aspects of the land development plan along with any road improvements.

Boyd Moore, 40 Drexel Drive, stated that he believes the warehouse have no usage plan. He expressed concerns for materials stored in warehouses and if any of these materials could be hazardous. Mr. Moore would like to see the Planning Commission set limits on what the uses are for these warehouses and what they are able to store on site. Mr. Moore stated that he is concerned for the Allen Township Fire Department having to respond to calls at these warehouses with unknown materials housed inside. He also expressed concern for the burden of solely the Allen Township Fire Department having to respond to warehouse calls. Mr. Moore was concerned for the height of the warehouses and the Allen Township Fire Department's ability to respond. Mr. Krill indicated that he believes the height of the warehouses can go up to 55-feet if the structure is outside the airport zone. Mr. Treadwell stated that the height of structures is dependent on the zoning district. Mr. Krill reported that there is a mutual aid agreement between Allen Township, East Allen Township, and Northampton Borough. He further explained that these municipalities will respond to each other's calls to provide assistance. Mr. Krill stated that sprinkler systems are required as well. Mr. Moore continued to express concern for the materials being stored in the warehouses. Mr. Krill indicated that hazardous materials are not permitted in the warehouses. Mr. Krill reported that a new firetruck has also been ordered that will be able to reach higher. Mr. Treadwell explained that there are many rules, regulations, laws, and reporting requirements regarding the storage of hazardous materials for new and existing buildings. Mr. Moore stated that the Township website is very iconic and illustrates that it is a very nice place to live. Mr. Moore stated that he would like to see it stay this way.

Joann Yurconic, 6436 Snyders Church Road, East Allen Township, questioned if there is any incentive for warehouses to sit empty. Ms. Yurconic expressed her concern over the seemingly empty warehouses. She reported that she does not see any jobs becoming available. Mr. Link reported that every Class A warehouse in Allen Township that is completed are filled with tenants. Mr. Link indicated that he is not sure if jobs are being created but assumes that if there is a tenant then there are people working on site. Mr. Link indicated that the Township is not privy to private companies hiring and firing policies and procedures. Ms. Eckhart reported that an appeal was filed by the Northampton County School District to have the taxes elevated. Mr. Treadwell noted that while he is not a tax lawyer, tax amounts are not taken into consideration while a warehouse plan is under review. Mr. Krill explained that some places will not collect taxes for a few years upon the completion of the warehouse. Mr. Krill indicated that Allen Township does not provide any tax breaks.

Business Items:

A. Agricultural Security Area Modification Request to Add Lands of Timothy Sabia, 334 Stagecoach Road, (K3-11-6, 14.25 acres): Mr. Link made a motion to recommend the addition of Lands of Timothy Sabia, 334 Stagecoach Road (K3-11-6, 14.25 acres) to the agricultural security area, seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

B. Agricultural Security Area Modification Request to Add Lands of Weinhofer Farm LLC, 1656 Weaversville Road, (L5-5-2, 3 acres and L4-14-10, 30 acres): Mr. Link made a motion to recommend the addition of Lands of Weinhofer Farm LLC, 1656 Weaversville Road (L5-5-2, 3 acres and L4-14-10, 30 acres) to the agricultural security area, seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

C. 700 Savage Road Major Subdivision Plan: Dennis McCarthy, attorney at Davison & McCarthy, introduced himself and stated that he is representing the applicant, Krapf Park. Mr. McCarthy introduced Jason Buchta, of Ott Engineering. Mr. McCarthy also indicated that Bill Levan, of Impact Environmental was present as well. Mr. McCarthy explained that the plan before the Planning Commission is a subdivision plan for 700 Savage Road. He indicated that they had received the review letter from the Township Engineer today. Mr. McCarthy noted that all of the comments on the review letter were drafting in nature. He indicated that they intent to agree and comply with all comments on the review letter. Mr. McCarthy requested the Planning Commission consider recommending approval of the subdivision plan and recommending the approval of the waiver request. The waiver request is from SALDO 22-502.1 and 22.503.1 which require a separate preliminary plan and final plan. Mr. Buchta provided an overview of the location of the proposed six (6) lots and the acreage of the proposed lots.

The comments from the Barry Isett & Associates, Inc. review letter, dated January 23, 2023 is as follows:

“The site is identified on the plans as Parcel ID # L4-15-11-0501 containing 74.50±-acres with frontage on the south side of Atlas Road and on the east side of Savage Road. The Dry Run traverses through the westerly portion of the property. The site contains three (3) industrial buildings located between Savage Road and the Dry Run, and one single-family residential home located on the eastern portion of the property with a driveway access to Atlas Road. The remainder of the site east of the Dry Run includes agricultural and industrial uses, with a large area of unused open space.

