

**COMPREHENSIVE  
PLAN**

**ALLEN TOWNSHIP**

**NORTHAMPTON COUNTY, PA**

**JULY 1999**

**AMENDED OCTOBER 1999**

Adopted pursuant to a Resolution of the Board of Supervisors  
of Allen Township on October 27, 1999



**COMPREHENSIVE  
PLAN**

**ALLEN TOWNSHIP  
NORTHAMPTON COUNTY, PA**

**JULY 1999**

ALLEN TOWNSHIP

BOARD OF SUPERVISORS

PAUL BALLIET, CHAIRMAN  
JAY HOWER, VICE CHAIRMAN  
RICHARD BUSKIRK      BERNARD CESANEK      ROBERT KOCH

PLANNING COMMISSION

DAVID IRONS, CHAIRMAN  
WILLIAM HOLMES, VICE CHAIRMAN  
ALFRED PIERCE      W. EUGENE CLATER      LOUIS TEPES, JR

SECRETARY/TREASURER

ILENE M. ECKHART

SOLICITOR

B. LINCOLN TREADWELL, JR., ESQUIRE  
711 LEHIGH STREET  
EASTON, PA 18042

ENGINEER/PLANNER

HANOVER ENGINEERING ASSOCIATES  
HARRY D. BARRELL, AICP  
BRIEN R. KOCHER, P.E.  
3897 ADLER PLACE, SUITE 350  
BETHLEHEM, PA 18017-9000

PLAN INDEX

PLAN SUMMARY	1
INTRODUCTION	4
PUBLIC PARTICIPATION	12
SURVEY RESULTS	13
SURVEY CONCLUSIONS	17
TOWNSHIP STRENGTHS & CONCERNS	19
GOALS AND ALTERNATIVES	21
GOALS AND OBJECTIVES	22
ALTERNATIVES	29
THE COMPREHENSIVE PLAN	31
POPULATION FORECASTS	32
LAND USE REQUIREMENTS	33
FUTURE LAND USE	34
MAP 1	
NATURAL RESOURCES PRESERVATION PLAN	37
MAP 2	
FUTURE COMMUNITY FACILITIES PLAN	40
MAP 3, 3A	
FUTURE TRANSPORTATION PLAN	43
MAP 4	
PLAN IMPLEMENTATION	48
BACKGROUND	58
REGIONAL LOCATION AND SETTING	59
HISTORY	62
NATURAL FEATURES	72
MAP 5, 6, 6A, 7, & 9	
POPULATION, HOUSING, AND EMPLOYMENT	78
EXISTING LAND USE	84
MAP 8, 8A	
COMMUNITY FACILITIES AND UTILITIES	89
TRAFFIC CIRCULATION	93
TOWNSHIP FINANCES	95

## MAPS

Map 1	-	Future Land Use Plan
Map 2	-	Natural Resources Preservation Plan
Map 3	-	Future Community Services Plan
Map 3A	-	Water Allocation Plan
Map 4	-	Future Transportation Plan
Map 5	-	Natural Features Map - Slopes/Wetlands/Floodplains
Map 6	-	Agricultural Soils Map
Map 6A	-	Agricultural Security Areas
Map 7	-	Building Limitations Map
Map 8	-	Existing Land Use Map
Map 8A	-	Existing and Adjacent Zoning
Map 9	-	Conservation Areas

## TABLES

Table 1	-	Population Forecasts
Table 2	-	Residential Land Requirements
Table 3	-	Building Areas by Zoning District
Table 4	-	Natural Resources Acreage
Table 5	-	Transportation Classification Mileage
Table 6	-	Major Soil Types
Table 7	-	Total Population
Table 8	-	Gender
Table 9	-	Household Characteristics
Table 10	-	Persons By Age
Table 11	-	Ethnicity
Table 12	-	Educational Levels and Incomes
Table 13	-	Total Housing Units
Table 14	-	Building Permits
Table 15	-	Labor Force
Table 16	-	Occupations
Table 17	-	Transportation to Work
Table 18	-	Travel Time to Work
Table 19	-	Land Use Comparison
Table 20	-	Existing Land Use
Table 21	-	Area By Zoning District
Table 22	-	Traffic Volumes
Table 23	-	General Fund Revenues
Table 24	-	General Fund Expenditures

# PLAN SUMMARY



## PLAN SUMMARY

Keep Allen Township the Rural Community that it is - accommodate the growth similar to past patterns and only where appropriate. This Comprehensive Plan, a blueprint for the next twenty (20) years, was prepared with this principal. A survey performed years ago provided this view from the residents to the Township Planning Commission.

A goal of the plan is to provide a level of government responsive to all residents of the Township. Not each resident or property owner will agree with all plan recommendations. Each individual proposal has to be evaluated within the framework of this plan. At the same time, the plan cannot be static; it must be adaptable to change not for individual benefit, but for the Community as a whole.

The results of the 1997 survey are shown in the next section of this plan. Also, the background at the end of the plan review the history and current profile of the Township. This latter information presents the regional setting, a brief history, natural facilities, the demographics of the population, and current land uses of Allen Township.

From all of this data, the goals and objectives of the Township were formulated. The goals and objectives chapter presents the goals. In summary, the goals are to:

- Preserve and enhance the diverse character of our Community.
- Provide a variety of residential development types and density levels.
- Provide for diverse, well placed, and quality commercial development.
- Encourage well placed and environmentally friendly industrial development as an employment base.
- Preserve open spaces. Preserve areas of the Township for agricultural use and protect, conserve, and preserve our natural areas.
- Provide for diversity of Park and Recreation facilities.
- Provide infrastructure to accommodate existing Township residents, as well as future growth and development.

Using these goals, the Township established a general growth pattern for the new Comprehensive Plan. The growth pattern favors development against the boundaries of the adjacent Boroughs. This targets areas of the Township south of Route 329

as the major growth areas for the next twenty (20) years. This allows for the Township to preserve the Rural characteristics of the largest portion of the Township: north of Route 329. The Hokendauqua Watershed will essentially remain Rural and/or Agricultural in character, as rapid extensions of public utilities to this area are not foreseen.

After the Comprehensive Plan is publicly reviewed, changed as necessary, and adopted, the actions to effectuate its implementation will be started. Land use controls such as zoning, subdivision, official street plan, and building/housing codes will have to be revised. At the same time, funding and financial planning will be needed to complement implementation. This process is ongoing. The Planning Commission recommends that your Board of Supervisors take action to adopt, revise, and implement the Comprehensive Plan.

The Township would like to thank all the participants that have worked and cooperated to make this plan a working document.

# INTRODUCTION



- The Planning Process
- Previous Planning Efforts
- Purpose of the Comprehensive Plan
- Importance of Plan Implementation
- Lehigh Valley Planning Commission Role
- Analysis of Lehigh Valley Comprehensive Plan
- Plan Format

## INTRODUCTION

### THE PLANNING PROCESS

This Comprehensive Plan provides Goals and Objectives for guiding the growth and preservation of Allen Township for the next twenty (20) years. The value of this Plan will be in measuring proposed changes in our community against the Plan's policies for Land Use, Transportation and Community Facilities, and Services. Each change in these areas should be evaluated against these questions:

"Is it within the framework of our Comprehensive Plan?"

or

"Does it achieve the goals of our Comprehensive Plan?"

The Allen Township Board of Supervisors, the Allen Township Planning Commission and many residents have participated in formulating this Comprehensive Plan. The planning process was initiated in 1997 with a Township-wide survey. The Supervisors and Planning Commission considered the following when preparing your Comprehensive Plan:

- What are the wishes of our residents?
- What do we want to preserve in Allen Township?
- What do we want to change in Allen Township?
- What are our Township's strong and weak points?
- How do we build on our strengths and correct our weaknesses?
- How do we achieve change and what is the cost to our residents?

### PREVIOUS PLANNING EFFORTS

Allen Township has a long history in planning for development and preservation. The last Comprehensive Plan was completed and adopted in 1968. This long history of planned growth is embodied in this Comprehensive Plan. The last thirty (30) years have witnessed the most intense development pressure on Allen Township.

Allen Township adopted a Comprehensive Plan in 1968, a revised Zoning Ordinance in 1983 and a Subdivision and Land Development Ordinance in 1973. Since the major Zoning Ordinance revision in 1983, the Township has made minor amendments to the Zoning Ordinance to keep pace with the pressures of development and change. The Township is considering adopting the B.O.C.A. Building Code, the B.O.C.A. Plumbing Code and the B.O.C.A. Fire Code to assist in implementing its Comprehensive Plan and to manage quality development. The Allen Township Board of Supervisors intend to continue the planning process with the adoption of this Comprehensive Plan. To this end, the Plan will be followed by revisions to the Zoning Ordinance, revisions to the Subdivision and Land Development Ordinance, the development of an Official Map, and the adoption of a more Comprehensive Recreation Plan.

#### PURPOSE OF THE NEW COMPREHENSIVE PLAN

This Comprehensive Plan, following the guidelines of the Pennsylvania Municipalities Planning Code, describes the Township's policies for preservation, development, and future public improvements. These policies are shown on the Comprehensive Plan Maps and are described in the text of this document. All residents, businesses, and community groups should assist local government in implementing this Plan.

#### IMPORTANCE OF PLAN IMPLEMENTATION

This Plan is only of value to our community if there is a strong commitment to implement it. The implementation of such a Plan may necessitate changes to the Zoning Ordinance and Subdivision and Land Development Ordinance that will reflect the policies contained within this Plan.

This Plan cannot be a static document but must continuously reflect the Township's evolving policies for guiding change such as the type and location of new development and the preservation of land and open space. Each decision of the Township should be measured against this Plan and its major policies for guiding change.

#### LEHIGH VALLEY PLANNING COMMISSION ROLE IN THE PLAN

Northampton County, through the staff of the Lehigh Valley Planning Commission prepared a Comprehensive Plan for the Lehigh Valley. The staff of the Lehigh Valley Planning Commission has participated with the Township in the formulation of this Comprehensive Plan. Involving the County Planning Commission staff in preparation of the Township's Comprehensive Plan has allowed the overall regional considerations to be reflected in

the Township's Plan and has also allowed the County, from a regional prospective, to understand the needs, goals, and policies of the Township. This type of exchange is vital for a mutual understanding of each Commissions philosophies for the orderly growth of Northampton County and Allen Township.

THE LEHIGH VALLEY COMPREHENSIVE PLAN

In April 1993, the Joint Planning Commission (now the Lehigh Valley Planning Commission) adopted a new Comprehensive Plan for the two-county region. The following is a summary of that plan and how it relates to Allen Township:

Population Growth

Lehigh County Growth	1990-2010	13.5% projection
Northampton County Growth	1990-2010	18.1% projection

Areas of Environmental Protection

Flood Plains	No development
Wetlands	No development, proper separation
Steep Slopes	15-25% large lots 25%+ no development
Carbonate Geology	Proper SALDO regulations
Woodlands	SALDO control for tree removal

Farmland Preservation

The Plan makes specific reference to preserve the soils in Allen, as they are not needed for development - Map 6 of the LVPC Plan identifies a specific area east of Willowbrook Road southwest of Weaversville.

Industrial Development

There is enough land zoned industrial - much of the lands need sewer, water, and roads.

Housing

Table 2 of the Lehigh Valley Comprehensive Plan recommends densities as follows:

Townhouses	8-15/ac
Twins	6-12/ac
SFD	4-7 /ac
PRD	4-12/ac

Housing development should occur only in areas with proper infrastructure.

## Land Use

Allen is classified as rural, but adjacent Hanover Township, Lehigh County is suburban.

## Map 9 - Proposed Land Use (for Allen Township)

River valleys as natural resources; Adjacent to Borough,  
Urban development with appropriate facilities;  
Small chunk of agriculture east of Willowbrook to the East  
Allen Township line;  
Rest of Township is rural

## Commercial and Shopping Development

Situate in urban and suburban areas  
Need public sewer/water  
Good roads

In rural areas only to serve needs of people.

## Transportation

Route 329 is listed as part of the major highway network.

No roads in Allen are on the Highway Plan for study.

They want Municipalities to provide for an adequate system  
of collectors and arterials.

Portions of the Township are within LANTA identified area.

## Airport

Expand only on property bounded by Airport Road, Race  
Street, and LVIP III. Any other expansion must be based on  
demonstrated need and in concert with Local Municipality.

## Sewer

Require alternate area testing for onlot sewer development  
Up to date Act 537  
Sewer bad areas  
Urban development only in sewerred areas  
"Central" sewer only where public sewer is expected within  
five (5) years

## Water

Encourages coordination of Community water systems with  
comprehensive land use planning.

Supports wellhead protection programs through land use  
control.

Coordinate environmental, efficient water service with existing and future development.

Update or prepare water agreements.

Regulate new private central water systems.

#### Stormwater Management

Control runoff through Act 167 Plans

#### Solid Waste

Maximize recycling

#### Recreation

Uses NRPA standard of

6.25 to 10.5 acres of local parks per 1,000 people  
15 to 20 acres of regional parks per 1,000 people

Municipalities should acquire the local park land

High priority for open space along rivers and major streams

Implement park and recreation plans

Require dedication of recreation land or money during development

Preserve open space and natural resource areas

#### Energy Conservation

Compact developments

Fix traffic congestion areas

Building codes for energy conservation

#### Historic Preservation

Encourages comprehensive historic resources survey

### REGIONAL ISSUES

This Comprehensive Plan serves as the framework to guide development and preservation within Allen Township. Allen Township cannot stand alone. Many issues facing Allen Township have regional implications. Transportation, airport, housing, schools, employment, waste water disposal, water supply, protection of natural resources, agricultural and water shed

preservation go beyond the Municipal and County boundaries of Allen Township. Regional planning can result in cost savings in planning and provision of services, more efficient land use patterns and compatible land uses at Municipal boundaries. Allen Township is working with Northampton Borough for sewer and water services and with the City of Bethlehem for water supply. The most obvious example of regionalization has a long history in the School District. Allen Township is meeting with the Airport Authority to plan together for airport expansion minimizing impact to our Township.

By working cooperatively with its adjacent neighbors and taking a regional approach to solving problems, Allen Township is developing a strategy for guiding growth and protecting resources within its area. Allen Township feels that this Comprehensive Plan will require further cooperative ventures with its neighbors to implement the public facilities and services that are needed to support our region as well as contain the growth impact thrust upon the Township.

## FORMAT OF THE PLAN

This report is presented in three (3) major parts:

1. A Plan for the future involves specific, but flexible, recommendations concerning Land Use, Transportation, and Community Facilities.
2. An action program to implement the Plan to include Zoning Ordinance and Subdivision and Land Development Ordinance changes, action plans for infrastructure, and Capital Improvement Program.
3. Background for the Plan to develop the facts and growth trends of the basic factors controlling and affecting Community development. The basic decisions which will constitute the Comprehensive Plan will be formulated from this background.

# PUBLIC PARTICIPATION



- Citizen's Role in the Planning Process
- Survey Results
- Survey Conclusions
- Township Strengths and Concerns

## PUBLIC PARTICIPATION

### THE CITIZENS' ROLE IN THE PLANNING PROCESS

Allen Township is committed to citizen involvement in preparing this Plan and carrying out its policies. In 1997, the Township undertook a major questionnaire survey of all the residents of the Township. The response to this questionnaire is summarized below. Public meetings, discussions with Community residents, and the questionnaire were among the techniques used to solicit citizen participation in preparing this plan.

### SURVEY RESULTS

In 1997, the Planning Commission conducted a Comprehensive Plan survey of all residents of Allen Township. The purpose of the survey was to help determine the needs, wishes, and make-up of our citizenry.

Over 300 or 30% of the questionnaires were completed and returned. Responses to questions that were incomplete or non-responsive were recorded as "void".

The Allen Township Planning Commission cannot confirm questionnaire responses as to actual respondents or their answers. The Planning Commission only tabulated results. The results of that survey are as follows:

Question 1      From 1980 to 1990 the population of Allen Township grew from 2,465 to 2,611, a 5.9% increase. In the future, would you like to see this rate of growth?

<u>Answer</u>	*	Stay the same	183
		Increase	42
		Decrease	41

Question 2      Are you in favor of additional non-polluting industrial development in the Township in an effort to increase the tax base?

<u>Answer</u>	*	Yes	156
		No	109

Question 3      Are you in favor of additional commercial development in the Township for:

<u>Answer</u>		<u>Yes</u>	<u>No</u>	
	A.	Convenience Centers	97	150
	B.	Serve day to day needs of Township Residents	126	115
	C.	Professional Services	136	113

Question 4 Are you in favor of preserving quality agricultural land?

Answer \* Yes 252  
No 12

Question 5 As further residential development occurs in the Township, are you in favor of that development happening?

<u>Answer</u>	<u>Yes</u>	<u>No</u>
• On small lots (¼ acre) with Community-owned open space & recreation area adjacent	45	122
• In development with medium lot (½ acre) sizes	84	148
• In development with large lots (1 acre+) like Allen Village	155	76
• As a mixture of single family homes, apartments, and townhouses	39	196

Question 6 What would you prefer Allen Township to be in the future?

Answer \* Rural 159  
Suburban 13  
Rural-Suburban 88

Question 7 Do you believe the Township should provide additional public recreational facilities?

Answer \* Yes 88  
No 158

Question 8 What types of additional public recreation facilities would your family use on a regular basis?

Answer Nearly half of the questionnaires did not respond to this question at all or indicated "none". Of the individuals who did comment, approximately one half of the responses suggested the following passive reaction:

- Walking/jogging trails and paths
- Bike trails
- Passive areas for bird watching/fishing, etc.

The remainder of the suggestions seemed geared towards participant related facilities such as: tennis courts, basketball courts, swimming pools, volleyball courts and golf courses.

Question 9 Do you believe the Township should preserve natural features such as:

<u>Answer</u>		<u>Yes</u>	<u>No</u>
	A. Woodlands	248	7
	B. Streamfronts	242	6
	C. Wetlands	197	39
	D. Steep Slopes	168	55

Question 10 What do you like most about Allen Township?

Answer The majority of questionnaires did respond to this question. The rural setting within close proximity to more urban areas seemed to be the foremost attraction. Economic advantages such as low taxes were also indicated.

Question 11 For the future of Allen Township, what is the most important issue for the Township Officials to consider?

Answer The following suggestions were noted:

- Keep rural-control development
- Maintain low taxes
- Limit traffic/upgrade existing roads
- Extend services to include police protection
- Address public sewerage and water issues

Question 12 How long have you lived in the Township?

<u>Answer</u>		
	5 years of less	36
	6-20 years	105
	more than 20 years	154

Question 13 How much land do you own in Allen Township?

<u>Answer</u>		
	Less than 1 acre	142
	1 to 5 acres	100
	6 to 49 acres	28
	50-100 acres	4
	more than 100 acres	1
	none, I rent	17

Question 14 What is the age of the head of the household?

<u>Answer</u>		
	18-24	2
	25-44	77
	45-64	135
	65 and over	55

Question 15 Realizing that these services might require additional costs to Township residents, what additional public services would you like to have?

<u>Answer</u>		<u>Yes</u>	<u>No</u>
A.	Public Water	71	158
B.	Public Sewer	73	168
C.	Public Recreation	43	133
D.	Police	102	132

Question 16 Additional comments regarding the Township.

