

**BOROUGH OF ALLENTOWN
PLANNING BOARD
DECEMBER 5, 2022**

Present: Jennifer Elder Brady, Allison Arnone, George Fallat, Joseph Fidler, Lynne Meara, Thomas Monahan, Sr., Vincent Tavernite, and Jamie Ford

Absent: Thomas Fritts, Jeffrey McLaughlin, Daniel Payson and Robert Mayer

Also, Present: Board Attorney Michele Donato, Esq., Board Planner Andy Thomas, Board Engineer Ian Hill and Board Secretary April Claudio

Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meeting Act was provided to this meeting's date, time, place and agenda was mailed to the news media, posted on the Borough bulletin board, mailed to those requesting personal notice, and filed with the Municipal Clerk.

Public Comment on items not on the agenda: None

Mr. Fidler made a motion to adopt the minutes of the June 6, 2022 meeting, which was seconded by Ms. Elder Brady and approved unanimously.

Council update: None

STERLING DEVELOPMENT GROUP – BREZA ROAD & ALLENTOWN YARDVILLE ROAD – BLOCK 18 LOT 2.01

The application proposed 48 residential units with 7 of them being affordable housing. The request was for a "D" Variance for density, height and a multifamily use that is partially in zone R13, as well as bulk "C" variances for setbacks and existing lot size. The application was for variance review only. If the variances are approved they will apply for site plan approval at a later date.

Appearing for this application was engineer Paul Winters, architect Larry Appeal, planner Art Bernard and attorney Peter Klouser.

The property is in the MF and R13 zones. The lot is 10 acres with 8 multifamily buildings for a total of 80 units. The lot is surrounded by residential homes, a church, a creek and soccer fields.

Ms. Arnone asked if there are wetlands nearby. Mr. Klouser submitted an exhibit that determined there are no wetlands.

The proposal is to add 2 buildings with a total of 48 units. Access to the site will be on Breza Road. The buildings will be 3 stories with a maximum of 40 ft. in height. It will comply with storm water management.

A traffic analysis was done and determined 28 cars could be accessing the site during peak hours per an hour. They felt no formal traffic study was necessary.

Ms. Elder Brady was concerned about not having enough information on the wetlands report. Mr. Klouser stated they would have to apply to DEP and ensure they are compliant with any environmental issues.

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Elizabeth Dunn, 3 Pole Lane, asked for clarification on why this would not be a major increase in traffic.

Mr. Winters explained the traffic analysis which was done per DOT standards.

Carolyn Lumia, 12 Twain, asked about water runoff.

Linda Cotte, 37 Pond View, asked if the town being a Historic Town gets taken into consideration when doing a traffic study. Also asked about the impact to the schools this project would have.

Ms. Meara felt they could see 48 cars at peak hours.

Mr. Winters discussed the traffic analysis more.

Ms. Elder Brady was concerned about the flooding at the corner of Breza Road and Yardville and the increase in impervious coverage.

Mr. Winters stated when they do a full site plan they will submit a storm water management plan.

Rich Jacober, 23 Basco Drive, asked if they will have to comply with the new DEP rules. Mr. Winters stated if they are in affect when they build they would have to comply.

Ms. Arnone questioned the height of the landscape berm. They did not have that information but felt it would be a good visual buffer.

Mr. Thomas asked about elevation changes. They did not prepare a topography map yet.

Ms. Donato pointed out that a storm water plan and a thorough wetland study must be done. She suggested that they look into the traffic analysis to see if it takes into account that there is no public transportation in Allentown. Felt it might be a good idea to do a full traffic study.

There was discussion by the Board and members of the public about the current traffic situation at the nearby intersections.

Maryann Salvatore, 7 New Road, stated there are many accidents at that intersection and the roads are not the proper size.

Stephanie Tranosky, 14 Sandberg, asked if a wildlife study was done. Ms. Donato stated if a wetlands study is done that would include wildlife.

John Tew, 18 Coates Road, asked if building two would encroach into the new historic boundary. Mr. Klouser stated they are aware they will have to present to the HPC.

Ms. Donato discussed the submission waiver being requested which is for the 500 ft. key map. Mr. Thomas felt it was not necessary and the waiver could be granted.

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Mr. Appel explained the architectural plans. There would be three COAH units. The elevations of building one and two are slightly different in height and number of stories. The three bedroom units would be two levels. Each unit would have HVAC and a dryer.

Ms. Arnone felt the height of building one is double the height of the surrounding homes and existing apartment buildings.

Mr. Appel explained they designed taller structures to decrease coverage and provide more green space.

Ms. Arnone would like to know how buildings that don't meet the criteria and are so big are good for the community. Many of the homes are 25 feet. Mr. Appel felt they were closer to 30 feet. Ms. Arnone and Mr. Appel discussed the various building heights in the surrounding area.

Mr. Thomas asked if there will be common storage areas. There would be some storage areas near the COAH units that would be rented out to tenants.

At 9:14 pm the Board took a ten minute recess.

Mr. Klouser's last witness was suddenly unable to attend the meeting. He recommended carrying the application to allow them time to collect more information for the Board. His planner would testify at the next meeting as well.

The Board agreed to carry the application to the February 6th meeting without the need for further noticing.

Ms. Claudio advised the Board that the reorganization meeting will be January 9th.

Public: Mr. Tew questioned why the Board has not had a meeting since June. Ms. Donato explained the Board did not have any matters to meet on but will advise the Board that in the future they should consider not going so long between meetings.

Being no further matters Ms. Arnone made a motion to adjourn the meeting, which was seconded by Mr. Fidler and approved unanimously.