Parcel ID # L4-15-11-0501 is to be developed in accordance with the Settlement Agreement and Release dated October 12, 2021 (Settlement Agreement). The Settlement Agreement provides the following:

- A. *The Developer shall submit Preliminary/Final Plans to consist of two (2) phases:*
 1. *Phase 1 consisting of a development of up to four (4) industrial/warehouse uses. The summation of the floor area for these buildings shall not exceed 358,000 sf.*
 2. *Phase 1 shall be governed by and reviewed pursuant to the applicable Township Ordinances in effect on December 21, 2018, including the uses allowed by the Zoning Ordinance. The Zoning Map in effect on December 21, 2018 is shown in Attachment A.*
 3. *Truck traffic from Phase 1 shall be directed to Savage Road and not regularly access Atlas Road. An emergency connection from Phase 1 through the residential development shall be provided.*
 4. *Phase 2 consisting of the subdivision and development of residential lots on the northeast corner of the Property along the south side of Atlas Road consistent with the R-2.*
 5. *Phase 2 shall be governed by and reviewed pursuant to the applicable Township Ordinances in effect on the date of submission of the Preliminary/Final Plans. Density of residential development shall be consistent with the R-2 regulations in effect at the time of submission of the plans for the residential development.*
- B. *The scope of Phase 1 and Phase 2 may increase or decrease depending on the requirements imposed by the DEP to issue the NPDES Permit.*
- C. *The Township agrees to grant customary and reasonable waivers necessary to process the plans as a Preliminary/Final Plan.*

The plans propose a Major Subdivision to create 6 lots total with no improvements proposed. The proposed lots are identified as follows:

- *Lot 1 – a 3.27±-acre lot to contain the southernmost industrial building along Savage Road (± 9,500 sf). The building has two existing non-conformities, with the plans showing a 36.9-ft. front yard setback to Savage Road (100 ft. required) and a 42.5-ft. side yard setback to the southern exterior property line (50 ft. required).*

- *Lot 2 – a 4.40±-acre lot to contain the middle industrial building along Savage Road (±21,000 sf). The building has an existing non-conforming front-yard setback, with the plans showing a 34.3-foot front yard setback to Savage Road (100 ft. required).*
- *Lot 3 – a 4.40±-acre lot to contain the northernmost industrial building along Savage Road (± 18,500 sf).*
- *Lot 4 – a 5.72±-acre lot to be vacant land located west of the Dry Run and east of properties fronting on Savage Road, with ± 542 feet of frontage on Atlas Road.*
- *Lot 5 – a 47.14±-acre lot to contain the single-family dwelling, along with the agricultural and industrial uses, and maintaining ± 216 feet of frontage on Atlas Road. The plans show a 75 ft. wide Access & Utility Easement in favor of Lot 5 across the rear portion of Lot 2 and between Lots 1 and 2, to allow Lot 5 to access to Savage Road.*
- *Lot 6 – a 7.80±-acre lot maintaining ± 735 feet of frontage on Atlas Road to contain some agricultural land south of Atlas Road and the driveway.*

Notwithstanding the above discussion regarding the agreement between the property owner and the Township, this application is a by right subdivision as the proposed lot layout complies with the current Township Zoning Ordinance and SALDO.

We offer the following comments on the plan.

WAIVER REQUIRED

A waiver is required from SALDO §22-502.1 and §22-503.1, which state that a Preliminary Plan separate from the Final Plan be submitted for all subdivisions and land developments, except for Minor Subdivisions. We have no objection to this granting of this waiver per paragraph 2 of the Settlement Agreement.

