



## **EAST ALLEN TOWNSHIP PLANNING COMMISSION**

**February 1, 2024  
7:00 PM**

### **CALL TO ORDER:**

The meeting was called to order at 7:02 by Chairperson R. Mills.

### **ROLL CALL:**

Present were Commissioner, R. Mills; Commissioner, A. Hemming; Commissioner, M. Chamberlain; Commissioner T. Long; Commissioner, N. Daniel; Township Solicitor, J. Piperato, III; Township Engineer, J. Milot; Township Zoning Officer, T. Weis; Township Manager, B. Green; and Township Secretary, K. Hall.

### **MINUTES:**

A motion to approve the minutes of November 16, 2023 was made by T. Long. Seconded by M. Chamberlain. VOTE: N. Daniel, abstained; M. Chamberlain, yes; T. Long, yes; A. Hemming, abstained; R. Mills, yes. THREE IN FAVOR. MOTION CARRIED.

A motion to approve the minutes of January 4, 2024 with minor changes was made by N. Daniel. Seconded by A. Hemming. VOTE: N. Daniel, yes; M. Chamberlain, yes; T. Long, abstained; A. Hemming, yes; R. Mills, yes. FOUR IN FAVOR. MOTION CARRIED.

### **PUBLIC COMMENT:**

### **BUSINESS BEFORE THE COMMISSION:**

#### **1. Moyer Minor Subdivision Planning Module**

B. Green described the plan and revision to the plan was not in East Allen Township. The Commission reviewed the plans. A motion to recommend to the Board Final Conditional Approval of the revised plans subject to the conditions stated in the Hanover Engineering dated November 2, 2022 and based on the last recommendation on the date on November 3, 2023 was made by N. Daniel. Seconded by A. Hemming. VOTE: N. Daniel, yes; M. Chamberlain, yes; T. Long, abstained; A. Hemming, yes; R. Mills, yes. FOUR IN FAVOR. MOTION CARRIED.

A motion to authorize R. Mills to execute the Planning Module was made by N. Daniel. Seconded by A. Hemming. VOTE: N. Daniel, yes; M. Chamberlain, yes; T. Long, abstained; A. Hemming, yes; R. Mills, yes. FOUR IN FAVOR. MOTION CARRIED.

#### **2. BrightFarms Zoning Amendment Request**

Representatives for BrightFarms were Kait Bowdler, Charlie Courtney, and Nick Long. C. Courtney described the property and zoning amendment given to the Commission. K. Bowdler presented the PowerPoint that reviewed the missions, locations, benefits for the community, the process within the

warehouse, greenhouse and head house spaces, storm water management, and rain water areas. K. Bowdler described the phases in the plan. T. Long questioned the land use before the warehouse and the possible tax incentives given to BrightFarms. K. Bowdler stated the land was not developed and that the project had state support with incentives offered. T. Long questioned bird problems with the glass and asked about the packaging. K. Bowdler had no knowledge of birds being an issue at other greenhouses and discussed the packaging that was sustainable and made of recyclable plastic. M. Chamberlain asked about any projects in New Jersey. K. Bowdler stated that the company looked in many locations but had decided that East Allen Township was the best location. N. Daniel questioned the truck traffic and asked about the size of the trucks and the possible number of trips to the facility in a day. K. Bowdler discussed the truck traffic as approximately 15 trucks per module per day with the addition of two garbage hauler trucks, making the full build of the plan 68 trucks per day with approximately 60% of the truck traffic being tractor trailers and the other 40% box trucks. R. Mills voiced concerns on the floodplain and conservation district. T. Long mentioned the list of trees given to the Commission and discussed the two invasive species called the Amur Maple and the Golden Rain Tree. R. Mills commented on a third type of tree called the Mountain Ash that attracts an invasive insect. C. Courtney discussed the need for a zoning amendment and reviewed the differences and reasons for the change. N. Long reviewed water reuse and further reviewed the amendment. R. Mills asked about any greenhouses that may have closed and what happened to the land. K. Bowdler discussed of the one greenhouse closure and stated that the land use returned back into undeveloped land as it was originally.

#### **BUSINESS BEING CARRIED:**

##### **1. KNOLLWOOD MAJOR SUBDIVISION**

No action required and the plan was tabled.

##### **2. PIN OAK LOT LINE ADJUSTMENT/MINOR SUBDIVISION PLAN**

No action required and the plan was tabled

##### **3. 5700 NOR-BATH BOULEVARD MAJOR SUBDIVISION**

No action required and the plan was tabled.

#### **PUBLIC COMMENT:**

R. Mills discussed the Ridgeline Sketch Plan.

#### **ADJOURNMENT:**

A motion to adjourn at 8:38 PM was made by T. Long. Seconded by M. Chamberlain. VOTE: N. Daniel, yes; M. Chamberlain, yes; T. Long, yes; A. Hemming, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.