Answer The consensus of comments pertained to the following issues:

- Favored accessibility to ABE area while maintaining rural character
- Concerns regarding traffic impacts and road upgrades
- Suggested local police protection
- Discourage large residential developments; encourage commercial/industrial development in appropriately zoned districts
- Preserve open space, conserve natural areas for recreation
- Provide recreation geared to senior population
- Maintain low tax rate
- Cited various nuisances - dogs barking, open burning, weed problems
- Various comments regarding services provided particularly in the areas of police, sanitation, and public utilities (water and sewer).

## SURVEY CONCLUSIONS

The Planning Commission wishes to thank all those who participated and also the volunteers who helped with the mailing and sorting, including Zoning Officer Metro Leshak. Each form was reviewed by members of the Planning Commission. Many hours were required to compile the information received from the residents who returned the survey.

It is the Planning Commission's function to interpret and apply the wishes, and needs of the citizens.

The Following are comments on each of the items in the survey:

1. From 1980 to 1990, the population of Allen Township grew from 2,465 to 2,611, a 5.9% increase. The highest percentage of residents, 68.8%, favored keeping the increase approximately the same for this decade. A 5.9% increase of the 1990 figure would be 154 additional residents. Using a figure of 2.84 residents per dwelling unit (LVPC data), we would plan for and try to limit growth to about 54 dwelling units. Since 1990, we already have received plans for over 250 proposed dwellings which, if developed, would expand population growth beyond the rate residents desire. A great influence on growth is the economy; should it expand again, the rate of population growth will escalate. Growth will have to be controlled if the residents wishes are to be met.
2. Additional industrial growth, which 58.9% favored, is largely dependent on the economy. We have sufficient area currently zoned in the Township along Route 329 for the growth needed to supply residents with quality employment. We should direct industrial growth to these areas keeping in mind, as we develop, the need to direct the traffic generated by industry to arterial roads (PA Route 329) in order to minimize impact on the local roads. This will also continue to strain the Kopper Penny intersection.
3. Commercial Development: The residents seem to support (54.6%) the development of professional services as the most favored form of commercial development, followed by commercial development to serve the day to day needs of the residents (52.3%). Only 39.3% responded as wanting convenience centers.

These types of desires can be reflected in Neighborhood Commercial Regulations. The Township must also examine the larger potential commercial uses of the Highway Commercial Zone since these uses are seen as unpopular. If the Township wishes to continue their use, they should be restricted to areas not close to residential development.

4. 95.5% favor preserving quality agricultural land. The Planning Commission has to determine which farm land is quality land and if it is productive and economically feasible for farming. We have very little protection of this land in our Zoning Ordinance. The response suggests we must increase our efforts to preserve the "quality" agricultural lands which may include the formation of an Agricultural Zone (i.e., not combined with residential per the current Zoning Ordinance).
5. The residents seem to far prefer development in the form of larger, 1+ acre lots (67.1%). The least desirable form of development was the mixture of single family homes, apartments, and townhouses (16.7%).

The Township can consider this in determining minimum lot sizes and in determining where to allow the development mixtures. Since residential development generally takes the place of agricultural land, large lot sizes contradict the wishes of the residents to preserve agricultural land, since more acreage is needed to create the same number of lots.

6. About 61% of residents responding wish our Township to be rural, while 33.9% would like to see a mix of suburban and rural. Such a mix is what we see beginning with the newer developments adjacent to Northampton. Therefore, we must strive to maintain enough rural land to enable our Community to keep its country environment. This is a difficult task to accomplish. If we continue to increase growth in the areas already developed, it will result in higher densities in these neighborhoods. This, in turn, could cause traffic problems and increased pollution if infrastructure is not developed to keep pace with such growth. If we spread out too much, we will quickly use up our rural land and chance not being able to conserve the quality agricultural areas we must preserve. The Planning Commission feels limited expansion over a long, planned period of time is the correct solution.

In order to preserve the rural nature of the Township but still allow for some amount of suburban mix, it is desirable to allow the suburban areas only where connections to an existing public sewer and public water are possible. These areas are directly adjacent to Northampton Borough. It is, however, important to note that these areas are also generally the areas of prime farmland which would be given up for development.

In order to develop these sections of the Township, the necessary infrastructure (water, sewer and other utilities), as well as roads, will need to be placed in service. The cost of these services for extension to developments must be

borne by the developer who, in turn, will pass the costs on to the potential buyer. In theory, this places these costs on the user and not on the tax base of current residents.

The Township and Authority role in expanding infrastructure should be development such as to increase supply, treatments, and regional interconnections.

The key to controlling growth is proper zoning. 84.2% of the respondents are not in favor of an increased growth rate (68.8% who favor growth remaining the same plus 15.4% favor a decrease in growth). The Township's problem arises from the 15.8% who favor an increase. It is this group, who may resist necessary zoning changes required to accomplish the desires of the 84% majority, who may vigorously oppose the more restrictive regulations.

The costs to achieve this latter concern will be addressed elsewhere in this plan.

7. The great majority of residents overwhelmingly favor preserving the environmental features of the Township like woodlands, streamfronts, wetlands, and steep slopes. This supports the continuation of our Conservation Zoning and also encourages its expansion into the wooded areas of the Township, as well as, the identification of important riparian buffer areas.
8. Regarding public services for existing residences, the following reports the results of the percentage favoring the service:

1.	Public Water	31 %
2.	Public Sewer	30.3%
3.	Public Recreation	24.4%
4.	Police	43.6%

#### TOWNSHIP STRENGTHS AND CONCERNS

The strengths and weaknesses of Allen Township is what this Comprehensive Plan is intended to address. The background analysis emphasizes the strengths and expresses the concerns for the future of Allen Township through the year 2020. This Plan should strengthen the assets and find ways to preserve them for future residents. The concerns need to be identified and mitigated for the future residents.

### Strengths

Many farms and open space

Quiet, rural atmosphere

Many natural features such as streams and woodlands

Fair amount of recreational facilities available

Rural, but close to many commercial and employment Communities

Much of the Township history is preserved

Strong public safety through the Fire Company and Ambulance

### Concerns

Lack of public water and sewer

Numerous power lines which cross the Township

Steep slopes

Traffic

Narrow major roads

No local police

# GOALS AND ALTERNATIVES



- Goals and Objectives
- 1968 Comprehensive Plan
- Lehigh Valley Planning Commission
- Allen Township - 1999
- Growth Alternatives

## GOALS AND ALTERNATIVES

### GOALS AND OBJECTIVES

If the Comprehensive Plan is to be implemented, it must reflect the goals and objectives of Township residents. These diverse views surfaced in the survey results summarized in the "Public Participation" chapter.

The goals can be idealistic. The objectives must reflect reality. Only if there is agreement between the goals and objectives can there be support by the Township residents to achieve the Comprehensive Plan. When this agreement occurs, the Board of Supervisors, the Planning Commission, and the Township Authority, who represent the residents, can make the critical decisions which guide growth and development and maintain the quality of life.

The Pennsylvania Municipalities Planning Code (MPC) established the planning requirements for a Comprehensive Plan. One of these requirements is a statement of community goals and objectives.

### 1968 ALLEN TOWNSHIP COMPREHENSIVE PLAN

The 1968 Plan listed goals for specific types of developments. These "programs" are listed below:

#### Residential Areas Program

1. To continue Allen Township's basic role as a residential - agricultural community of high quality.
2. To preserve the Township's scenic qualities which make it a desirable place to live.
3. To provide opportunities for choice in the type of living environment available to Allen Township residents.
4. To insure a safe and adequate water supply available to all Township residents and future residents.
5. To insure that sewage disposal in the Township will be safe.
6. To achieve an improved living environment for Township residents with assurance of adequate facilities for the major human activities - work, leisure, and education.
7. To provide for an orderly expansion of community services in areas most appropriate for this investment.

### Commercial Areas Program

1. To encourage logical and efficient commercial development patterns.
2. To encourage commercial development of superior quality.
3. To protect the existing and potential investment in Allen Township's homes from the harmful effects of poorly located or improperly developed commercial uses.
4. To protect the public's investment in Allen Township's road and highway system from unwise and poorly designed road frontage development by commercial uses.

### Industrial Areas Program

1. To accommodate industrial development of superior quality.
2. To insure that industrial development will be an asset to the essentially residential agricultural community anticipated for the future.
3. To insure that industrial development's future investment in Allen Township will be protected from potentially undesirable industrial uses.

### LEHIGH VALLEY COMPREHENSIVE PLAN - 1993

The County Planning Agency has undertaken a major planning effort to prepare, adopt, and implement a new Comprehensive Plan for the Lehigh Valley region. Their effort serves as a framework and guide for individual, Municipal planning efforts. Allen Township desires to cooperate with the County and still retain its individual identity. The Township reviewed the County policy goals highlighted below:

### Natural Resource Protection

- To minimize flood damage.
- To protect the remaining wetlands in the Lehigh Valley.
- To minimize the adverse environmental impacts of steep slope development.
- To minimize the hazards to development in the areas where carbonate rock exists.

- To protect significant natural features including special geologic formations, rare plant communities, and critical wildlife habitats.

#### Farmland Preservation

- To preserve farmland in Lehigh and Northampton Counties.

#### Economic Development

- To maximize economic opportunities for residents; provide adequate incomes for residents; produce needed goods and services; and create an adequate tax base for financing needed Government services.
- To expand business activity by making the Lehigh Valley an attractive area to locate and grow.
- To locate future development in areas where the Comprehensive Plan policies indicate that urban growth is appropriate..
- To strengthen the employment and tax revenue bases of Cities and Boroughs where the land is largely developed.
- To accomplish economic development efforts in an effective and efficient manner.

#### Housing

- To provide an adequate supply of affordable housing which meets the needs of all income and social groups.
- To provide housing in a wide choice of locations which maximize the social and economic opportunities for everyone.
- To promote and maintain suitable living environments and housing.
- To promote the orderly development of new well planned residential environments.

#### Land Use

- To provide a County framework to guide overall land use patterns and intensity of development.
- To eliminate or minimize urban encroachment on areas recommended for natural resource protection and farmland preservation.

- To provide sufficient economic development land reserves with accessibility to major highways, public sewer and water.
- To steer most future growth and development to areas designated for urban development.
- To retain the rural character of rural areas.

#### Retail Uses

- To provide an adequate choice of shopping opportunities at convenient locations.
- To protect areas from the negative impacts of stores and shopping centers.

#### Highways

- To provide a safe, well maintained road network that facilitates the movement of traffic.
- To provide good access to major traffic generators and planned development.
- To construct highway and bridge improvements that are compatible with the built and natural environments.
- To promote economy and efficiency in highway planning, design, and function.

#### Mass Transit

- To provide adequate mobility for the elderly, the handicapped, the poor, and those who do not own an automobile.
- To provide an alternative to the single-occupancy vehicle in order to meet Community objectives of reduced air pollution, energy savings, efficient road use, and reduced congestion.
- To have a sufficient supply of convenient intercity public ground transportation available to popular destinations such as Philadelphia and New York.

#### Railroads

- To have dependable freight rail service available to existing and potential incoming businesses.

- To meet recreation, transportation, and utility needs by acquiring or retaining abandoned rail rights-of-way.
- To have sufficient supply of convenient intercity public ground transportation available to popular destinations such as Philadelphia and New York.

#### Air Transportation

- To have air passenger carrier, air cargo, and general aviation services that meet the needs of present and future Lehigh Valley residents and businesses.
- To maximize the compatibility of ABE Airport operations and nearby land uses.

#### Clean Air Act/Air Quality Compliance

- To ensure that air quality in the Lehigh Valley meets the National Ambient Air Quality Standards for ozone.

#### Community Facilities

- To provide environmentally sound sewage disposal for all persons.
- To coordinate economical and efficient sewage disposal with existing and future development.

#### Water Supply Facilities

- To provide a safe and reliable water supply for all persons.
- To coordinate economical and efficient water service with existing and future development.

#### Stormwater Management

- To manage the rate, volume, and quality of storm runoff for protection of public safety and welfare, property, and the environment.

#### Solid Waste

- To assure environmentally responsible and economical waste disposal.

### Recreational and Open Space

- To provide and maintain adequate space and facilities to meet the recreation needs of Lehigh Valley residents.
- To preserve open space and important natural areas.

### County Facilities

- To provide adequate physical facilities for County services and employees.

### Energy Conservation

- To promote energy conservation and to minimize energy waste.

### Historic Preservation

- To preserve the most important historic buildings, structures, and sites in Lehigh and Northampton Counties.

## ALLEN TOWNSHIP 1999 COMPREHENSIVE PLAN

### GOALS AND OBJECTIVES

Based on the survey questionnaires, the background analysis, public hearings, and the numerous views of many residents, Allen Township proposes the following goals and objectives to be adopted in the 1999 Comprehensive Plan:

1. Preserve and enhance the diverse character of our Community.

#### Objectives

- Recognize desires of residents.
  - Protect rural and natural areas.
  - Accommodate growth with quality development.
  - Identify and preserve historic structures and sites as aesthetic and cultural assets.
2. Provide a variety of residential development types and density levels.

#### Objectives

- Allow for higher density affordable developments adjacent to the neighboring Boroughs where public sewer and water is available.

- Accommodate, but limit onlot sewer residential development to minimize development "sprawl".
  - Limit residential development in the rural and natural feature areas.
3. Provide for diverse, well placed, and quality commercial development.

Objectives

- Limit large commercial users to areas where public sewer and water and an adequate road system are located.
  - Allow limited commercial development in some areas to accommodate the needs of the residents.
  - Develop adequate development standards for commercial uses.
4. Encourage well placed and environmentally friendly industrial development as an employment base.

Objectives

- Limit industrial/employment uses to areas where public sewer and water and an adequate road system are located.
  - Buffer quarry areas from residential development with industrial areas.
5. Preserve open spaces. Preserve areas of Township for agricultural use and protect, conserve, and preserve our natural areas.

Objectives

- Preserve agricultural areas both for open spaces and for our economy.
- Protect large woodland areas.
- Prevent destruction of the Township natural environment, such as flood plains, wetlands, steep slopes, and woodlands.

6. Provide for a diversity of park and recreation facilities.

Objectives

- Continue development of existing park land.
  - Expand property at Howertown Park.
  - Acquire and protect Lehigh Canal properties.
  - Provide for passive recreation areas.
  - Acquire and develop a riparian trail system.
  - Require adequate land dedications and/or monies from development.
7. Provide infrastructure to accommodate existing Township residents as well as future growth and development.

Objectives

- Extend public water and public sewer to existing residents when economically feasible.
- Encourage development in areas adjacent to public utilities to allow developers to help with the cost of utility extensions.
- Study the need for Traffic Impact Fee to be placed on new development.
- Continue to plan and follow an adopted five-year road maintenance/reconstruction plan.

**ALTERNATIVES**

The Township evaluated various alternatives with which to formulate the Comprehensive Plan that includes land use, community facilities and services, and circulation. With the stated goals and objectives in mind, the Township evaluated various alternatives with which to formulate the plan. The alternatives included:

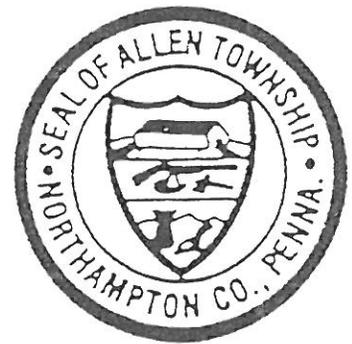
1. No growth. This policy presented legal complications in placing a near stop on development within the Township by not allowing significantly residential, commercial, or industrial growth. Aside from the legal implications, many residents want to have their family live in this Community.

A no growth policy would not provide this opportunity and was not considered a viable alternative. In addition, the survey indicated that the residents were satisfied with the current rate of growth.

2. 1968 plan approach. The 1968 plan approach included the concept of higher density development around the Villages of Kriedersville, Howertown, Seemsville, and Cherryville Heights area. It also include some very spread out agricultural areas and provided for the protection of many natural resources. The center of the Township was devoted to industrial use, with no real commercial areas identified. The disadvantage to this plan is that it does provide for a more sprawled type of Township development and allows for higher density development in areas where public sewer is not yet feasible.
3. Sprawl. This alternative involves allowing development to occur without controls. The Township evaluated this option and felt that it was not viable for further consideration. The cost for infrastructure would be high and would not accommodate the goals and objectives of the Comprehensive Plan.
4. Concentrated growth along Borough boundaries. This option involves identifying the areas of the Township adjacent to the Boroughs of North Catasauqua and Northampton as higher density growth areas. These areas are also identified as industrial and commercial areas. This growth pattern allows the natural extension of utilities, where they are available from the Borough, and/or possibly water from the City of Bethlehem.

With these alternatives in mind, the Comprehensive Plan reflects mostly the concentrated growth along adjacent Borough boundaries option, with some elements of the original Comprehensive Plan regarding natural resource protection included. This channels growth along the Borough boundaries and protects the rural nature of the northern end of the Township where extension of public facilities is not anticipated in the foreseeable future.

# THE COMPREHENSIVE PLAN



- Population Forecasts
- Land Use Requirements

## THE COMPREHENSIVE PLAN

This Comprehensive Plan document includes a review of the past, an analysis of the present, and a projection of the goals and objectives for the future.

The next component of the planning process is formulation of a Plan to achieve the goals and objectives. This Plan will consist of several parts:

- Projections for Population Growth and Related Land Needs
- Future Land Use Plan
- Natural Resources Preservation Plan
- Future Community Services Plan
- Future Transportation Plan

### PROJECTIONS

Growth and development will consume additional agricultural, woodland, or vacant open space lands. From 1960 to 1990, the Allen Township population growth rate was 122 percent. The Township believes future population growth will increase from that past trend. The Subdivision Plans presented to the Township imply that the growth rate could exceed the past several decades, which places intense pressure on the Township and its Planning Commission to slow and direct the rate of growth.

Table 1 below shows the population projection to the year 2020 for Allen Township.

TABLE 1 - POPULATION FORECASTS

ALLEN TOWNSHIP  
POPULATION FORECASTS  
(From Lehigh Valley Planning Commission)

<u>YEAR</u>	<u>POPULATION</u>
1996	2,670
2000	3,072
2010	3,501
2020	4,007

This population projection was provided by the Lehigh Valley Planning Commission. To be useful, population projections must be converted into acreage. Allen Township has a development density goal of approximately 2.5 dwellings per acre with the number of persons per household maintained at approximately 2.84, per the Lehigh Valley Planning Commission. Table 2, which follows, indicates the residential land required to accommodate this population growth.

TABLE 2 - RESIDENTIAL LAND REQUIREMENTS

<u>Years</u>	<u>Population Differences</u>	<u>Dwelling Units <sup>1</sup></u>	<u>Required Acres <sup>2</sup></u>
1996-2000	402	142	57
2000-2010	429	151	60
2010-2020	<u>506</u>	<u>178</u>	<u>71</u>
	1337	471	188

1. 2.84 Persons/Dwelling Unit

2. 2.50 Dwelling Units/Acre

In addition to the residential land needs of 188 acres, vacant land will be used for commercial, industrial, and public uses adding approximately twenty-five percent (25%) to the land consumed for residential or a total needed acreage in excess of 235 acres.

THE COMPREHENSIVE PLAN

This plan for the future has several inter-related components. First, a Future Land Use Plan is presented showing residential, commercial, and industrial growth areas. The second component is a Natural Resource Preservation Plan targeted primarily at woodlands, flood plains, and wetlands. Third, the Future Community Services Plan presents the facilities needed to support existing and future residents and economic uses. The last component is future transportation showing the circulation pattern and areas for improvements to the circulation system.