PLAN PRESENTATION

1. *Site data should identify both existing lots, Parcel IDs L4-15-11-0501 and L4-12-4-0501 per SALDO §22-501.*
2. *The lines denoting the Approximate Location of Abandoned Atlas Road should also be labeled as “Lot Line To Be Deleted” per SALDO §22-501.*
3. *A label should be provided for PIN: L4-12-4-0501; similar to the one provided for lot L4-15-11-0501 per SALDO §22-501.*
4. *The Zoning District line between the Industrial (I) District and Medium Density Residential (R-2) District should be shown in plan view per SALDO §22-502.4.O. Alternatively, a note may be added to the drawing identifying that the Zone line, as shown in the Zoning Map will still apply to proposed Lots 4 and 5.*
5. *The plans should identify any stormwater management basins or structures identified for the 3 proposed industrial lots fronting on Savage Road per SALDO §22-502.3.A. The plan should identify which lot(s) will be responsible for maintaining the basin(s).*
6. *Street addresses should be shown on the plan for all 6 proposed lots per SALDO §22-503.5.K.*
7. *All bearings and distances should be legible. The following obscured text is noted (not intended to be a complete list):*
 - a. *N 12°12'11" E 349.03' between Lot 4 and Lot 5.*
 - b. *N 27°32'08" W 197.94' along the boundary of Lot 1 and 5 with the lands of Northampton County.*
 - c. *N 84°32'34" E 708.67' along the Atlas Road right-of-way boundary of Lot 6.*
 - d. *N 87°33'18" E 313.49' between Lot 3 and Lot 4.*
 - e. *The 3.46' dimension along Atlas Road right-of-way boundary of Lot 4 between the lands of Kevin A &*

Melanie Stauffer and the concrete monument called to be set in Atlas Road (the last bearing and distance described in the Lot 4 description) is not shown.

8. *The Design Surveyor should clarify the existing distances of 159.76' and the proposed distance of 152.76' along the common line bearing N 4° 53' 58" E, between Lot 4 and lands now or formerly of Howard J & Kay L Krapf, PIN: LASE1 4 1 0501 on the Plan.*
9. *The Owner's Statement shall be signed by the property owner per SALDO §22-503.C.*
10. *The Engineer's and Surveyor's Certification of Accuracy should be signed and dated on the provided line, and they should be sealed per SALDO Appendix C.*

GENERAL TECHNICAL COMMENTS

11. *The plans, Lot 1 description, and Lot 2 description identify a bearing of N 3°07'50" E on the 588.77' course along the Savage Road right of way boundary. The last two courses in the Savage Road dedication description shows a bearing of N 30°07'50" E. It appears the Savage Road dedication should match the other documents.*
12. *Lot 2 is referenced for the last two bearings and distances in the Savage Road dedication description when it appears that Lot 1 should be referenced. The Design Surveyor should review and confirm the correct callout.*
13. *The Lot 4 description identifies an iron pin to be set at the common corner of Lot 4, the lands of now or formerly Kim B & Jacquelyn Winzer, PIN: LASE1 4 3 0501, and lands now or formerly of Kevin A & Melanie Stauffer, PIN: LASE1 4 3A 0501; while the plan does not show an iron pin to be set at this location. This discrepancy should be resolved.*
14. *Act 537 Planning for all lots should be addressed per SALDO §22-502.5.B. A postcard mailer should be provided."*

Public Comment Regarding 700 Savage Road Major Subdivision Plan: Samantha Beedle, 1729 Weaversville Road, questioned clarification regarding the waiver request. Mr. Treadwell explained that since this plan is a subdivision and information on the plan would not be changing, the applicant was requesting a combined preliminary and final plan. He further indicated that this waiver request is not for development purposes. Ms. Beedle then questioned truck access on Atlas Road. Mr. Treadwell explained that per the settlement agreement no trucks will be allowed on Atlas Road. He noted that portions of the subdivided properties will have frontage on Atlas Road. Ms. Beedle expressed her concerns for the future of the Township. She reported that she spoke to the Lehigh Valley Planning Commission (LVPC). Ms. Beedle recommends that all plans also be submitted to the LVPC for review. Mr. Krill explained that plans are required to be submitted to the LVPC. Ms. Beedle mentioned that the LVPC informed her that they want to see more parks and neighborhoods. She mentioned that the Dry Creek Run is nearby and voiced concerns of increased water and runoff. Ms. Beedle stated that the Allen Township website shows beautiful open fields and flowers. Mr. Krill noted again that the Township did try to change the zoning of this property to residential (R2). Ms. Beedle inquired if the portion of property that is R2 could be rezoned as industrial prior to homes being built. Mr. Treadwell responded that anyone can ask for a rezoning but that it would require approval from the Township. Mr. Link explained that he was unaware of any properties that were changed from agricultural or residential to allow for a warehouse. He reported that all of the warehouses have been built on land that was already zoned to allow for industrial uses. Mr. Link stated that he is sympathetic but that the legal aspect must be considered. Mr. Krill reported that state representatives and senators were contacted in the past regarding complaints with the Municipal Planning Code but no progress was made. He noted that the state makes the rules.

