EAST ALLEN TOWNSHIP
PLANNING COMMISSION

April 4, 2024
7:00 PM

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

PUBLIC COMMENT:

BUSINESS BEFORE THE COMMISSION:

1. **DISCUSSION ON ZONING ORDINANCES**

BUSINESS BEING CARRIED:

1. **KNOLLWOOD MAJOR SUBDIVISION**

Date of First Submission – March 15, 2023   **Plan Expires –** May 31, 2024

Tax Parcels – L5-2-3-5080   **Last Review Letter –** December 7, 2023

This plan proposes a Major Subdivision located at 5251 Nor-Bath Boulevard, Northampton, PA 18067. This plan proposes a subdivision of 17 lots on the property ranging in size from 1 acre to 14 acre lots with future public road. This site proposes on-lot septic.

2. **RIDGELINE I BATH INDUSTRIAL SKETCH PLAN**

Date of First Submission – November 1, 2023   **Plan Expires – Not Applicable**

Tax Parcels – L6-8-17A & L6-8-16   **Last Review Letter –** January 24, 2024

The plan proposes to demolish the existing building(s), consolidate the two lots and construct a 560' x 1040' (582,000 sf) warehouse with approximately 113 loading docks, 156 parking spaces for trailers and 226 parking spaces for cars. One access is being proposed for the facility, which will be from Beth Bath Pike (SR 512) at the approximate location of the existing access drive on the northern, developed lot. The southern lot is land-locked with the railroad right-of-way/easement located along the western boundary.

3. **VILLAGES OF EAST ALLEN SKETCH PLAN**

Date of First Submission – August 1, 2023   **Plan Expires – Not Applicable**

Tax Parcels – L6-15-6 & L6-12-3   **Last Review Letter –** January 24, 2024

The Plan proposes to develop the PC-2 parcel as a planned mixed commercial/residential development. The residential component consists of ten (10) 3-story townhome buildings containing 6 units each, for a total of 60 residential units. The commercial component includes two (2) 10,000 sf medical offices, one (1) 4,800 sf restaurant and two (2) 8,500 sf commercial buildings each containing 4 units. Planned mixed commercial/residential developments are allowed in the PC- 2 Zoning District as *a* Conditional Use. The A/RR parcel appears to remain undeveloped.

4. 5700 NOR-BATH BOULEVARD MAJOR SUBDIVISION

Date of First Submission – October 11, 2023   **Plan Expires –** June 30, 2024

Tax Parcels – L5-6-7F-0508   **Last Review Letter –**December 28, 2023

This plan proposes a Major Subdivision located at 5700 Nor-Bath Boulevard, Northampton, PA 18067. The plan proses a 1.2 residential building lot with the residual lot of 37 acres going into agricultural

5. SNOWDRIFT STORAGE BUILDING LAND DEVELOPMENT PLAN

Date of First Submission – July 15, 2022   **Plan Expires –** May 31, 2024

Tax Parcels – L5-17-2   **Last Review Letter –** July 5, 2023

This plan proposes a Land Development Plan submission for Snowdrift Road Storage Building located at the northwest corner of the intersection of Airport Road (SR 0987) Hanoverville Road (T-746) and Snowdrift Road (T-504). It is noted that Snowdrift Road bisects the parcel. The Plan lists the parcel as being 3.7075 acres but the lot area appears to include the full Snowdrift Road legal/ultimate right-of-way. The Plan proposes to construct a 42'x 58* (2,436 sf.) building with 5 parking spaces and a driveway accessed from an existing driveway located on Snowdrift Road. The site is proposed to be served by public water and on-lot septic.

PUBLIC COMMENT:

ADJOURNMENT:

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HYBRID MEETING PARTICIPATION

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All Planning Commission Meetings will be held as a hybrid meeting. Those interested in joining this meeting should use the following info to participate. Please send us any comments you wish to enter in the meeting to manager@eatwp.org. Please include Comment as the subject.

For Computer Users Please use the website address to access the meeting, https://us02web.zoom.us/j/6102627961?pwd=c2FQUS9MZDdrcHVEeTJ1b3lyb2lTdz09 Enter 6102627961 Then Press #, The Password to join is 6102627961.

For Phone Users Please Dial 646-558-8656 or 16465588656, Enter 6102627961 Then Press #, The Password to join is 6102627961.

Meeting Phone #:	+1 646 558 8656 US (New York)
Meeting ID:	610 262 7961
Password:	6102627961

Find your local number: https://us02web.zoom.us/u/kVSIy13BP