## FUTURE LAND USE

- Residential
- Commercial
- Industrial
- Agricultural
- Buildable Area

I. FUTURE LAND USE

Map 1 - Future Land Use Plan is the base for this Comprehensive Plan. The Future Land Use Plan on the next page follows the concept of growth management, mainly along the borders of the adjacent Boroughs.

The goals to preserve and enhance the diverse character of our community to provide for all types of growth in their appropriate areas are reflected in this Plan.

A growth "boundary" is set to where public sewer would be available within the foreseeable future. This allows for modest growth and still preserves the very rural and agricultural areas in the north of the Township.

A. Residential

Residential growth has the objective to provide a variety of residential types including two-family and multi-family in locations with appropriate levels of service. In addition, future residential land use controls will provide a mix of density levels for all types of growth and areas for diverse family types and lifestyles with affordability in mind. Recent residential developments under construction and new sites under review are helping to achieve these objectives.

The residential growth areas provide for higher density growth primarily in the following areas:

- A. West of Cherryville Road in the North Hills development.
- B. In and around the Villages of Howertown and Weaversville.
- C. West of Willowbrook and Savage Roads.

The following densities of growth are envisioned where public sewer and water is available:

	Single Family Units/Acre	Duplex/Twins Units/Acre	Townhouses Units/Acre	Garden Apartments Units/Acre
R1	2	N/A	N/A	N/A
R2	3.5	N/A	N/A	N/A
R3	3.5	6	8	20
R	0.5	N/A	N/A	N/A
A	0.5	N/A	N/A	N/A
	Max Lot =	2 Acre		
	Min Lot =	1 Acre		

Where no public sewer is available in the above areas, a maximum density of 1 unit/acre is envisioned, with less density in the Rural, Agricultural, and Conservation areas.

Single family residential development would be allowed within the MHP areas (in addition to allowing mobile home park development) @ a density of 2 units/acre if public sewer and water is available and 1 unit/acre with onlot facilities.

In the Rural areas, a maximum density for SFD lots would be ½ unit/acre.

In the Agricultural areas, one SFD building lot would be permitted to be subdivided for every 20 acres of contiguous land in single ownership at the time of adoption of the Land Use Ordinance. The lot would have a minimum lot size of 1 acre and a maximum lot size of 2 acres.

Development would be allowed in the Conservation overlay, but with appropriate environmental restrictions for minimum lot size, maximum impervious cover, etc.

The Township encourages the in-fill of vacant or underdeveloped residential lots throughout the Growth Boundaries to maximize existing services and utilities and provide for the further extension of the public utilities by developers.

#### B. Commercial

Commercial land uses are primarily along the Route 329 corridor.

1. The Kopper Penny intersection area is identified as a Highway Commercial Area. This intersection experiences the largest amount of traffic in the Township and, therefore, is well suited for larger commercial and retail uses.
2. The area closely adjacent to Route 329 is identified as Industrial/Commercial to encourage a business park type of development with access to the Route 329 arterial. Public water and sewer is fairly easily available for this area.
3. The southernmost area of the Township near the airport is also identified as Industrial/Commercial. This type of development would have fairly easy access to public water and sewer and is close to the Race Street commercial corridor and the Lehigh Valley International Airport.

4. A small corridor along Cherryville Road currently contains several small businesses. This area is identified as a Neighborhood/Commercial Area to allow for commercial development to serve the day to day needs of Township residents. This area has access to public sewer and water and is located along Cherryville Road.
5. To continue to allow limited, small commercial uses within the Village of Kreidersville, a neighborhood Commercial area, is identified for the properties in the Village which front on the main roads.

C. Industrial

Industrial land use patterns are also established in the existing zoning. The objective for industrial development is to provide for non-offensive, environmentally conservative industrial growth.

D. Natural Resources

Historically, industrial development exists along Route 329 and to a smaller extent, along Savage Road. Industrial growth first occurred along this corridor due to natural resources. A stone quarry has remained with limited environmental impact. These businesses continue to expand. New industrial uses have developed and vacant land remains. The Township supports the uses of this area for non-offensive manufacturing, warehousing, and assembly.

Since the sale of the Atlas Cement property, many acres of land have become available for subdivision and industrial development. Public water and public sewer are available for the areas around Route 329 and those areas adjacent to North Catasauqua. To promote a business park in these areas, the Township has created the Industrial/Commercial Zone.

The area of the Township bounded by Willowbrook, Savage Road and Atlas Road is identified as Industrial. This area is not as well suited for the more traffic intense business park use. Public utilities are not as easily accessible and the local roads in the area are not as well suited to carry the heavy traffic.

E. Agricultural

Agricultural development is encouraged in the areas identified as Agricultural and Rural. The area in the south identified as "Agricultural" is to be protected from development because of the existence of the Prime Farmland soils in this area. This area is also identified in the Lehigh Valley Planning Commission Plan for agriculture.

The northern areas of the Township identified as "Rural" are assumed to remain essentially agricultural. Although development will not be as restrictive in this area as the Agricultural Zone, it is intended that this area remain fairly agricultural until the proper infrastructure for development of these lands reaches out to it.

Map 6A delineates the areas of the Township currently located in an Agricultural security area.

BUILDABLE AREA

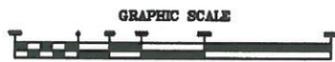
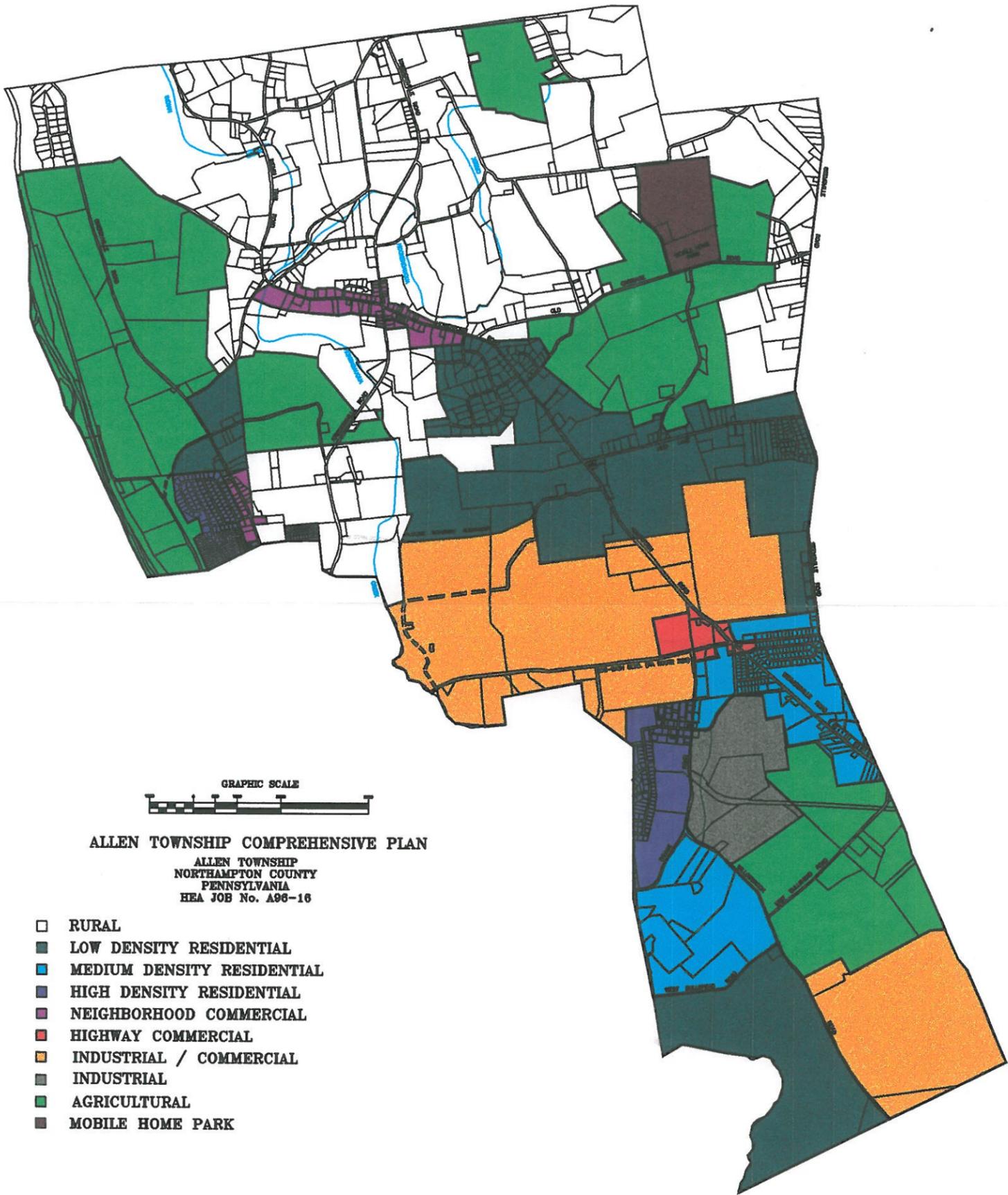
Table 3 - Building Areas by Zoning District which follows, compares proposed land use to buildable and unbuildable acreage in the Township. It supports the land use needs for the next twenty years based upon population projections.

This Future Land Use Plan recognizes the desires of residents and protects rural areas. The plan tries to continue to accommodate growth with quality development by encouraging development in the areas close to existing infrastructure.

TABLE 3 - BUILDABLE AREAS BY ZONING DISTRICT

TABLE 3 BUILDABLE AREAS BY PROPOSED ZONING DISTRICT						
ZONING DISTRICT	TOTAL ACRES		UNBUILDABLE <sup>1</sup>		BUILDABLE	
	Acres	%	ACRES	%	ACRES	%
A	1,570	21.9	293	18.6	1,277	81.4
HC	31	0.4	17	54.8	14	45.2
I	156	2.2	73	46.8	83	53.2
I/C	975	13.6	272	38.7	703	61.3
MHP	86	1.2	24	27.9	62	72.1
NC	80	1.1	67	83.7	13	16.3
R	2,569	35.9	1,774	69.1	795	30.9
R-1 (LDR)	1,004	14.0	273	27.1	731	72.9
R-2 (MDR)	465	6.5	227	48.8	238	51.2
R-3 (HDR)	230	3.2	162	70.4	68	29.6
<b>TOTAL</b>	<b>7,166</b>	<b>100</b>	<b>3,182</b>	<b>44.4</b>	<b>3,984</b>	<b>55.6</b>

<sup>1</sup>. Steep slopes of 25%+, flood plains, wetlands, and areas around existing uses.



**ALLEN TOWNSHIP COMPREHENSIVE PLAN**  
 ALLEN TOWNSHIP  
 NORTHAMPTON COUNTY  
 PENNSYLVANIA  
 HEA JOB No. A96-16

- RURAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- HIGHWAY COMMERCIAL
- INDUSTRIAL / COMMERCIAL
- INDUSTRIAL
- AGRICULTURAL
- MOBILE HOME PARK

MAP 1  
 FUTURE LAND USE PLAN  
 SEPTEMBER 21, 1998  
 REVISED NOVEMBER 16, 1998  
 REVISED JANUARY 18, 1999  
 REVISED FEBRUARY 24, 1999

## NATURAL RESOURCES PRESERVATION PLAN

- Woodlands
- Floodplains
- Slopes
- Wetlands

## II. NATURAL RESOURCES PRESERVATION PLAN

Map 2 - Natural Resources Preservation Plan which follows, supplements the Future Land Use Plan. This component deals with the preservation of woodlands, flood plains, wetlands, and areas of steep slope. The Natural Resources Preservation Plan has two goals:

1. Preserve open space; and,
2. Protect, conserve, and preserve natural areas.

### A. Woodlands

In the background for this plan, the value of woodlands is discussed. This is best accomplished by the land use controls, particularly, through Subdivision and Land Development Plan reviews. Isolated woodlots, for their environmental and aesthetic values, can be designed into such plans.

Larger areas elsewhere in the Township need to be preserved. Large areas of woodland are designated for preservation.

As development occurs in woodland areas, it should be of low impact controlled by improved land use controls, lack of infrastructure development with educational support programs and documents.

### B. Flood Plains and Wetlands

Flood plains, with wetland, are extensive throughout the Township. The flood plains are identified on the Natural Resources Preservation Plan. Major flood plains are also shown and detailed on the FEMA maps. Allen Township will continue its strong land use control program in both the Zoning Ordinance and delineation requirements with easements as part of the Subdivision and Land Development Ordinance. As part of the subdivision reviews, the Township could encourage developers to dedicate the important riparian areas to the public to ensure their continued existence.

### C. Steep Slopes

Areas identified with steep slopes will be protected by decreasing the allowed development design in these areas. Also, erosion will be minimized by requiring Erosion Control Plans when building on these slopes.

All significant areas of steep slope (areas in excess of 15%) are identified for preservation. Improvement of land use controls to create low-impact development is crucial to the protection of steep slopes. Continued support of Soil Erosion Control Plan review by the Northampton County Conservation District will supplement Township efforts. The preservation of these natural resources is vital for protection of watershed areas for the region.

Table 4 - Natural Resources Acreage compares the land area designated for preservation to the total Township land area of 11.5 square miles.

TABLE 4 - NATURAL RESOURCES ACREAGE

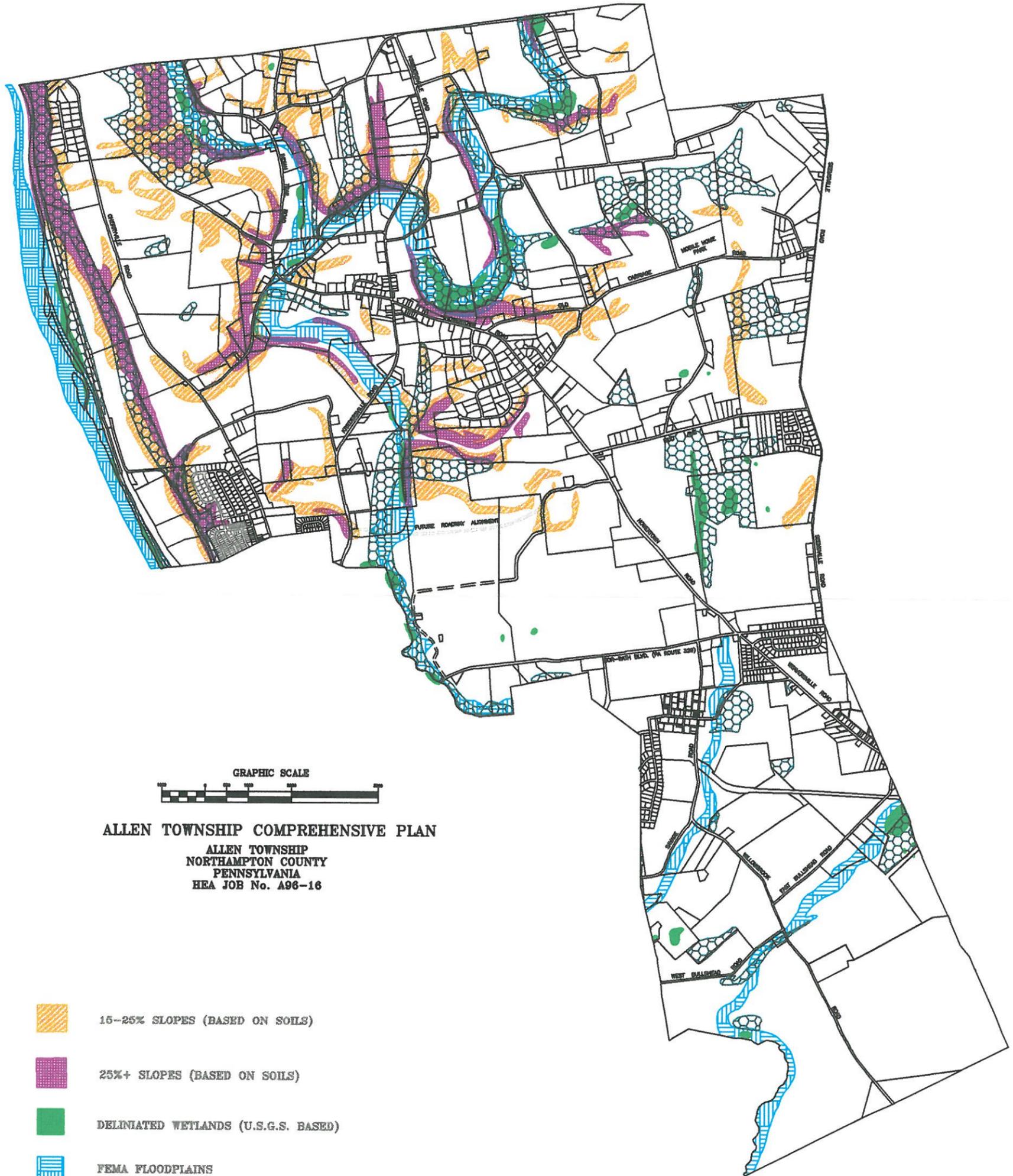
	ACRES	PERCENT
Woodlands <sup>1</sup>	726	34.3%
Flood Plain	543	25.7%
Steep Slopes 15-25%	468	22.1%
25% <sup>+</sup>	313	14.8%
Wetlands	66	3.1%
TOTAL	2116	100.0%

1. Source - USGS mapping

Of approximately 7,360 acres in Allen Township, 2,116 acres or 29% are designated for protection and preservation.

See Map 9 for identification of these conservation areas.

Historic and archeological resources are also to be preserved. An Historical Preservation Society was created with support by the Township.



**ALLEN TOWNSHIP COMPREHENSIVE PLAN**  
 ALLEN TOWNSHIP  
 NORTHAMPTON COUNTY  
 PENNSYLVANIA  
 HEA JOB No. A96-16

-  15-25% SLOPES (BASED ON SOILS)  
 25%+ SLOPES (BASED ON SOILS)  
 DELINIATED WETLANDS (U.S.G.S. BASED)  
 FEMA FLOODPLAINS  
 WOODLANDS

**MAP 2**  
**NATURAL RESOURCES PRESERVATION PLAN**  
 SEPTEMBER 21, 1998  
 REVISED NOVEMBER 16, 1998  
 REVISED JANUARY 18, 1999  
 REVISED FEBRUARY 24, 1999  
 REVISED NOVEMBER 8, 1999

# FUTURE COMMUNITY FACILITIES PLAN

- Parks and Recreation
- Municipal Buildings/Facilities
- Safety Facilities
- School District
- Public Water
- Public Sewage
- Other Services

### III. FUTURE COMMUNITY SERVICES PLAN

Community facilities include Parks and Recreation, Municipal Buildings and Facilities, Safety Facilities (Fire, Police, and Ambulance), Schools, Public Water Supply and Distribution, Sewage Treatment, and Collection Facilities, Solid Waste Collection, Library, Postal Services, Churches, and Utilities. Map 3 - Future Community Services Plan shows existing services as well as those needed to accommodate the Future Land Use Plan.

Growth and expansion of services are in relationship to the growth of residential, commercial, and industrial development. In turn, the limiting of Municipal services such as water distribution and sewage collection support the Natural Resources Preservation Plan.

The goals of this Community Services Plan are to provide infrastructure to accommodate existing Township residents as well as future growth and development, diversity of park and recreation facilities, and appropriate and sufficient levels of utility services. As this goal is achieved, the way of life for our residents can be maintained and improved.

#### A. Parks and Recreation

The BACKGROUND for this Comprehensive Plan details existing park and recreation information within Allen Township. An inventory of existing facilities was generated in the 1996 Recreation Plan, as amended.