Cheryl Kutos, 837 Atlas Road, questioned when this parcel was first deemed industrial. Mr. Treadwell responded that this property was zoned industrial on the first ever zoning map. Mr. Treadwell indicated that the

quarry was at this property prior to any of the nearby residential homes being built. Ms. Kutos felt that it is not appropriate to have this property be industrial with all the residential surrounding it despite the fact that the industrial use of a quarry was in existence prior to the residential homes being built. Ms. Kutos indicated that she feels the Township should reconsider the zoning for this property and change it from industrial to residential.

Pam Csencsits, 1509 Weaversville Road, expressed her concerns regarding traffic on Savage Road as she is a driver for special needs school bussing. Ms. Csencsits reported that her work/truck GPS for the bus is highly inaccurate. She explained that it is not always the truck driver's fault for being somewhere they should not be. Ms. Csencsits requested how the Township plans to keep trucks on roads where they are permitted. Ms. Csencsits indicated that FedEx is in her backyard. She is very pleased with the low noise volume. She believes that it was well designed and looks good. She is concerned with this industrial use being a "landlocked property". Mr. Behler reported that every land development plan has a traffic study component. He explained that the Township Engineer will review the study and address any cause for concern with the Township. Mr. Behler mentioned that the Township tries to learn from past land developments. Mr. Behler explained that the members of the Planning Commission are volunteers who live in the community. He indicated that these members volunteer because they want to be a part of the community and help the community. He further indicated that volunteers are always needed.

Bob Walsh, 1729 Weaversville Road, requested that a traffic study, soil test, environmental tests and further testing be required prior to the subdivision plan being approved. Mr. Behler responded that the Planning Commission and Board of Supervisors is unable to require these types of tests and studies for a subdivision plan. Mr. Treadwell stated that there are numerous steps that must be completed prior to any development beginning on the property. Mr. Treadwell explained that at this time there is no testing or study requirements for this plan since it is a subdivision plan. He further noted that there is no land development proposed on the subdivision plan. Mr. Treadwell stated that requiring an applicant to do testing for merely drawing lines on a map would not hold up on court. Mr. Walsh again noted that he would like to state for the record that he is in favor of having testing for both the subdivision plan and the land development plan. Mr. Walsh feels that results from an environmental test could change where the boundary line of the lot should be.

Marcie Vogel, 73 Marshall Run, stated that she would like the Township to keep planning in mind. Ms. Vogel indicated that the increased industrial development is creating additional light pollution, noise, traffic, and is having an impact on wildlife. Ms. Vogel questioned the revenue that Allen Township receives from the warehouses. She inquired what the tax base is, how many jobs have been created and who the jobs are being created for. Ms. Vogel indicated that she is 75 years old and the creation of warehouse jobs are not beneficial for her age group. Ms. Vogel also inquired how warehouses have impact the quality of life for residents. She questioned how many warehouses are enough.

Beverly Moore, 40 Drexel Drive, commented that she would like the Township to create an ordinance to restrict brake retarders within Township limits. Ms. Moore also requested that the Township consider weight restrictions in addition to size restrictions. Mr. Treadwell indicated that a sign can be put up but that it will not be enforceable. He further explained that signs on PennDOT roads must have approval from PennDOT prior to the sign being placed. Mr. Krill and Ms. Eckhart explained that the Township has requested that PennDOT consider restrictions for brake retarders on state roads. Ms. Moore questioned if there are 17 homes proposed for a portion of 700 Savage Road. Mr. Treadwell reported that the proposed Lot 6 on this subdivision plan will be the residential area on this plan. He explained that this lot may be subdivided smaller to form residential lots and it will be divided and built to R2, medium density residential, standards.

A speaker whom could not be clearly identified requested additional clarification regarding the waiver request. Mr. Treadwell stated that a waiver has been requested. He indicated that there is no development on

this plan and that it would be the same plan for both a preliminary and final plan. The waiver request is to allow the preliminary and final to be combined.

Scott Roman, 140 Atlas Road, voiced his concerns regarding the filled in quarry. He questioned how clean the fill used for the quarry actually is. He reported that the filling of the quarry took place between the hours of 2:00 AM and 4:00 AM. He questioned if the fill material is on file. Mr. Roman does not believe the fill is clean as he witnessed large pieces of plastic in the fill. Ms. Eckhart reported that some records are available and that material is tested at the source. Mr. Roman stated that he was sure there was a lot of payoff with the quarry being filled in. Mr. Treadwell stated that the Planning Commission members are also members of the community and that there was no payoff. Mr. Roman stated that there is always money involved. Mr. Roman also mentioned that there are frequent automatic fire alarms at the warehouses. He expressed concerns for residential emergencies if the fire department is already on a fire alarm call at a warehouse. Mr. Roman mentioned that a local police force would be beneficial. He also inquired what the plan was for the existing residential home. Mr. Treadwell explained that the subdivision plan is only putting lines on the map to divide the lots. He indicated that he was not aware of any plans regarding the existing house.

