



Allen Township Planning Commission

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Eugene Clater, Chairman
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Gary Behler
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Alfred Pierce

Brien Kocher, P.E.
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Ilene M. Eckhart, Secretary

MINUTES
ALLEN TOWNSHIP SPECIAL PLANNING COMMISSION
MEETING
Wednesday, August 26, 2015
7:00 P.M.

The special meeting of the Allen Township Planning Commission was held on Monday, July, 20, 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. and Jim Milot (Hanover Engineering); B. Lincoln Treadwell, Jr., Esq.

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

Review Deadline: Receipt of Initial Plans: May 22, 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;

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. Hanover Engineering Associates plan review comment letter provided.

Attorney Jill Nagy, Jim Dimmerling, Bert Guigley and Mark Powell. Mr. Clater provided a brief summary of the following correspondence which has occurred over the last six weeks or so. This included review letters from Hanover Engineering dated June 12, 2015, the plan resubmission dated August 3, 2015 and the review letters on the resubmitted plans from Hanover Engineering dated August 20, 2015.

Bert Guigley, McCarthy Engineering reviewed the plan regarding access points as follows: proposed entrance west of current Miller's Ace Hardware and east of the quarry; proposed access to Horner Road; proposed cul-de-sac at the terminus of the property line; additional road work on the west side of the property and a right-a-way.

Mr. Pierce questioned how the existing Horner Road would intersect with the proposed right-a-way. Mr. Guigley responded that that will not be possible to intersect as they are not developing in that area. Attorney Nagy discussed that the road cannot be designed or built by Century Development because it will not be owned by Century Development.

Mr. Clater discussed that Horwith is the owner of the property and should be named as owner of the property.

Attorney Nagy requested a Zoning Amendment for the warehouses. It was requested to: *AMENDS ITS ZONING ORDINANCE TO INCLUDE A WAREHOUSE USE IN THE INDUSTRIAL COMMERCIAL ZONING DISTRICT (IC) AND TO INCLUDE A WAREHOUSE USE IN THE HIGHWAY COMMERCIAL ZONING DISTRICT (HC) AND TO PROVIDE THE NECESSARY SPECIFIC REGULATIONS FOR SUCH USE.* Attorney Nagy discussed the request in great detail to the Planning Commission.

OR: It was requested to: *AMENDS ITS ZONING ORDINANCE AND ZONING MAP TO CREATE ECONOMIC OVERLAY DISTRICT IN ORDER TO PROVIDE APPROPRIATE AREAS FOR A MIX OF INDUSTRIAL AND COMMERCIAL USES AND TO PROVIDE CERTAIN PERFORMANCE STANDARDS FOR SUCH USES.* Attorney Nagy discussed this option in great detail to the Planning Commission. Mr. Treadwell questioned why a warehouse is being put in an area that does not allow warehouses. Attorney Nagy responded that traffic improvements would be required and to make the improvements they need assistance from the Township to make it all work. Mr. Clater stated that the MCP map is the official map.

Mr. Treadwell questioned if the project could be completed without the warehouse in the area that does not allow warehouses. Mr. Powell stated that the tax dollars would be far greater with a warehouse than with any retail space in the same area with less traffic concerns.

Mr. Pierce questioned the ownership of the lots. Mr. Powell stated that Lots 1, 2 and 3 would be developed by Century Development and either sold or rented and Lot 4 would be owned by the Horwith Family. The lots would be build-to-suit.

Mr. Pierce questioned the water and sewer. Mr. Powell responded that the water and sewer would run along Century Boulevard. Mr. Pierce questioned section D on the map. Mr. Powell stated that reducing the lot size increased the impervious coverage to about 66% which is over the allowed amount of coverage.

Mr. Pierce questioned the stormwater in relation to the quarry and what if something bad happens. Mr. Powell responded that the stormwater will be much cleaner than the water going there now. Mr. Treadwell stated that the Township will be responsible for the stormwater outlets under the MS4. Mr. Pierce is concerned about the financial security in relation to the quarry for the long term.

Mr. Pierce questioned Horner Road and how it will continue to the west. Mr. Clater discussed the MCP official map and the need for developers to work in the best interest of the Township for the long-term. Mr. Guigley discussed the proposed roads and the factors in the designing of roads.

Mr. Treadwell questioned if Century Development was under agreement with NBMA or the City of Bethlehem. Neither was confirmed. Mr. Powell informed they have a letter from NMBA to service the area. Mr. Powell also informed that there have been discussions with City of Bethlehem. Mr. Powell asked for direction from the Township on the water agreements. Mr. Powell discussed the proposal of two ponds being fenced in to clean up the stormwater before it enters the quarry. Mr. Pierce questioned the depth of the stormwater pipes and the future responsibility of such. Mr. Powell stated that they will sign the stormwater agreement and detail the responsibility. Mr. Clater would like to see the stormwater plan in Phases of construction.

Mr. Clater discussed the need for repair of the Howertown Bridge. Mr. Guigley stated the use for Horner Road and Howertown Road will not be truck traffic, but they may not own the property and cannot guarantee that will be the case. Mr. Clater requested a distribution plan and plans on the truck traffic going into the development. After further discussion, it was agreed that this would be discussed in the sale and/or rental of the property.

Mr. Clater questioned the wetlands and concerns of regarding jurisdiction and the cause of issues with the wetlands being charge. Mr. Powell responded that the Conversation District will have the final say in that.

Mr. Treadwell strongly urged Century Development to go in front of the Board of Supervisors with the Zoning issues before moving forward.

Mr. Powell discussed why he feels the Warehouse would be a better benefit to the Township than a Retail Establishment due to increase of tax revenues to the Township. Mr. Clater stated that quality of life for the residents and the Township was more important than tax revenues.

Mr. Clater noted that light and noise pollution will need to be addressed.

Mr. Clater questioned how they came up with the distribution of cars and trucks for the traffic models. Mr. Guigley stated they used the gravity model of existing counts of the intersections. Mr. Clater discussed the general flow of traffic around the proposed development site to and from the local major thruways. Mr. Clater questioned how Century will restrict and/or direct the flow of truck traffic.

Mr. Powell requested to be on the agenda for the next Board of Supervisors meeting. Ms. Eckhart told them the request needs to be submitted in writing prior to the meeting.

Public to be Heard: No comments from the audience.

There being no further business, the meeting adjourned at 9:45 PM.

Respectfully submitted,

Ilene M. Eckhart