As part of the 1996 Study, a comparison of the Township's existing and suggested recreation areas was performed. The measure for this evaluation is the National Recreation and Parks Association (NRPA) standards which suggest 5.0 to 8.0 acres per 1000 residents for Community parks. This would require approximately 20 to 32 acres of recreation land by the year 2020. The Township currently owns approximately 24.5 acres of recreation and is seeking a State grant to assist in the purchase of former Canal property by the Lehigh River totaling approximately 29 acres. The Township is, therefore, in the range of suggested recreation land holdings (or is attempting to acquire them). It is noted, however, that the Lehigh Valley Planning Commission projected population is based on past trends and probably will underestimate the population due to more recent utility extensions into the Township. The Township should attempt to acquire (similarly through developer dedication) any recreation lands noted on Map 3 to serve these potential new developments.

B. Municipal Buildings and Facilities

The Township administrative offices located west of Kreidersville Road on the north side of Indian Trail Road are located to serve all residents of Allen Township. As the demand for all Township services grow, the building and facilities at this location will have to expand. The Allen Township Authority and any future Police force will also require additional space. At this present time, the existing facilities are deemed adequate. The available space on the property should allow for some future expansion. The Highway Garage has recently been expanded and should serve the residents into the next 20 years.

C. Safety Facilities

Police services are provided by the PA State Police. It is the intent of the Township to continue to be served by the State Police.

Fire and ambulance are not Township operated, but are strongly supported by the Township. These volunteer associations face ever increasing financial needs for buildings, equipment, and training. Allen Township will continue to support their needs. Most difficult is the need to attract, maintain, and train volunteers.

D. Northampton School District

The Senior and Junior High School, as well as the Elementary School, are located in adjacent Northampton Borough. The planning for expansion and renovation of these facilities are underway. The responsibility for long term School District planning is an ongoing process required by the State in support of funding.

E. Public Water

Two entities currently provide public water to Township residents: The Borough of Northampton and City of Bethlehem.

Northampton Borough currently provides water to Northampton Heights, North Hills, Boro Vu, and the Atlas Estates Development by agreements with the Township Authority. An agreement is also in place to serve a portion of the Atlas lands south of Route 329.

Recently, the Northampton Borough Authority has expressed an unwillingness to sign any further agreements with the Township Authority.

The City of Bethlehem currently provides public water service to the residents in and around Drexel Heights in Weaversville. Recently, the Township Authority signed an agreement with Bethlehem to provide water anywhere in the Township accessible to their existing lines running through the Township.

Map 3A shows the areas currently serviced by Northampton Borough and identifies an area of the Township planned to be served with public water from the City of Bethlehem. This Water Allocation Plan was prepared by the Allen Township Authority and approved by the Allen Township Board of Supervisors as the Official Water Plan of the Township and is incorporated herein.

#### F. Public Sewage

Several areas of the Township which naturally drain toward the Borough of Northampton have public sewer which is treated at the Northampton Borough Treatment Plant. These areas are: Northampton Heights, North Hills, Boro Vu, and Atlas Estates.

The Township is studying the feasibility of conveying sewage to the Borough of North Catasauqua for eventual treatment at the Catasauqua Treatment Plant. North Catasauqua currently has available capacity which they would like to sell to Allen Township.

To allow this to occur, the pump station along the Dry Run near the Borough line is proposed. An interceptor constructed northward along the Dry Run Creek would collect the sewage and transport it to the pump station. This concept is shown on the Future Community Services Plan.

#### G. Other Services

Solid waste collection is under Township coordination with mandatory recycling. The Township has contacted one hauler with the goal of a lower cost and more efficient service. Its continuing operation is improving and will become even more efficient with growth in developed areas.

Library needs supported by the Township are provided by the Northampton Library.

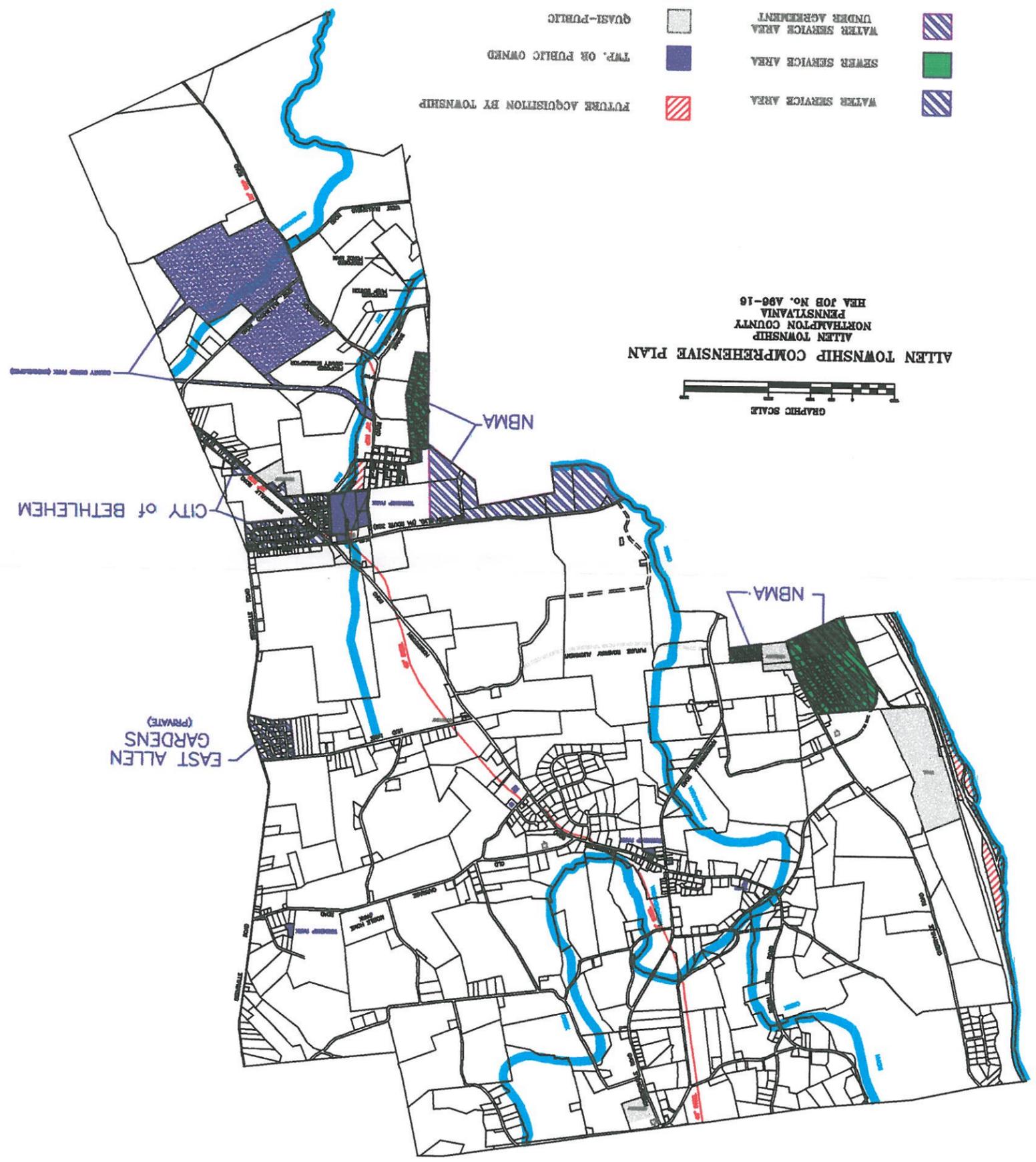
Other utilities, such as natural gas, electric, telephone, and cable television services are privately operated and maintained. These companies are in a continual planning process to meet customer needs. UGI completed a major line extension along Willowbrook Road and Savage Road. Two objectives of this Comprehensive Plan are to encourage adequate electrical, telephone, and cable television services and to provide availability of natural gas.

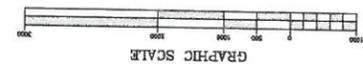
More than any other component of the Comprehensive Plan, Community Services are the easiest to measure the Township's ability to provide a government responsive to all residents of the Township.

MAP 3  
 FUTURE COMMUNITY SERVICES PLAN  
 SEPTEMBER 21, 1988  
 REVISED NOVEMBER 18, 1988  
 REVISED JANUARY 18, 1989  
 REVISED FEBRUARY 24, 1989

-  CITY OF BETHLEHEM, MAIN
-  WATER SERVICE AREA UNDER AGREEMENT
-  SEWER SERVICE AREA
-  WATER SERVICE AREA
-  RIPARIAN AREA (TO BE PRESERVED)
-  QUASI-PUBLIC
-  TWP. OR PUBLIC OWNED
-  FUTURE ACQUISITION BY TOWNSHIP

ALLEN TOWNSHIP COMPREHENSIVE PLAN  
 NORTHAMPTON COUNTY  
 PENNSYLVANIA  
 H&A JOB NO. A96-16



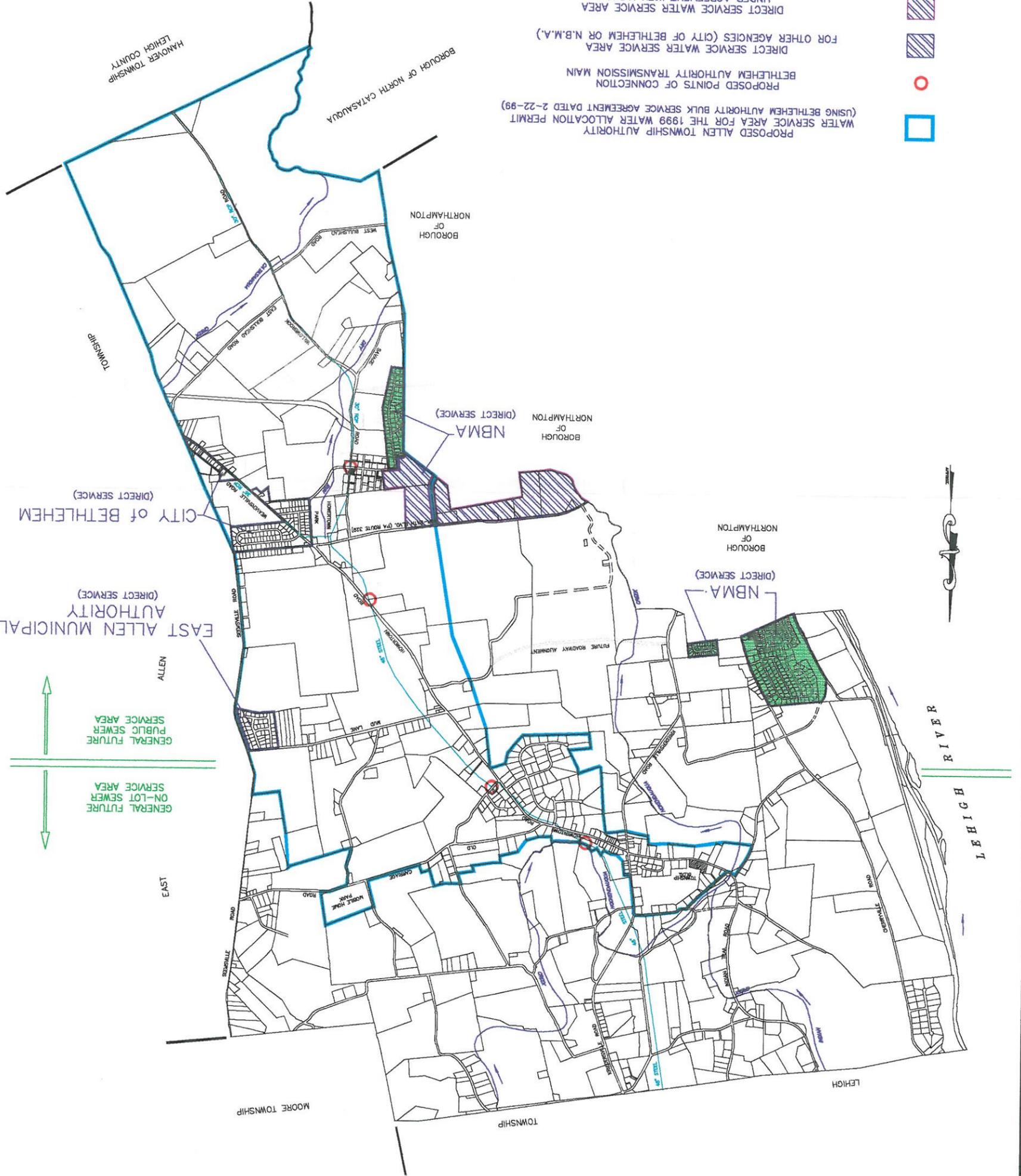


ALLEN TOWNSHIP  
NORTHAMPTON COUNTY  
PENNSYLVANIA  
MAY 5, 1999  
REVISED JUNE 5, 1999 & JUNE 7, 1999

# MAP 3A ALLEN TOWNSHIP AUTHORITY WATER ALLOCATION PLAN

NOTE: N.B.M.A. = NORTHAMPTON BOROUGH MUNICIPAL AUTHORITY

-  PROPOSED ALLEN TOWNSHIP AUTHORITY WATER SERVICE AREA FOR THE 1999 WATER ALLOCATION PERMIT (USING BETHEHEM AUTHORITY BULK SERVICE AGREEMENT DATED 2-22-99)
-  PROPOSED POINTS OF CONNECTION MAIN
-  DIRECT SERVICE WATER SERVICE AREA FOR OTHER AGENCIES (CITY OF BETHEHEM OR N.B.M.A.)
-  DIRECT SERVICE WATER SERVICE AREA UNDER AGREEMENT WITH N.B.M.A.
-  ALLEN TOWNSHIP AUTHORITY SEWER SERVICE AREAS
-  BETHEHEM AUTHORITY TRANSMISSION MAIN (OPERATED BY THE CITY OF BETHEHEM)



GENERAL FUTURE  
ON-LOT SEWER  
SERVICE AREA

GENERAL FUTURE  
PUBLIC SEWER  
SERVICE AREA



## FUTURE TRANSPORTATION PLAN

- Highway Network
- Public Transportation
- Non-Motorized Transportation

#### IV. FUTURE TRANSPORTATION PLAN

Map 4 - Future Transportation Plan is designed not only to serve our residents and neighbors, but to move people through our Township who have no intent or desire to stop. The Plan goal is to provide wise, efficient, and convenient facilities for the movement of people and goods. To achieve this goal, the Federal, State, County, and Township governments have cooperatively worked to provide for an adequate and well maintained road infrastructure accommodating various levels of service and encourage utilization of public transportation facilities.

##### A. Highway Network

The Highway System is the most extensive part of the Transportation Plan. Allen Township has 36.87 miles of road; 23.14 miles are Township Roads, 13.73 miles are part of the State Highway System. The PennDOT traffic counts are shown on the attached Map 4.

State Route 329 is a major east/west corridor in the Lehigh Valley and is the only major east/west route in the Township. The other identified arterial is Weaversville Road.

The collector roads in the Township north of Route 329 are all State roads. These collector roads provide important north/south transportation routes (i.e., Cherryville Road, Kreidersville Road, Howertown/Indian Trial Road, and Seemsville Road). Except for Weaversville Road, all collector roads south of Route 329 are Township roads. Although these roads have very few residents, they do carry large volumes of traffic, which have recently been counted by the Township and are noted on Map 4.

The functions of these roadway classifications are listed in the BACKGROUND of this Plan. Table 5 - Transportation Classification Mileage shows the total distance of the different classes of roads in the Township.

TABLE 5 - TRANSPORTATION CLASSIFICATION MILEAGE

	Miles	% of Total
Interstate/Expressway	0	0
Arterials	2.61	7.1%
Collectors	11.12	30.2%
Local Roads	23.14	62.7%
TOTALS	36.87	100.0%

The Township can assist the State in the ability to improve the State Highways. Proper zoning districting to control land use sprawl and subdivision and land development regulations add to highway life. By reducing driveway interruptions from commercial and industrial uses, highway capacity and safety are improved. In addition, the Subdivision and Land Development Ordinance requires preservation and expansion of right-of-way, road widening, curbs for storm drainage control and surface protection, sidewalks to separate pedestrians from vehicles and extensive storm drainage design and construction requirements. The Township will continue the objectives achieved by land use controls. Additional Ordinances, such as trench restoration have been adopted.

Provisions should be added to the S.A.L.D.O. prohibiting new driveway connections to collector and arterial roads.

Several intersections of concern are noted on Map 4. These intersections currently experience high volumes, which will only increase with increased development. At a minimum, the Township should consider an Impact Fee Study for the Route 329 Corridor to allow new development to pay its fair share of costs to improve the intersections. Specifically:

Intersections		Concerns
1	Kreidersville Road/Howertown Road	Angle, offset, sight distance
2	Route 329/Savage Road	Traffic backups on Route 329
	Possible solutions: Turning lanes and traffic signal	
3	Route 329/Kopper Penny	Long waits
	Possible solutions: Turning lanes; extension of Savage Road north of Route 329	
4	Route 329/Seemsville Road	Sight distance
5	Willowbrook Road/Savage Road	Angle and sight distance

The functioning bridges in the Township are owned by either the County or the State. The Township has recently taken possession of the historic covered bridge, but this bridge is not open to traffic.

B. Public Transportation

Allen Township should consider pursuing a "park and ride" facility, possibly with LANTA service, in close proximity to Route 329, possibly using parking facilities at the Howertown Park.

Preliminary investigation of this site was supported by the State. This could provide para-transit service, not only for Allen Township, but adjoining Municipalities.