Kevin Stauffer, 822 Savage Road, expressed his concerns with the increase of traffic and truck traffic. Mr. Stauffer requested that traffic studies be completed prior to the subdivision approval. He explained that a single truck is very disruptive when he is home. He is concerned about the increase in trucks and the effect these trucks will have on his home's foundation.

John Repsher, 39 Drexel Drive, mentioned that the use of jake brakes is becoming excessive. He stated that while progress cannot be stopped that the future can still be helped. Mr. Repsher suggested that the Township consider traffic cameras so that truck drivers can be fined. He also would like to see local paid fire, police, and emergency medical services. Mr. Repsher feels that these services can be paid by the warehouses and fines.

Susan Lidenmoyer, 766 Mud Lane, expressed her concerns for the proposed school on Seemsville Road and the traffic it will generate in addition to the traffic that will be generated from all of the industrial uses. Mr. Wojciechowski explained that PennDOT only requires a study area of one (1) mile for traffic studies. Ms. Lidenmoyer spoke about charging the warehouses per loading dock fees that would be used to maintain and improve the roads from the truck damage. Mr. Treadwell stated that in order for these types of fees to be charged, action from the state legislator would be required to adopt a law that would allow local municipalities to charge this type of fee.

Joann Yurconic, 6436 Snyders Church Road, East Allen Township, inquired if Allen Township has reached out to politicians regarding warehouse development. She believes that politicians would be able to assist with making the development of new warehouses less desirable for developers. Mr. Krill reported that the Nazareth Council of Government has tried to speak with state representatives and state senators but they have not made any progress with changing the Municipal Planning Code. Ms. Yurconic requested that politicians be invited to the public meetings so that residents can help the Township say no to warehouse development. Mr. Link stated that everyone is free to contact their state representative to voice their concerns.

Mr. Krill stated that although he understands what the public would like to see happen regarding this plan, all rules and regulations must still be followed. Mr. Behler made a motion to recommend approval of the waiver request to combine the preliminary and final subdivision plan, seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes. Regarding the subdivision plan, Mr. Krill indicated that he does want the plan to move to the Board of Supervisors but stated he did not like how things were done and did not want to give his recommendation. Mr. Treadwell explained that when a plan is submitted to the Township there is 90 days to act by both the Planning Commission and Board of Supervisors. He further explained that if

no action is made on a plan after 90 days then the plan is deemed approved. Ms. Eckhart indicated that March 19, 2023 is 90 days since the plan submission. Mr. Treadwell explained that the Planning Commission must make their recommendation based on if the plan meets the ordinance requirements or not. He further explained that the Township Engineer's letter indicates that the plan meets the ordinance requirements. Mr. Treadwell indicated that there is a quorum with three (3) Planning Commission members. Mr. Krill noted that he was not okay with saying he is in favor. Mr. Behler made a motion to recommend the approval of the preliminary/final 700 Savage Road Major Subdivision Plan so long as all comments and conditions are met from the Barry Isett & Associates, Inc review letter dated January 23, 2023, seconded by Mr. Link. On the motion, by roll call vote: Mr. Behler – yes; Mr. Link – yes; Mr. Krill – no. The motion was carried 2:1.

Public to be Heard: No public comment.

Announcements: Mr. Krill announced that the next Planning Commission meeting will take place on Monday, February 27, 2023 at 6:00 PM.

There being no further business, the meeting adjourned at 7:39 PM.

Respectfully Submitted,

Ilene M. Eckhart



Allen Township Planning Commission

Meeting Agenda

Monday, January 23, 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: January 20th, 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

_____ Vacant

_____ Ilene M. Eckhart, Manager

_____ Gary Krill

_____ Paul Link

4. ANNUAL REORGANIZATION

5. Review Minutes

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

7. Business Items

A. Agricultural Security Area Modification Request to Add Lands of Timothy Sabia, 334 Stagecoach Road, (K3-11-6, 14.25 acres)

B. Agricultural Security Area Modification Request to Add Lands of Weinhofer Farm LLC, 1656 Weaversville Road, (L5-5-2, 3 acres and L4-14-10, 30 acres)

C. 700 Savage Road Major Subdivision Plan

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

9. Next Planning Commission Meeting – 6 PM unless otherwise noted.

10. 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.*