



Allen Township Planning Commission

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ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Monday, June 17, 2019

A **General Meeting** of the Allen Township Planning Commission was held on Monday, June 17, 2019 at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, Pennsylvania 18067. The Pledge of Allegiance to the Flag was led by Chairman Gary Krill.

Roll Call: Gary Behler - Present; Gary Krill - Present; Louis Tepes, Jr. – Present; Paul Link- Present; David Austin - Absent; Robert Cox, P.E., P.L.S. (Barry Isett & Associates, Inc.) – Present; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart – Present

Approval of Minutes: Mr. Tepes made a motion to approve the minutes of May 2019; seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: Mr. Krill reported the Commission held a brief executive session prior to the meeting to discuss litigation. Mr. Krill noted that Mr. Behler did not participate in the executive session.

Business Items:

A. JW Development Partners, Northampton Business Center, Final Plan, Phase 1: Present on behalf of the application: Messrs. David Jandl, Craig Halverson, Howard Kutzler, Bruce Anderson, PE, AnnMarie Vigilante, PE.

In response to the Planning Commissions feedback regarding an overhead mast device to deter truck movement onto Howertown Road from the project, Mr. Anderson requested consideration of an overhead bar attached to a fixed connector not a change. Mr. Anderson indicated that the structure act as a combination of a deterrent but must still be safe on a breakaway foundation. Mr. Jandl stated he would be responsible for the maintenance of the signage.

Mr. Krill questioned the Dry Run swale at Howertown Road and if this would be reviewed. Mr. Anderson stated that this was required to be studied and the stormwater reduction per the detention ponds have been designed to handle the flow.

Regarding the proposed roadway improvements, Ms. Vigilante indicated the Traffic Study has not changed and therefore that is why the document was not resubmitted to PennDOT.

Mr. Behler questioned the roadway improvements and the duration of the construction or any disturbance to the newly reconstructed Rt. 329/Howertown/Weaversville intersection. Ms. Vigilante responded that the improvements proposed by JW would not be nearly as involved as the Rt. 329 improvements to be completed this summer. She indicated that the addition of the turning lanes should be completed in two to three months with the only variable being the mast arm, which may be moved slightly or extended.

Mr. Behler further questioned the Building #6 tying into the access through the Century Commerce project. Mr. Jaindl indicate that he has actively engaged Century Commerce and he continues to try to work this out. Mr. Jaindl added that if the access cannot be worked out then the Phase 2 would need to be brought back to the Township for further consideration.

Mr. Krill again stated that the hydrant specification shown on the plan need to be corrected.

Mr. Behler again stated that he would like to see the mast arm considered for the Howertown Road access and reminded the applicant that he would need to present at two meetings of the Board of Supervisors.

Mr. Behler made a motion to recommend approval of the JW Development Parnters, Northampton Business Center, Final Plan, Phase 1 subject to the satisfaction of the June 14, 2019 letter of review authored by the Township Engineer and satisfaction of all outstanding Preliminary Plan approval conditions; seconded by Mr. Link. On the motion, by roll call vote, all members present voted yes.

B. Ron Check Minor Subdivision Plan: Ben Serrecchia was present on behalf of the owner/applicant. Following some discussion, Mr. Behler made a motion to recommend approval of the plan subject to the letter of review authored by the Township Engineer dated June 13, 2019; seconded by Mr. Link. On the motion, by roll call vote, all members present voted yes.

Public to Be Heard: Gary Lutz, Arrowhead Lane, questioned the Township signoff of the right of way for the Lutz Subdivision Plan

There being no further business, the meeting adjourned at 8:00 PM.

Respectfully submitted,

Ilene M. Eckhart