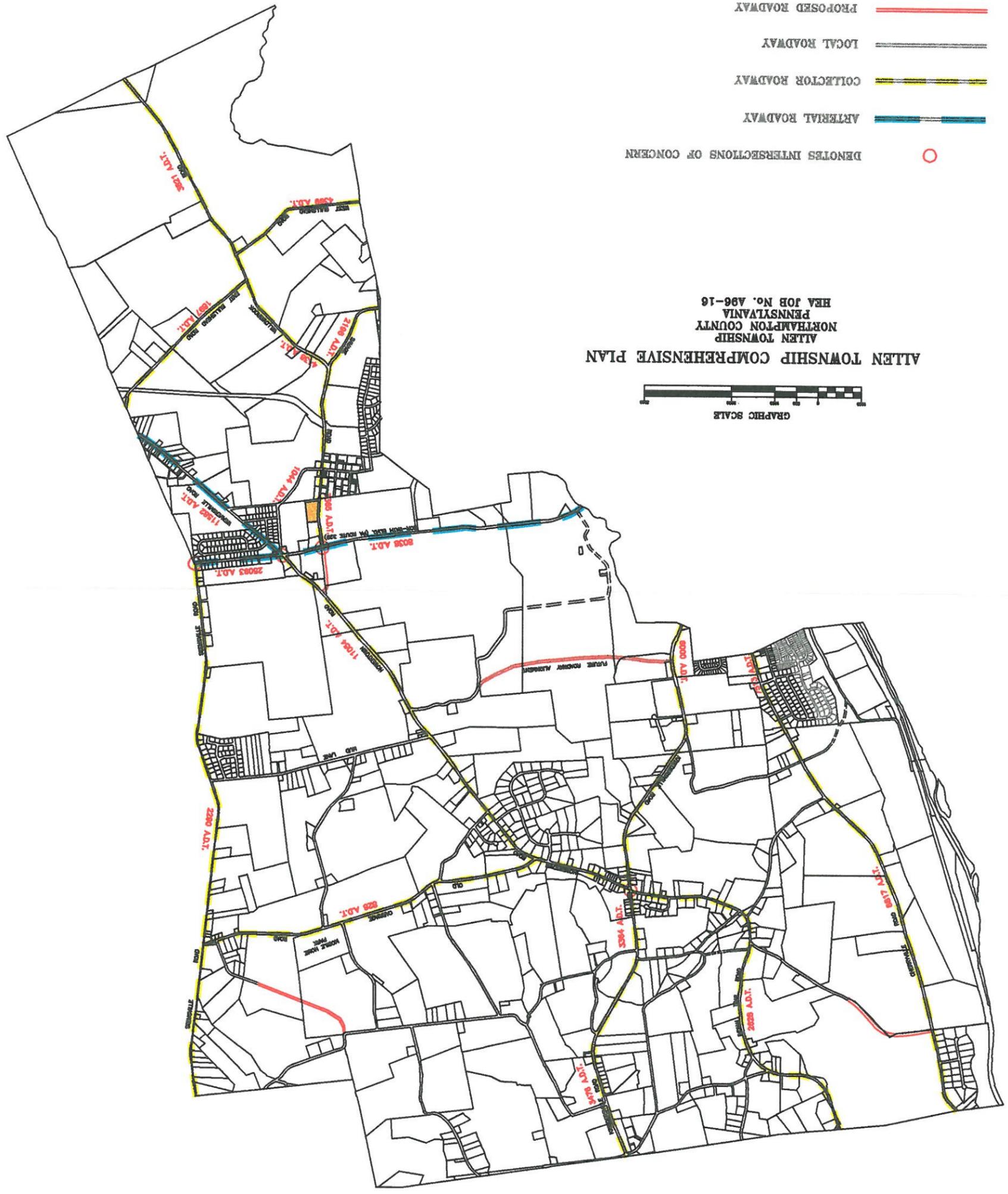
C. Non-Motorized Transportation

The Township has by the requirements of the Subdivision and Land Development Ordinance been requiring pedestrian walkways within larger developments. Wider rights-of-way for streets are being recorded on plans, not only for future road improvements, but for safe areas for bicycle travel.

MAP 4  
 FUTURE TRANSPORTATION PLAN  
 SEPTEMBER 21, 1998  
 REVISED NOVEMBER 18, 1998  
 REVISED JANUARY 18, 1999  
 REVISED FEBRUARY 24, 1999  
 REVISED NOVEMBER 6, 1999

-  PARK AND RIDE LOT
-  PROPOSED ROADWAY
-  LOCAL ROADWAY
-  COLLECTOR ROADWAY
-  ARTERIAL ROADWAY
-  DENOTES INTERSECTIONS OF CONCERN

ALLEN TOWNSHIP COMPREHENSIVE PLAN  
 ALLEN TOWNSHIP  
 NORTHAMPTON COUNTY  
 PENNSYLVANIA  
 HEA JOB NO. A96-16



CONSISTENCY WITH ADJACENT  
MUNICIPAL COMPREHENSIVE PLANS

V. CONSISTENCY WITH ADJACENT MUNICIPAL COMPREHENSIVE PLANS

It is important to evaluate the consistency of the proposed Comprehensive Plan with the development and lands in adjacent Municipalities. The following is a discussion of the adjacent Municipalities with respect to their current zoning adjacent to Allen Township:

Lehigh Township - The proposed designation for the land areas adjacent to Lehigh Township, within Allen Township, are to be classified as Rural/Agricultural. The majority of the Lehigh Township area adjacent to Allen Township is classified as Agricultural with a very small portion classified as Rural Residential.

Moore Township - The lands adjacent to Moore Township are proposed to be classified as Rural/Agricultural. The lands within Moore Township are designated as Rural.

East Allen Township - There are many proposed land designations within Allen Township along its border with East Allen Township. In the northern portion of the Township, Allen Township's proposed Rural designation is adjacent to East Allen Township's Agricultural/Rural Residential designation. Allen Township's proposed R-1 Zone is adjacent to East Allen Township's A/RR Zone around East Allen Gardens area. The Drexel Heights area, which is classified as R-2 in Allen Township, is adjacent to East Allen Township's A/RR Zone. The Weaversville area, proposed as R-2 in Allen Township is VC in East Allen Township. The southern portion of the Township, proposed to be designated as Agricultural and Industrial Commercial, is designated as Agricultural/Rural Residential/Planned Residential in East Allen Township.

Hanover Township, Lehigh County - All lands adjacent to Hanover Township, Lehigh County within Allen Township are proposed as Industrial/Commercial. These would be adjacent to the Hanover Township Planned Commercial areas west of Willowbrook Road and Planned Residential areas east of Willowbrook Road.

North Catasauqua - The area of Allen Township adjacent to North Catasauqua is proposed as Industrial/Commercial. This area within the Borough is proposed as Open Space Residential. It should be noted this Borough land, which is currently vacant, was planned for residential development and subsequently condemned by the Airport Authority. The Airport has said that it might consider returning this land to the private sector if it were zoned Industrial and/or Commercial.

Northampton - Many different zoning districts exists in Northampton adjacent to Allen Township. As a rule, Northampton's Residential Zones and Industrial Zones somewhat match the basic Residential and Industrial Zones within Allen Township.

Each of the adjacent Municipal Zoning Districts are as shown on the attached Map 8A.

# PLAN IMPLEMENTATION



- Plan Implementation
- Action Plan
- Zoning
- Subdivision and Land Development Regulations
- Building Controls
- Official Map
- Water Supply Plan
- Capital Improvements Plan
- Traffic Impact Fee Study
- Stormwater Management Ordinance
- Continuing Planning
- Role of the Board of Supervisors
- Plan Amendment Procedures

## PLAN IMPLEMENTATION

Township goals, objectives, and Plan recommendations need to be continually reviewed and, if necessary, revised. This Plan cannot be static. This Plan serves as the base for which Township decisions are evaluated and measured. As part of the continual planning process of review and evaluation, the Township should continue cooperating with Northampton County and with neighboring Municipalities which are part of our region.

Planning should have a regional outlook, not just a local focus. Elements of this Plan have a broader regional impact. Future land use and preservation of natural resources were designed with recognition of our neighbors, however, it is Township action that implements these Plans. Community services and transportation networks need intergovernmental and intermunicipal actions.

Some of the effective participants in the planning and implementation process include:

- D.E.P. (Pennsylvania Department of Environmental Protection) by setting standards for protection of the environment for water and sanitary sewer and providing planning, financial assistance, construction, and technical advice.
- D.C.N.R. (Pennsylvania Department of Conservation and Natural Resources) for protection of resources such as woodlands with maintenance and land acquisition, stream quality protection and stocking, logging, and mineral extraction standards and permitting, etc.
- PennDOT (Pennsylvania Department of Transportation) for planning, review, and construction of vital components of the Transportation Plan.
- Northampton County Conservation District in helping maintain viable farm operations and their review of erosion and control measures and their enforcement.
- Northampton County, through the Lehigh Valley Planning Commission, in developing a Lehigh Valley wide Management Plan to guide the Township, while at the same time providing financial and technical assistance. In doing so, they have left the Township with the control of their own destiny in letting the Comprehensive Plan be a Township Plan.

Many other Federal, State, County, and Township bodies such as FEMA and the Allen Township Authority are important participants. Private utilities, industries, and funding Authorities add input with their specialized knowledge that they willingly make available to Allen Township.

#### ACTION PLAN

The basic tool to help implement this plan include:

1. Zoning Ordinance and Map revisions, update Subdivision and Land Development Ordinance, and adopt current building related codes;
2. Complete a Water Supply Plan with inclusion of a Wellhead Protection Management Program;
3. A Capital Improvement Program;
4. Prepare an Official Map;
5. Prepare an updated Recreation Plan;
6. Establish a Comprehensive Plan Amendment procedure for rezoning;
7. Continue to coordinate regional planning, growth, and preservation issues;
8. Traffic Impact Fee Study.

Some actions will take a higher priority of implementation over other needed actions. These priorities are driven by need for Community health and safety, the number of residents affected, cost and availability of funds, the extent of the interrelationships of different recommendations, and how easy it is to achieve.

#### ZONING

Zoning is adopted as an Ordinance and regulates the uses of land. The basis for creating a Zoning Ordinance lies within the Municipality's Planning Code (MPC) and is adopted with the principle that health, safety, and general welfare of property owners are protected.

Allen Township's last major revision to the Zoning Ordinance was in 1994. This revision was still only changes to an Ordinance whose basic structure needs significant change.

A Zoning Ordinance is composed of two parts: a Zoning Map which delineates various Zoning Districts following the design of the Future Land Use Plan and the Natural Resources Preservation Plan; and second, text which sets forth regulations concerning the permitted uses of land, the area and bulk standards for land and structures, design regulations for the utilization of a particular land use, the density of development, and general regulations to guide the development and use of a property.

The current Zoning Map and Ordinance is not entirely consistent with the intent of this Comprehensive Plan. This Comprehensive Plan, more than the previous Comprehensive Plan of the late 1960s, is directed at managing and controlling growth. One of the first priority action steps will be to undertake a major revision of the Allen Township Zoning Ordinance. It is anticipated that these Zoning Ordinance revisions could begin in mid 1999 and be prepared for public reviews and ultimate adoption by early 2000.

#### SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

The Township has Subdivision and Land Development Regulations which were adopted in 1973. Subdivision and Land Development Plan reviews are administered by the Township with the request of supportive review as required by the Municipalities Planning Code from the Lehigh Valley Planning Commission.

The goal is to allow a property owner to develop his property within a set of standards and procedures that will allow review of impact by the Township and neighbors within a framework of uniform standards applicable to all.

This Ordinance establishes standards for how a property is to be subdivided including the administrative mapping requirements and data as well as compliance to a uniform set of design standards. These latter design standards include standards for street design, sewer and water design, storm drainage design, erosion and sediment pollution control standards and design, and numerous miscellaneous design regulations such as landscaping, site lighting, impact analysis, carbonate geology, and ultimately site improvement requirements. This latter aspect of regulations is the most critical in that it provides the actual design and standards for construction of such improvements as streets, curb, sidewalk, sewer, water, recreation facilities, storm drainage, and storm water detention.

This Ordinance was adopted to provide a future property owner and user a safe and effective level of standards. The Subdivision and Land Development Ordinance of Allen Township needs to be updated. The Township maintains and enforces these standards with uniformity to all, but with an understanding of localized problems and concerns. It is anticipated that revisions to the Subdivision Ordinance will be needed after adoption of Comprehensive Plan and major Zoning Ordinance revisions to create compatibility between these three major tools.

The Subdivision and Land Development proposals are reviewed thoroughly within Allen Township. These regulations, an impact to a few, are for the benefit of the many new residents and users.

### BUILDING CONTROLS

Allen Township currently is studying adopting BOCA Building Code, Fire Code, and Plumbing Code. While critical for the implementation of the Comprehensive Plan, they are not directly impacted by changes in Land Use Planning, Zoning Ordinance, or Subdivision and Land Development Ordinance revisions. Based on the residential, commercial, and industrial growth foreseen in Allen Township, the Township was desirous of having current codes.

### OFFICIAL MAP

One of the future Ordinances available to Allen Township is the adoption of an Official Map. The legal basis for the adoption of an Official Map is also in the Pennsylvania Municipalities Planning Code. An Official Map would show the exact location of existing and proposed streets based on detailed surveys for the entirety of the Township. The purpose of an Official Map is to allow property owners in the Township to know of the intention to develop or expand the transportation network. Under the provisions of an Official Map Ordinance, when a parcel of land identified for future construction is proposed for development, the Township would have the opportunity to acquire that portion of the property needed for a future street or to begin condemnation proceedings to acquire such property.

While this is an important and effective tool for implementation of the Comprehensive Plan, its priority is the lower of the controls previously mentioned due to the extensive amount of work required to create the plans for such an Ordinance.

### WATER SUPPLY PLAN

In an effort to guarantee safe, reliable, and adequate water supplies for current and future residents of the Township, the Allen Township Board of Supervisors adopted a Water Supply Plan in 1999 which was prepared by the Allen Township Authority. This plan lays out the areas of the Township to be served by different water companies. That plan is considered to be incorporated as part of this Comprehensive Plan.

### CAPITAL IMPROVEMENT PROGRAMMING

The demand for project funding usually exceeds availability. Sound fiscal planning is necessary. The Township programs projects over a given time frame. A more formalized approach to funding and implementation of projects is through Capital Improvement Programs.

Capital Improvement Programs, a third priority in implementation of this plan, schedule public improvements over a given period of time. This scheduling is based on a series of priorities established under the criteria we previously mentioned, namely, need, desire, importance, and ability to pay for such improvements.

Capital Improvements Program has many benefits:

- It helps assure projects are based on an ability to pay a schedule of needed priorities.
- It helps assure that improvements are measured against the Comprehensive Plan.
- It provides financial stability.
- It facilitates allocation of Township, Region, County, and State resources.
- It allows for residents to know when and what services will be provided.
- It can also coordinate growth and private investment with public investment so the public gets a better "bang for the buck".

Usually, a Capital Improvements Program is prioritized over a three (3) to five (5) year period and is recommended by the Township Board of Supervisors. While the previously discussed Ordinances give direction to implementation of the Future Land Use and Natural Resource Preservation Plans, the Capital Improvement Program is a tool to implement the Community Services and Transportation Plans.

A Capital Improvements Plan is currently in place for road work. It is envisioned that an Equipment Replacement Plan will also be developed.

#### TRAFFIC IMPACT FEE STUDY

In order to ensure that development pays its fair share of traffic improvements, the Township should consider studying for the enactment of a Traffic Impact Fee under the requirements of State Act 209. At a minimum, the Route 329 Corridor should be studied.

## STORMWATER MANAGEMENT ORDINANCE

The Township has recently adopted a Stormwater Ordinance which sets forth standards for stormwater facilities. It also requires development to comply with the Department of Environmental Protection Act 167 Studies for the Hokendauqua and Catasauqua Creek Watersheds. Any County proposed changes to these Ordinances should be considered by the Township.

## CONTINUING PLANNING

The Allen Township Planning Commission has directed the development of this Comprehensive Plan with recommendations to the Allen Township Board of Supervisors. While it is the function of the Planning Commission to continually review and evaluate the effectiveness of the Comprehensive Plan, the Pennsylvania Municipalities Planning Code allows the Planning Commission other responsibilities. At present, beyond the Comprehensive Plan process, the Allen Township Planning Commission is continually reviewing proposals for Subdivision and Land Development. However, at the request of the Board of Supervisors, the Planning Commission may undertake many other functions with recommendations to the Board:

- Prepare and present Zoning Ordinance revisions.
- Prepare and recommend revisions to the Subdivision and Land Development Ordinance.
- Prepare and present a Building Code and Housing Code.
- The adoption or amendment of an Official Map.
- Submit a recommended Capital Improvements Program.
- Promote public interest in and educate residents about the Comprehensive Plan and planning.
- Discuss regional planning, growth, and preservation issues with the Lehigh Valley Planning Commission and adjoining Municipalities.
- Make recommendations to all governmental, civic, and private agencies and individuals as to the effectiveness of their proposals.

## ROLE OF THE BOARD OF SUPERVISORS

It is the Board of Supervisors who are ultimately responsible for the adoption of this Comprehensive Plan and the various implementation programs to achieve this Plan. The Board of Supervisors have the final decision of any action that requires an Ordinance or expenditure of funds. It is important that the Board of Supervisors maintain a working relationship with their volunteer Planning Commission and direct various roles to the Planning Commission in the implementation of this Plan.

The Board of Supervisors should continue working with adjacent Townships and the County in formulating the regional relationships necessary to achieve implementation for the Community Services and Transportation components that cannot be done on an individual basis. The spirit of cooperation has been elevated to levels that will help insure the growth of Allen Township and its neighbors for their respective Plans.

## COMPREHENSIVE PLAN AMENDMENT PROCEDURE

Growth pressures and changes over the next twenty (20) years will cause property owners to seek revisions to zoning and, as a result, this Comprehensive Plan.

Proposed rezonings of significant amounts of land (over ten (10) acres) will be processed through a Comprehensive Plan amendment procedure. The procedure includes standards requiring the applicant to present demographic data on the projected population and assumed density of the proposal. The existing acreages and amounts of buildable lands should be shown and tabulated in each District. The applicant should demonstrate why the proposal better implements the Township Comprehensive Plan than the existing zoning. The applicant should identify how the Township could meet its population and density standards. The applicant should demonstrate that all reasonable uses will be provided with the proposal.

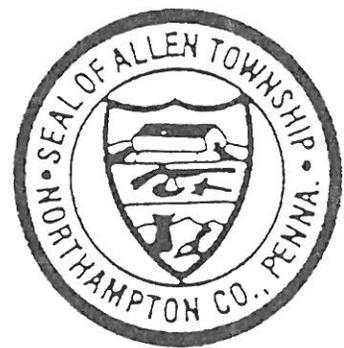
Following is an outline of the procedure to amend this Comprehensive Plan:

1. Any request for Comprehensive Plan Amendment shall be submitted to Allen Township.
2. Plans, tables, text, and data to support the request shall be submitted to include as a minimum:
  - A. Plan showing the property covered by the requested Amendment.

- B. Written description of the requested Comprehensive Plan Amendment.
  - C. Copies of the original Comprehensive Plan drawings as would be modified by the Amendment request.
  - D. Copies of text and tables from the original Comprehensive Plan as would be modified by the Amendment request or in support of the request.
  - E. Studies to evidence the impact of the Comprehensive Plan Amendment request upon Township infrastructure.
  - F. Data and report studies to evidence impact upon the Natural Features of the Township.
  - G. Filing Fee to cover cost for review, public hearings and advertisements as adopted by Resolution.
3. The Township shall undertake preliminary review of the submissions to determine completeness and adequacy of the Amendment request and support data provided.
  4. Amendment request shall be forwarded by the Township to the Lehigh Valley Planning Commission for review at least forty-five (45) days prior to a public hearing as required by the Pennsylvania Municipalities Planning Code.
  5. Copies of the Amendment request shall be forwarded to all adjacent Municipalities. In addition, a copy shall be forwarded to the School District.
  6. The Allen Township Planning Commission shall schedule and hold at least one public hearing before forwarding the Comprehensive Plan Amendment request to the Board of Supervisors.
  7. The Board of Supervisors shall hold at least one public meeting to consider the Comprehensive Plan Amendment request. The Board of Supervisors shall consider in their review the comments of:
    - A. Lehigh Valley Planning Commission.
    - B. Adjacent Municipalities.
    - C. Northampton School District.
    - D. Allen Township Planning Commission.

8. If after the public hearing the Comprehensive Plan Amendment request is substantially altered from the initial application for Amendment to the Township, the Board of Supervisors shall hold another public hearing prior to voting on the Amendment.
9. The adoption of the Comprehensive Plan Amendment is by Resolution, carried by the affirmative vote of not less than the majority of all members of the Board of Supervisors.
10. If adopted, a Comprehensive Plan Amendment shall be attached to the original Comprehensive Plan.
11. Notice of action on the Comprehensive Plan Amendment shall be forwarded to the Allen Township Planning Commission, adjacent Municipalities, Northampton School District, and the Lehigh Valley Planning Commission by the Board of Supervisors.

# BACKGROUND



- Regional Location and Setting

## REGIONAL LOCATION AND SETTING

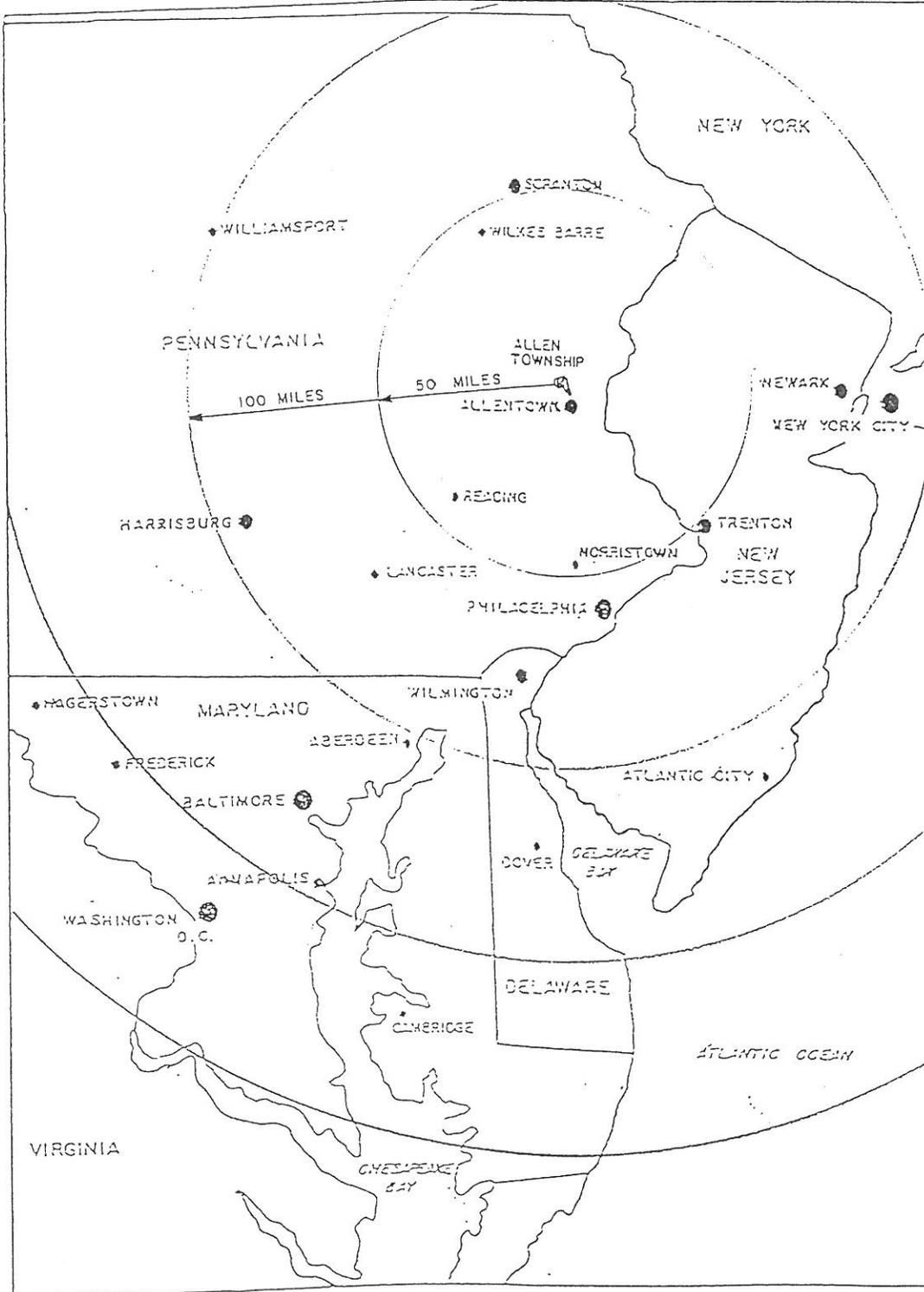
### REGIONAL LOCATION

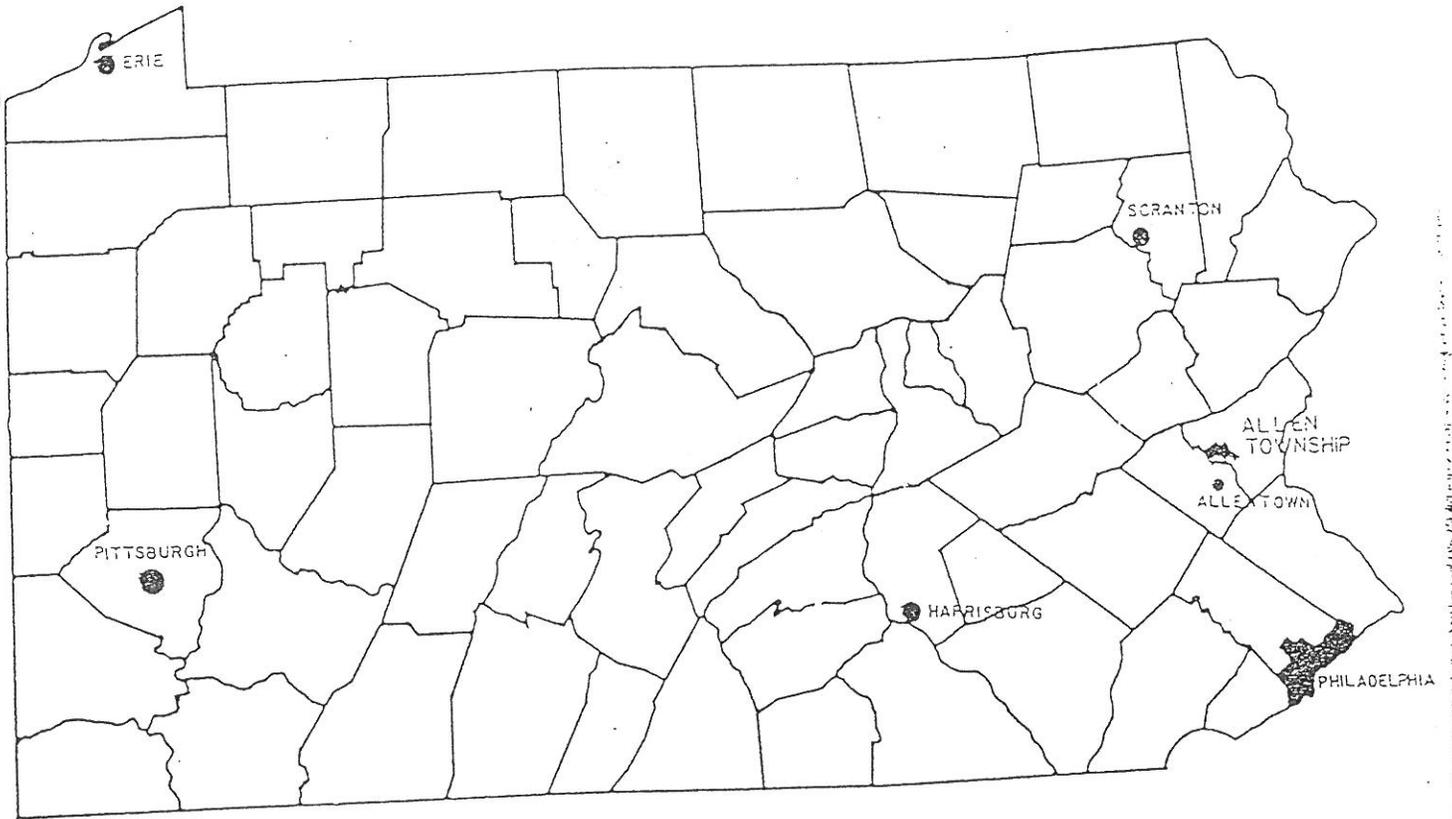
Allen Township is strategically situated in the northeast corridor of the United States. Nearly one-fifth of the United States population is accessible to Allen Township within a six-hour drive. The following Location Map reflects this strategic location within the northeast corridor. Allen Township is in the virtual crossroads of North-South, East-West transportation links within this corridor. Several major cities are within a two-to-three-hour drive of Allen Township - New York City, Philadelphia, Baltimore, and Washington. The importance of this strategic location adds to the growth pressure Allen Township and Northampton County now face.

Northampton County plays a vital role in the economy and transportation of Pennsylvania. On the fringe of the Philadelphia and New York City suburban area, Northampton County is quickly becoming the bedroom Community of that larger suburban area. With improved transportation network and communication facilities, residents of Northampton County are within commuting distance of the Newark-New York and Philadelphia work areas. Residents are making the choice to commute not only because this is a nice place to live and raise a family, but because real estate values here are modest when compared to those metropolitan areas.

# LOCATION MAP

1" = 43 Miles





- Government Profile
- Historic Resources

## GOVERNMENT PROFILE AND BRIEF HISTORY

### GOVERNMENT PROFILE

Allen is a Township of the Second Class governed by a five-person Board of Supervisors. Supervisors are elected at large for six-year terms. The Township has a Planning Commission consisting of five members appointed by the Board of Supervisors. The Planning Commission is responsible for guiding the Township's policy on growth and preparation, the direction of the Zoning Ordinance, and the review of Subdivisions and Land Developments submitted to Allen Township. In addition, the Allen Township Authority, appointed by the Board of Supervisors, is a five member Authority responsible for the supply of potable water and the collection and treatment of sewage. A five member Zoning Hearing Board is appointed by the Board of Supervisors to interpret provisions of the Zoning Ordinance, when necessary, and to hear appeals from residents of the Township. The Township retains a Solicitor and Municipal Engineer. The Allen Township Office is located on Indian Trail Road and houses the Administrative Offices and the Authority Offices.

### HISTORY

(Special thanks to Mr. Larry Oberly for providing this written history)

The original inhabitants of what is now Allen Township were Indians that had lived here for thousands of years. During their existence here they often fell victim to tribal wars or assimilations due to alliances between a variety of Indian nations. Much of the local Indian history is dominated by the Iroquois Confederation, that grew steadily in size due to wars or treaties. By the time the first whites arrived, the Lenni Lenape had long occupied the region. Their name signifies "The Original People" and they were routinely referred to as "Grandfathers" by most Algonquin speaking tribes. The English referred to them as "Delawares" because they lived in the basin of the river, named by the English in honor of Thomas West, Baron De la Ware, the first Governor of Virginia.

The Lenape and their "Original People" status, engendered a feeling of kinship with many tribes, but also a spirit of brotherhood toward all mankind. They often referred to the Whites as "brothers", Mexicans as "uncles", and Blacks as "elder brothers". This attitude toward others enabled the first settlers to live in peace and harmony with them.

These Indians were essentially farmers. Skilled and inventive they introduced their new neighbors to the cultivation of corn, beans, potatoes, squash, tomatoes, and tobacco. Corn being the

primary crop and the lack of knowledge concerning crop rotation forced them to move their villages every few years. They roasted meat on spits, boiled anything and even knew how to charcoal broil.

Politically they were very sophisticated, their chiefs governed by consensus, with the entire tribe meeting in council. It has been written that William Penn remarked "how powerful their Kings are, yet how they move by the breath of their people". Some even believe that Thomas Jefferson studied the organization of the Eastern Indians when developing their design of the U.S. Constitution. The Indians of the region relied on alliances and allegiances that were very complex to maintain relations with other nations, war was an act of last resort.

To such a people, William Penn and his Quaker beliefs was a God send. Penn wrote to them in 1682 saying, "I am very sensible of the unkindness and injustices that have been exercised toward you by people of these parts of the world (Europeans), who have sought themselves and to make great advantage by you ... but I am not such a man. The King here has given me a province in your part of the world ... I am hoping to enjoy it with your love and consent, that we may live together as neighbors and friends". The Indians responded warmly to this man they called "Onas", saying "We will live in love with Onas and his children as long as the creeks and rivers run and the sun, moon, and stars endure". Unfortunately, the passing of Penn and the control of the colony by his sons changed their relationship quickly.

Between 1683 and 1725 thousands of settlers had illegally infiltrated the vast wilderness of Pennsylvania. Among them was a band of Scotch-Irish who are credited with the creation of the first permanent white settlement in what later became Allen Township and Northampton County. Their Community was known as the Irish Settlement, but they were not Irish. They emigrated from the Ulster area of Northern Ireland but were really of Scottish and English decent. They had been brought to Ireland by Queen Mary (1553-1558) to curb the violence of Northern Ireland by driving out the Irish. Famine in Ireland added to the reasons to leave and by 1726 and the years that followed a mass exodus was underway.

Our settlement began in 1728 when a group led by Thomas Craig moved northward from Philadelphia to join James Craig who was already here. The band settled along the Catasauqua Creek just north of present day Weaversville, and along the east-west line of PA Route 329, from the Village of Clyde (PA Route 512 and Jacksonville Road) in the east to the banks of the Lehigh River in the west.

The names of the early families reads like a Who's Who of early Northampton County and they would play a major role in the creation and organization of the Township and the County. In addition to the Craig's aforementioned, they included; John Boyd, Hugh Wilson, Thomas Armstrong, Robert Gregg, James King, John McNair, John Walker, Robert Walker, James Ralston, John Hays, Arthur Lattimore, James Lattimore, James Horner, whose wife Jan (Kerr) was killed by the Indians in October 1763, Samuel Brown, and Thomas Reed. In 1731, the families of these men became pioneers of a Presbyterian Congregation under the ministry of Reverend Eleazer Wales. Their first church was located along the south side of PA Route 329, east of Walnut Street in current East Allen Township, on ground given by the Craig family. The noted evangelist of the "Great Awakening", David Brainard, noted for his "fire and brimstone" sermons came here to preach on several occasions.

The reason for settling here was the supposed excellent springs and the quality of the limestone filtered water. The most famous of these was a spring to the rear of the Weaversville Hotel. As the story goes when the settlers arrived, someone asked for a drink and an Indian squaw brought them a gourd filled with water and they liked it so much they decided to stay. Later John Hays would build the first tavern on that site.

All of this relationship between the Indians and Whites continued to be one of peaceful coexistence until 1737. In that year the Penn sons, Thomas and Richard were attempting to satisfy their late father's debts. They had begun to enforce the collection of rents and sell off many parcels of land throughout the eastern portion of the colony. So many people were unable to pay, that the Penns were in the process of trying to evict more than 100,000 squatters who moved in without buying land or paying rent to their father. As early as 1735 the Penn brothers had tried to conduct a land lottery, but to no avail. NO one was going to buy tickets for a lottery for land they already considered theirs by possession.

In May of 1735, the Penn brothers held a meeting with the Indians at Pennsbury, their father's home. Among the Indian leaders in attendance were Chief Lappawinzo of the Village of Hokendauqua and Tishcohan his advisor. There they disclosed the existence of a deed signed by three Lenape chiefs on August 30, 1686. The deed agreed to convey lands north of the "Neshaminy Purchase" which had gone as far north as Wrightstown in Bucks County. The size of the land transfer was to be as far as a man could walk in a day and one half, then eastward to the Delaware River.

Thus began the infamous "Walking Purchase" which brought great attention to the area of what would become Allen Township. The overnight encampment was here, just south of where Pennsylvania Route 329 enters the Borough of Northampton, on the night of September 19, 1737. Edmund Yeats, one of the "walkers", fell in the Hokendauqua Creek not far from the present Township Municipal Building. He would have drowned but for the fact that Edward Marshall (the only man to complete the walk) stopped to hold him up in the water. Yeats was in terrible shape showing signs of a "stroke", he was blind after the fall and died three days later. By noon on September 20, 1737, Marshall had reached a point north of the Town of Jim Thorpe on the Broad Mountain.

To add insult to injury, the Penns drew a line to the Delaware River at a right angle to the line of the walk, and not the river itself. Thus the Purchase went as far north on the Delaware as the area of Bushkill above present day Stroudsburg, rather than approximately as far north as present day Bangor. Now with the land secured from the Indians, it could be sold by the Penns to raise money for their father's debts.

To the squatters living in the region this was a mixed blessing. While they had lived on the land without buying or renting it, they must now raise the capital to purchase their farms. The Penns on the other hand faced another problem, there was so much land it was dirt cheap and if the squatter could not afford to buy it, he could just move on west.

Between 1737 and 1740 much of the land in the area was sold by the Penns. Life in our Agrarian Community went on as usual. But the Scotch-Irish here were soon joined by German and other immigrants. The new influx of people and the desire to get their crops to grist mills and markets along the creeks and junctures of rivers, soon created a need for roads. Likewise, many found it difficult to travel to Doylestown where the Bucks County Court and offices were located.

In June of 1746, petitioners from the area asked the Bucks County Court to establish the boundaries of a new Township as follows:

From the mouth of the Monokosey up the middle branch of said creek to the Blue Mountains, and thence by said mountains to the west branch of the river and then down said branch to the mouth of the Monokosey.

The petitioners were ordered to produce a draft of the proposed Township at the next term of Court. They included: Hugh Wilson,

James Carruthers, George Gray, James Ralston, Francis Limfield, Jonathan Riddle, William Young, James Horner, Jonathan McNeely, Thomas Boyd, Samuel Barron, Christopher Armbrist, Michael Favion, Joseph Lattimore, William Clendinnen, Thomas Craig, Jonathan Walker, James McAlexander, Thomas Hutchinson, Joseph Kerr, Robert Clendinnen, William Detur (Deiter), James Allison, Arthur Lattimore, William Boyd, Jonathan Rausbery (Roseberry), Henry Deck, Peter Doll, Joseph Pelly, Robert Lattimore, William Craig, Jonathan McNair, James Craig, Jonathan Kerr, Samuel Brown, Joseph Wright, Jonathan Delur (Detur) James Gray, William McConnel, Thomas Thompson, Christian Doll, Roland Smith, Frederick Aldimus (Altemos), Thomas Biers (Beers), Jonathan Kennedy, William McCaa, Jonathan Cock (maybe Cook or Koch), David Kerr, James Kerr, Robert Dobbin, Jonathan Boyd, Thomas Armstrong, Jonathan Clendinnen, Jonathan McCartney, Michael Clyde, James Kennedy, Simon Drom (Drum), Christian Miller, Joseph Biers, Frederick Miller, and Joseph Brown.

The Township was of course created, but there are conflicting dates as to when. Some historians have used the submission date of June 10, 1748, others use the date the petition was confirmed and recorded by the court, June 25, 1748. The original Township was named MILL CREEK Township and contained 29,000 acres of land. The Catasauqua Creek was then called Mill Creek because of the number of grist mills found on its banks.

Soon after the erection of Mill Creek Township, inhabitants of the southwest branch of the Delaware (the Lehigh River) asked to be included in the Township and refer to it as "Allen's Town Township". This was confirmed and recorded September 23, 1749. By 1750, Allen Township included all of East Allen Township and Hanover Township, both in Northampton and Lehigh Counties. Later it would include part of present day Whitehall and North Whitehall Townships as well. Hanover was split off in 1798, East Allen in 1842. The other areas became a part of Lehigh County March 6, 1812.

Northampton County was created out of Bucks County on March 11, 1752. Thus it came to pass that Mill Creek or Allen Township was formed almost four years before the erection of the County. Now organized politically, the inhabitants could begin to solve their transportation problems and build their economies on a solid foundation.

Unfortunately, good times don't last forever. By 1755, there was difficulty arising out of European politics and especially how the new American colonies would interact with their French neighbors to the north in Canada. The French had built their empire here on a strong fur trade with the Indians. The English on the other

hand forced the Indians off of their land and took control. In the struggle for domination of North America, the Indians would side with the French.

By the summer of 1755, there was talk of war between England and France, this meant the potential for conflict between the Indians/French on one side and the English/Colonists on the other. In November of 1755, the potential became reality in the region when the Moravian Missionary settlement at Gnadden Hutten was the site of a massacre that preceded the "Great Runaway." As the settlers vacated the frontier and went to Bethlehem for safety, the governor sent Benjamin Franklin with the Bucks County Militia to defend the region. As the result of meetings with the leaders of the Township and County, the settlers moved home and constructed fortresses to defend their families and their land in the spring of 1756. Most famous of these locally is the "Wilson Blockhouse" that has been reconstructed on the Municipal grounds of the Borough of Northampton.

Following the close of the conflict between England and France, an Indian uprising known as Pontiac's Rebellion took place, which also manifested itself in the form of the "Stenton Massacre" in Allen Township. During the summer of 1763, John Stenton a property owner along the Lehigh River near the PP&L substation on West 27<sup>th</sup> Street, applied to Northampton County for a license to operate a public house of entertainment. The location of this tavern was not on his property, rather it was located along Howertown Road (where the power lines cross the road) just south of the Allen Township Fire Company. The tavern operated for just three months.

On the morning of October 8, 1763, it was attacked by Indians. They had waited in the dark for the militia under Capt. Jacob Wetterholt to arise after spending the night at Stenton's, on their way to Fort Allen near Weissport. While in the woods they were set upon by Jane Horner, wife of James, who had set out for Stentons with a fire box as her fireplace had gone dark overnight. They tomahawked her to death to prevent her from spreading the alarm. They attacked when the militia rose to get breakfast and some men were sent to check the horses. Three militiamen including Wetterholt were shot along with John Stenton, only Sergeant McGuire survived. The Indians continued their bloody ways west across the Lehigh River and into present day Whitehall Township.

Families that lost members to the Indians that day included: James Allens, Andrew or William Hazlet, and Frederick Kratzer in Allen. Across the river they attacked the families of John Mickley, John Schneider, Jacob Alleman and Nicholas Marks. Once again, the land was covered in blood and the inhabitants fled to Bethlehem as they had done before.

There is little known about why the Indians chose these families. Was it a situation brought on by relations with the Indians on a much higher level or was it the result of individual retribution for past deeds? No one will ever know for sure, but it is probably a combination of both theories, with many just being in the wrong place at the wrong time.

Oddly this became the last of the Indian troubles in the Township. From this point forward the families were free to concentrate on their farms and enterprises. That is until the American Revolution and the service of many in the Flying Camps. The most famous to die was the Rev. John Rosbrugh of the Allen Township Presbyterian Church. Already an older gentleman, he had urged his parishioners to enlist and offered to go as their chaplain. His leadership inspired many of the Township to serve and they marched to Philadelphia, arriving there on Christmas Eve of 1776. He was killed by the enemy just before the outbreak of the Battle of Trenton, stabbed seventeen times by bayonet while kneeling at the base of a tree.

Other notable soldiers from the Township included General Robert Brown and Colonel John Siegfried. Robert Brown later served in the Congress of the United States from 1796 to 1814, also served as the first State Senator to serve from the region. Siegfried operated a ferry across the Lehigh River near present day 21<sup>st</sup> Street in Northampton. The village where the ferry was located became known as Siegfrieds, later Siegfried's Bridge and became a part of Northampton in 1901.

Villages sprang up over time, as centers of commerce, usually along or at major intersections of transportation. These creeks, rivers, and streams were often named for some prominent landowner or businessman. Examples of this are Kreidersville, Weaversville, Howertown and Seemsville. Each can be traced to someone of great standing in their neighborhood.

Kreidersville was named for Conrad Kreider (1736-1828) who operated a tavern, store and several mills on the Hokendauqua Creek. During the Revolution he conducted a census of wagons that might be appropriated for military use. The Village first appears on maps of the area around 1826. By 1845, it contained about 15 dwellings.

Weaversville was named after the first postmaster appointed there in 1831, Michael Weaver. In 1832, the Village contained six (6) dwellings and a store, by 1850 it was about the size of Kreidersville. The post office closed there on November 15, 1908.

Howertown named for Frederick Hower, who owned a farm just north of the intersection of Pennsylvania Route 329 and Howertown Road, appears on maps as early as 1826. By 1851, there were eight (8) to ten (10) dwellings, a store, a school, Union Church and the Audenreid Tavern in the Village.

Seemsville is the newest of these villages named for the Seem family, which owned a large farm in the area. It was named around 1860 and had a tavern owned by Henry Koch. Its post office opened July 17, 1889 and closed May 31, 1906.

From the mid 19<sup>th</sup> century, the Township operated its own schools. These one and two room structures provided a public education to students who were often in walking distance to the school that housed all grades. As the population of the Township grew, the grades taught were reduced with students going to high school either in Coplay or Northampton. The Allen Township School District passed into history in the 1956 reorganization of schools throughout the State. This State action reduced the number of school districts in Pennsylvania from more than 2400 to 501. Each district was free to join neighboring districts to accomplish that task. Voters here chose to join the Northampton Area School District.

It is interesting to this writer and teacher, that in 1882, the Allen Township School District had 25 duties for teachers ranging from maintaining the building and furniture to setting the time for recess. Students, on the other hand, had just 14 rules ranging from when they could come on to school grounds, to paying for repairs and replacement of school district property that they damaged. They also had to provide their own books and supplies as specified by the Board of Education. In 1882, George Stem was President of the Board and Sylvester Hower was Secretary.

Religion has played a strong role in the life of the Township citizens. In addition to the Presbyterian Church already noted, other churches have evolved. Most of the early churches had started out as Union Churches. That is, they began as homes to two (2) different congregations, usually Lutheran and Reformed. There was an early Mennonite congregation that met at the intersection of Howertown Road and Horner Road in what is now a private residence. Their burial plot is located along Mud Lane just east of Howertown Road. This church was made up of people who migrated here from Berks County, settling in Siegfrieds and then moving to the Howertown Road location before disappearing into history.

Of the Union Churches, Zion Stone is the oldest. Its origin dates back to around 1750 when services were held in the area. But it was not until 1771 that the members decided to erect a church. On June 18, 1772 the cornerstone was laid. Since so few churches of that era were made of stone, it has always been known as Stone Church.

The Lutheran congregation eventually left the Union in 1970, and joined other Lutheran congregations in the area, (from St. John's Howertown and St. Peter's Seemsville) to become Good Shephard Lutheran of Kreidersville. Their new church was dedicated in April of 1972.

St. John's Howertown was erected in 1835 and the cornerstone laid June 8<sup>th</sup> of that year. That building was torn down in July 1905 and a new church constructed in 1906. Like Zion Stone, the congregation that stayed in the older buildings when the Union Churches were dissolved were Reformed congregations now known as congregations of the United Church of Christ.

The newest church in the Township was dedicated in May of 1978. The Assembly of God Church, located on Cherryville Road, had originally met at 1356 Main Street in Northampton, forming in 1958.

While the history of the Township has been dominated by farms, the citizens certainly felt the impact of both the first and second Industrial Revolutions in America. As noted prior, the grain grinding industry was the first business venture to dominate the region. The abundance of streams made this possible. It was also this abundance of water that led to other notable businesses, especially the Lehigh Coal & Navigation Company Canal that dominated the commerce of the mid 19<sup>th</sup> Century. Originally developed to deliver coal to Philadelphia, the Canal provided an inexpensive way to move goods and passengers north from the "City of Brotherly Love".

The Canal consisted of 56 locks and nine (9) dams, it dropped 354.7 vertical feet over a distance of 46.01 miles. It was 60 feet wide at the top and 45 feet wide at the bottom and was five feet (5') deep. There were four (4) aqueducts and 22 culverts, some with double arches of 14 feet. "Working with simple earth moving tools--scoops, shovel, and wheel-barrow--the workers dug the complete system in just two (2) years: (Miller, John P., The Lehigh Canal, 1979). The boats traveled on the Canal from 4:00 A.M. until 10:00 P.M. Crews consisted of two (2) people. The boats carried up to 100 tons of anthracite coal downstream, and brought passengers and goods back up stream for many years.

Eventually, the Canal would be replaced by the Lehigh Valley Railroad which began making inroads into their business as early as 1855. The Canal did not fail all at one time, however, as sections came into disrepair they were phased out with commercial operations officially ending in 1931. Several of the major locks and many locktenders' homes were located in what was then the Township.

Cement manufacturing actually began in the Township during the building of the Canal. Early attempts at making cement began on the property currently held by the Tri-Boro Sportsmen along the Lehigh to make a crude cement used to coat the walls of the Canal and hold lock stones in place. It was not Portland Cement. That process arrived in the Township as the Nineteenth Century drew to a close, in the form of the Atlas Cement Company.

Soon the Atlas was joined by the Lawrence Portland Cement Company and the entire Lehigh Valley would become known as the "Cement Capital of the World". Indeed, much of the cement used to build the eastern urban centers, and all of the cement that built the Panama Canal, came from our vast limestone deposits. Unfortunately, the Second Industrial Revolution that brought these plants also created larger towns and the need for services that a Township could not deliver. As a result, Northampton was born soon after the turn of the Century. Coupled with the loss of other areas to the politics of the Nineteenth Century that carved out East Allen, Hanover and the other Townships, Allen Township settled back to being a Community of family held farms, interspersed with small Villages with entrepreneurial type businesses.

Today many of the family held farms have disappeared. While many an open field still remain, the largest parcels of land are now being controlled by commercial farm operators or industrialists. As the urban sprawl of the second half of the Twentieth Century has made inroads, land development has been slow and controlled compared to many other areas of the Lehigh Valley. This has been due in large part to the lack of public water and sewers necessary to handle the growth in population.

- Natural Features

## NATURAL FEATURES

Utilization of the land in the Township is impacted by natural features such as topography (steep slopes), geology, hydrology, woodlands, and animals and plants. How these features influence Allen Township's development and their continued preservation are reviewed below.

### TOPOGRAPHY

Allen Township, containing 11.2 square miles, is located in the western section of Northampton County and borders Lehigh County.

The majority of the steep slope areas in the Township are located along the stream corridors.

The accompanying Natural Features Map shows two categories of steep slopes:

Areas with grades greater than twenty-five percent (25%),  
and  
Areas with grades between fifteen (15%) and twenty-five (25%)  
percent.

Construction is difficult on steep slopes. It is costly to build on and is susceptible to erosion when soil is disturbed if not restabilized properly. A goal of the Township is to restrict construction on slopes between fifteen (15%) and twenty-five (25%) percent and prohibit construction on slopes over twenty-five percent (25%).

### GEOLOGY

The need for wellhead preservation is important especially in the limestone areas in the south of the Township. While limestone formations produce excellent agricultural soils, they are subject to other problems. Sinkholes formed in limestone cause buildings, roads, and other structures to collapse or to be damaged. Sinkholes do occur naturally but can be induced by construction or farming activities when an area's drainage patterns are altered.

An additional difficulty with limestone is the possibility of groundwater contamination. Limestone areas generally have shallow soil that does not allow filtration from onlot sewage systems. Shallow limestone soils frequently contain fractures in the underground rock. These fractures provide direct channels for improperly treated wastewater to enter underground aquifers.

As geology is not a dynamic factor, the geology mapping and information contained in the 1968 Plan is referenced herein.

The discussion and studies of the geologic structures of an area with respect to a Comprehensive Plan are usually for the determination of adequate water supply for development and growth. However, the industrial climate of the area is greatly affected by the geology in that the limestone located in this area has supplied cement and limestone products to the world.

The three major types of geologic formations are described below:

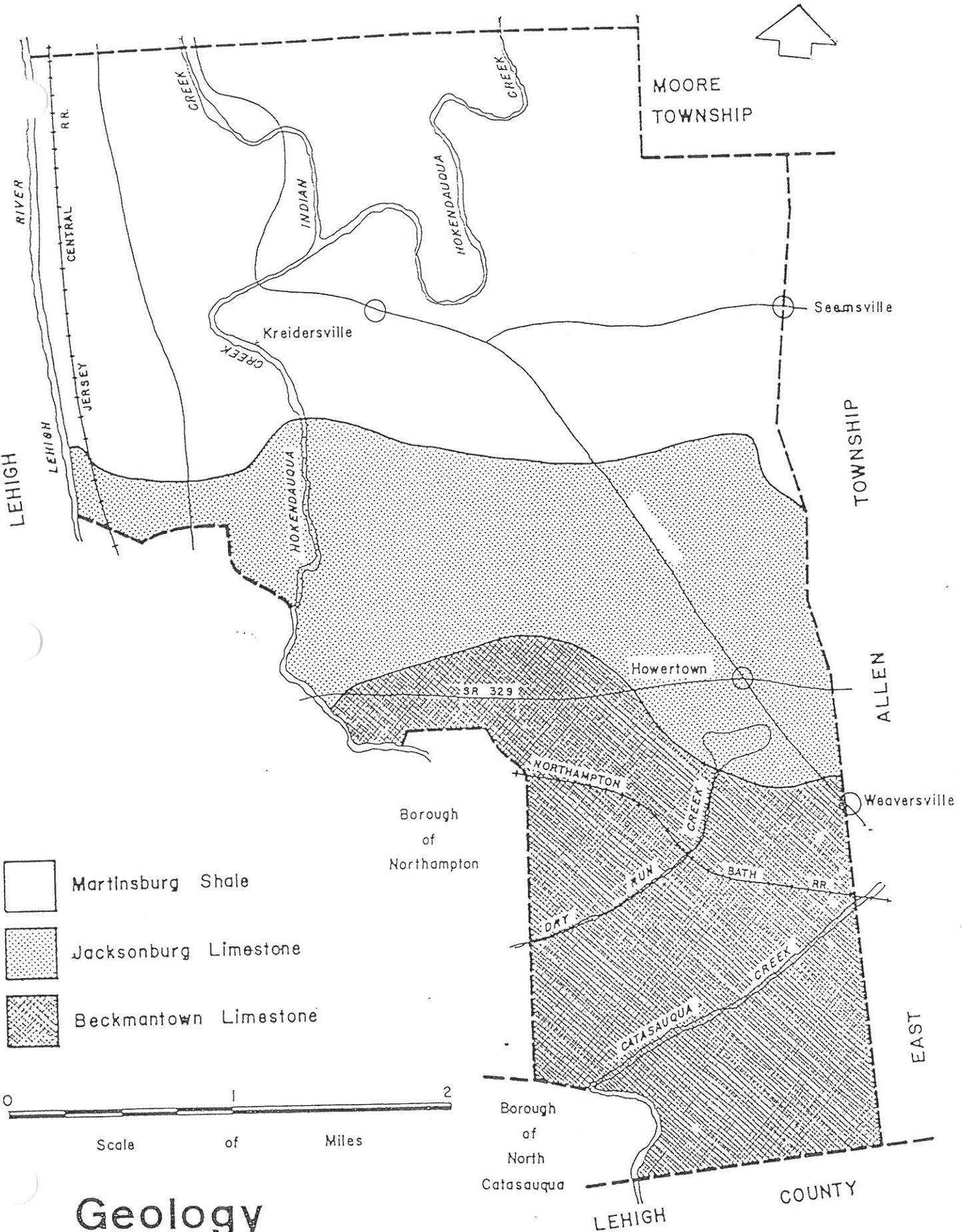
1. Martinsburg Shale - is located in the northern third of the Township. This shale, which has metamorphosed to slate, yields considerable quantities of water. Generally, supplies are reached in the first 300 feet below the ground surface. The thickness of this formation is approximately 11,000 feet.
2. Jacksonburg Limestone - is within the areas where the cement operations exist. This formation is known as cement limestone and is made of massive beds, 100 to 200 feet in thickness. Much of this limestone grades up into argillaceous limestone known as "cement rock", which needs no blending for the creation of Portland cement. The product can be used in the process as quarried. Well yields are larger in the Jacksonburg area than in the "cement rock formations", having produced an excess of 100 gallons at depths of 200 to 300 feet.
3. Beckmantown Limestone - covers the southern third of the Township and overlays the Jacksonburg formations. This area of limestone is a combination of blue-gray dolomites yielding large quantities of water from the cavernous areas or solution channels of rock, but little or no yield from the solid limestone areas. Water is hard, but usually contains only small amounts of dissolved iron. The Beckmantown formation is approximately 1,000 feet thick.

A Location Map, Figure 3 of the 1968 Plan, indicates the geology formations discussed.

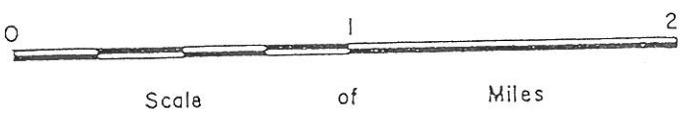
#### SOILS

Soil types and their characteristics are important to areas serving agricultural and residential development.

Some soils are well-drained, erode easily, do or do not support good growth of general agricultural products. In the review of soils with respect to the comprehensive planning, a most important requirement of the soil is its ability to accept and absorb the effluent from subsurface sewage disposal systems. Most domestic sewage in the Township is handled by onlot subsurface systems.



-  Martinsburg Shale
-  Jacksonburg Limestone
-  Beckmantown Limestone



# Geology

## Allen Township

### Northampton County

Figure 3

Most of the soils within the Township have good permeability, however, steep slope conditions, depth to bedrock and groundwater contamination can cause considerable problems with respect to safe drinking water.

The State of Pennsylvania has enacted legislation known as Act 537, "Pennsylvania Sewage Facilities Act", which required all Municipalities to review their existing conditions and plan for future facilities. In addition, this Act has prepared minimum design criteria with respect to on-site sewage facilities. The Township is currently undertaking an Act 537 Study.

A list of the dominate soil types in the Township are described in Table 6. The soils are rated with respect to the degree of limitation for on-site sewage installations. These limitations can be overcome totally or partially dependent on how much the property owner is willing to spend for the installation. Also, the knowledge and experience of the contractor installing the system can lessen these possible problems.

Location of soil limitation areas are shown on Map 7 and the prime agricultural soils are shown on Map 6.

Based on the summary of major soil types, it is indicated that approximately two-thirds of the Township's soil presents problems to the type of development which is occurring - individual dwelling construction and required onlot sewage facilities. The soils, in many instances, would be acceptable as to their permeability, however, shallow bedrock and water table locations increase the possibility of well and stream contamination.

On-lot investigations with respect to the soils permeability, depth to bedrock and water table, existing slopes, and proximity to water courses and wells for each new system should prevail to determine specific locations of favorable areas.

TABLE 6 MAJOR SOIL TYPES OF ALLEN TOWNSHIP			
Soil Type	Limitations for Sanitary Sewage On-site Disposal	Agricultural	Limiting Factors
Ryder Silt Loams	Severe *	Fair to Poor	Shallow depth to bedrock, slopes
Frenchtown Gravelly Silt Loam and	Severe	Poor	High water table
Wayland Silt Loam	Severe	Fair	High water table and flooding
Berks & Weikert Shale Silt Loam	Severe *	Not Recommended	Slope, shallow depth to bedrock

TABLE 6 MAJOR SOIL TYPES OF ALLEN TOWNSHIP			
Berks Shaly Silt Loam	Severe to Moderate *	Fair to Poor	Slope, depth to bedrock
Riverwash	Severe	Fair	Slope, seasonal high water table, slow permeability
Fogelsville Silt Loam	Slight *	Fair to Poor	Slope conditions
Washington Silt Loam	Moderate to Slight	Fair to Excellent	Slope depth to bedrock
Comly Silt Loam	Severe	Fair	Slope, seasonal high water table, slow permeability
Wiltshire Silt Loam	Severe	Fair to Poor	Local flooding

\* Possible Groundwater Pollution

Source: Northampton County Soils Survey

#### HYDROLOGY

The Township has a well distributed system of streams. Three streams, Hokendauqua, Dry Run, and the Catasauqua traverse various areas of the Township. In addition, the Lehigh River extends along sizeable distances of our borders. A number of small tributaries to these streams add to the water supply. Of course, a number of flood plain areas exist along various intermittent parts of most of the streams and have a strong bearing on the utilization of these land areas. The flood plains are legally designated stream corridors which are prone to flooding and are governed by the jurisdiction of the Township Subdivision and Land Development Ordinance.

Characteristic to 100 Year flood plains are wetlands, alluvial soils, hydric soils and high water table soils.

Major 100 Year flood plains were studied in detail by FEMA and plotted on maps available for public information. A specific purpose of the FEMA Study was to allow insurance for existing properties in the flood plains and help new residences to locate outside of the designated flood plains.

Wetlands are generally seasonal or year-round marsh areas. These areas protect groundwater and provide wildlife habitat. They are not good construction sites.

Alluvial soils, hydric soils, and high water table soils indicate where chronic or occasional wetness may weaken foundations or otherwise constrain construction.

The accompanying Natural Features Map shows the hydrological features and associated drainage basins within Allen Township. Four subdrainage areas are delineated for internal planning purposes; they include the following:

- Lehigh River
- Hokendauqua Creek
- Dry Run Creek
- Catasauqua Creek

Each of the watersheds has been included within an Act 167 Stormwater Study. Each study has been adopted by the Township.

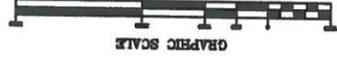
#### WOODLANDS

The woodlands of Allen Township are mainly "second growth" forests in which trees have regenerated in an area that was once cleared. Woodlands are important because they reduce stormwater runoff, soil erosion, flood damage, and stream sedimentation problems. Trees help to hold soils in place along steep slopes and preserve the character of the topography. Woodlands also serve as breaks and barriers against undesirable use. Importantly, woodlands provide habitat for wildlife.

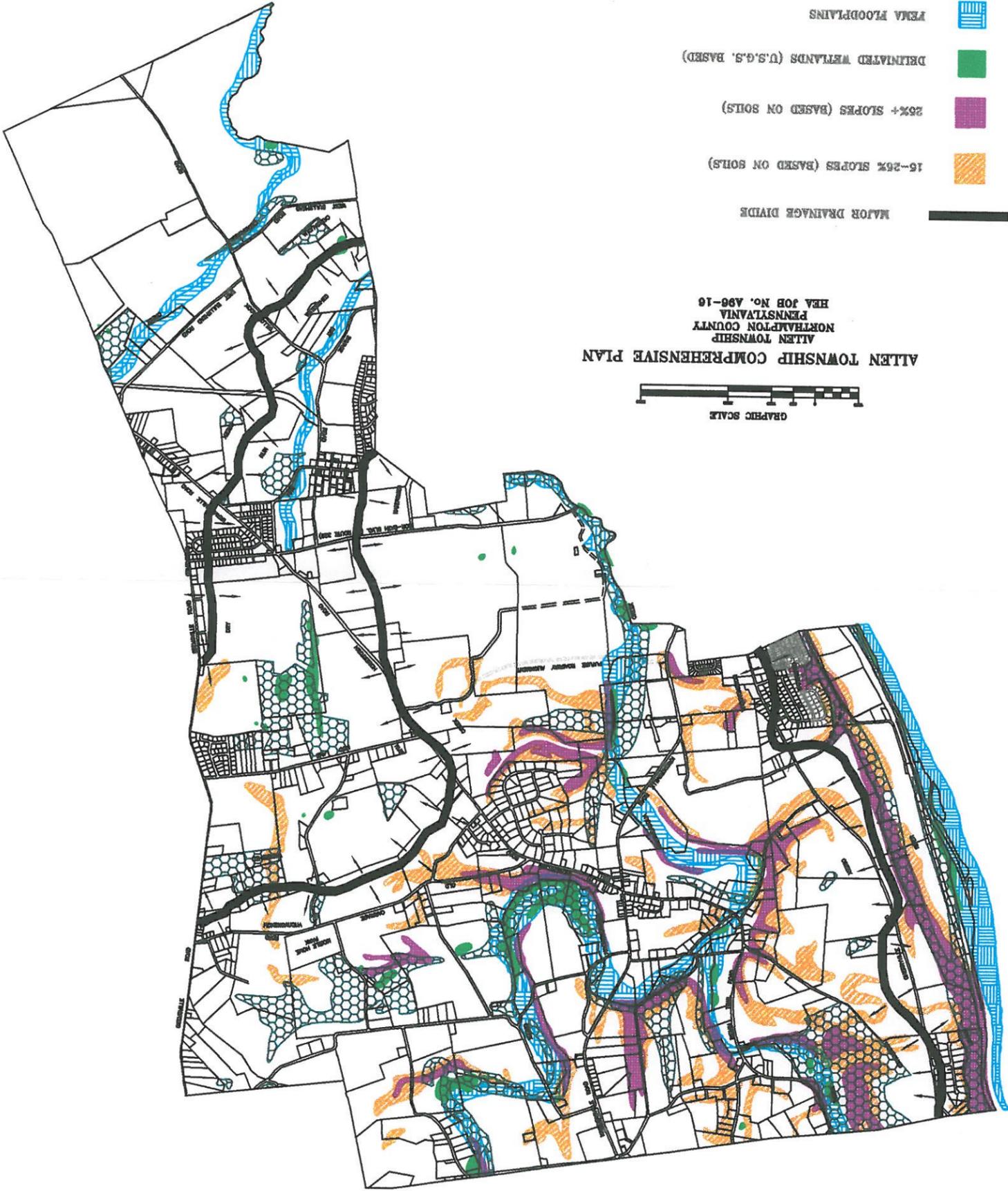
Allen Township has several isolated wood lots scattered throughout the Township. A large woodland area exists south of Mud Lane and also along the steep banks of the Hokendauqua.

MAP 5  
NATURAL FEATURES  
SEPTEMBER 21, 1998  
REVISED NOVEMBER 10, 1998  
REVISED JANUARY 10, 1999  
REVISED FEBRUARY 24, 1999

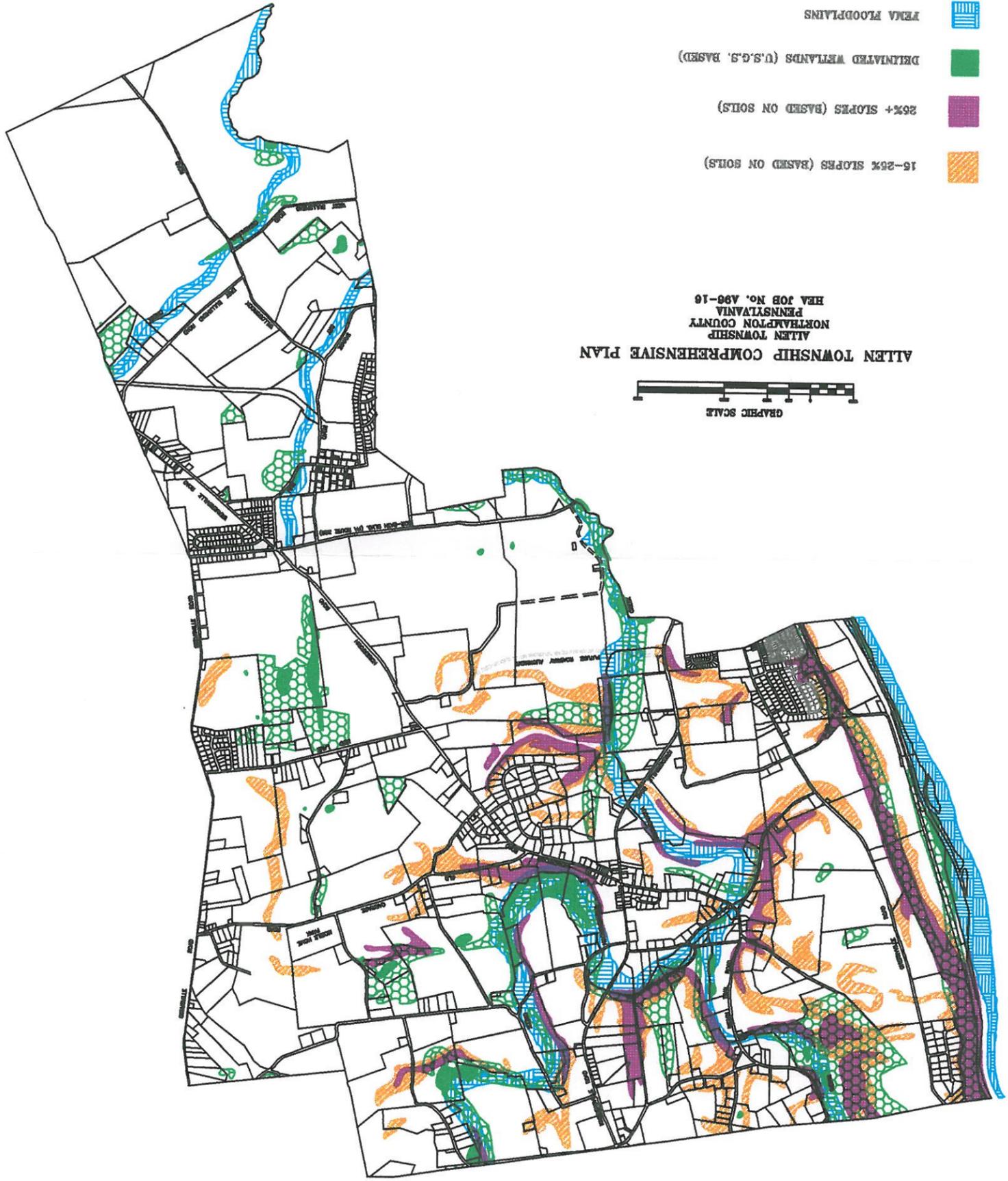
ALLEN TOWNSHIP COMPREHENSIVE PLAN  
NORTHAMPTON COUNTY  
PENNSYLVANIA  
HEA JOB NO. A96-10



- WOODLANDS 
- LEMA FLOODPLAINS 
- DEMINATED WETLANDS (U.S.G.S. BASED) 
- 25%+ SLOPES (BASED ON SOILS) 
- 15-25% SLOPES (BASED ON SOILS) 
- MAJOR DRAINAGE DIVIDE 



MAP 9  
CONSERVATION AREAS  
SEPTEMBER 21, 1998  
REVISED NOVEMBER 18, 1998  
REVISED JANUARY 18, 1999  
REVISED FEBRUARY 24, 1999



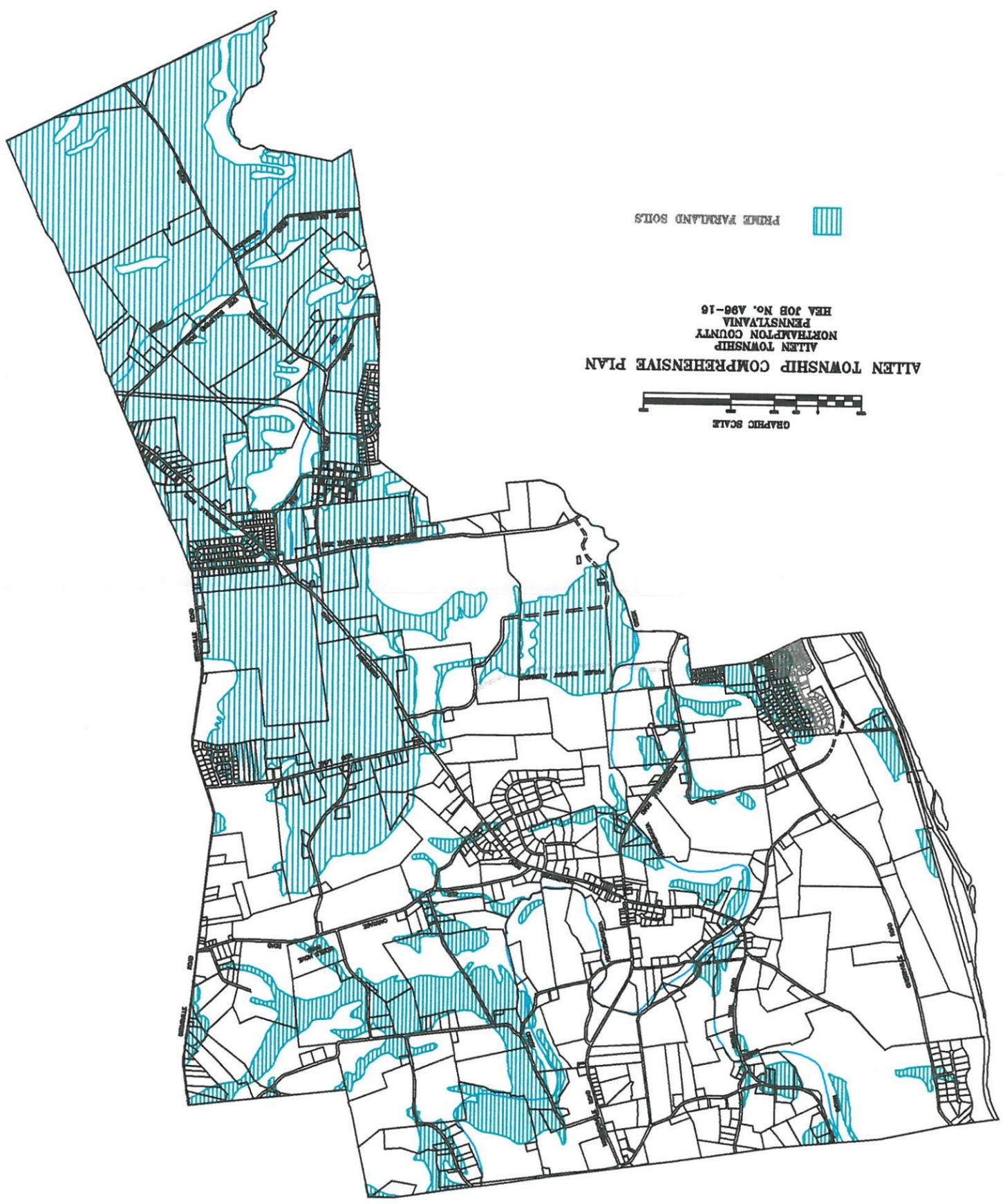
ALLEN TOWNSHIP COMPREHENSIVE PLAN  
NORTHAMPTON COUNTY  
PENNSYLVANIA  
HEA JOB NO. A98-18



- WOODLANDS 
- FEMA FLOODPLAINS 
- DEGRADED WETLANDS (U.S.G.S. BASED) 
- 25%+ SLOPES (BASED ON SOILS) 
- 15-25% SLOPES (BASED ON SOILS) 

MAP 8  
PRIME FARMLAND  
SEPTEMBER 21, 1998  
REVISED NOVEMBER 16, 1998  
REVISED JANUARY 18, 1999  
REVISED FEBRUARY 24, 1999

ALLEN TOWNSHIP COMPREHENSIVE PLAN  
PENNSYLVANIA  
NORTHAMPTON COUNTY  
HEA JOB NO. A98-16  
PRIME FARMLAND SOILS

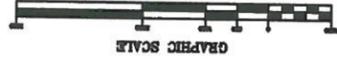


MAP 6A  
EXISTING PROPERTY IN  
AGRICULTURAL SECURITY AREA  
SEPTEMBER 21, 1988  
REVISED NOVEMBER 16, 1988  
REVISED JANUARY 16, 1989  
REVISED FEBRUARY 24, 1989

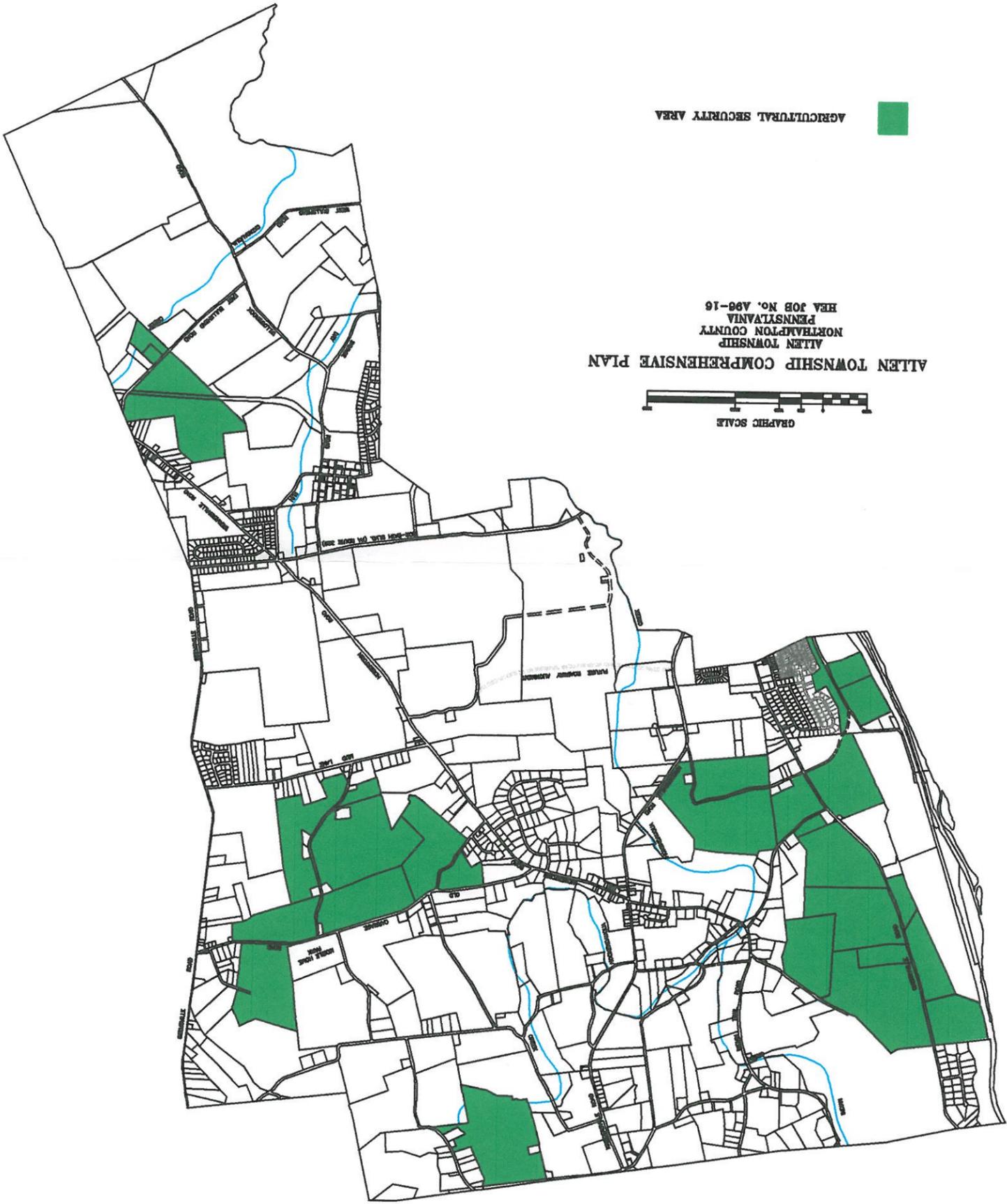
AGRICULTURAL SECURITY AREA



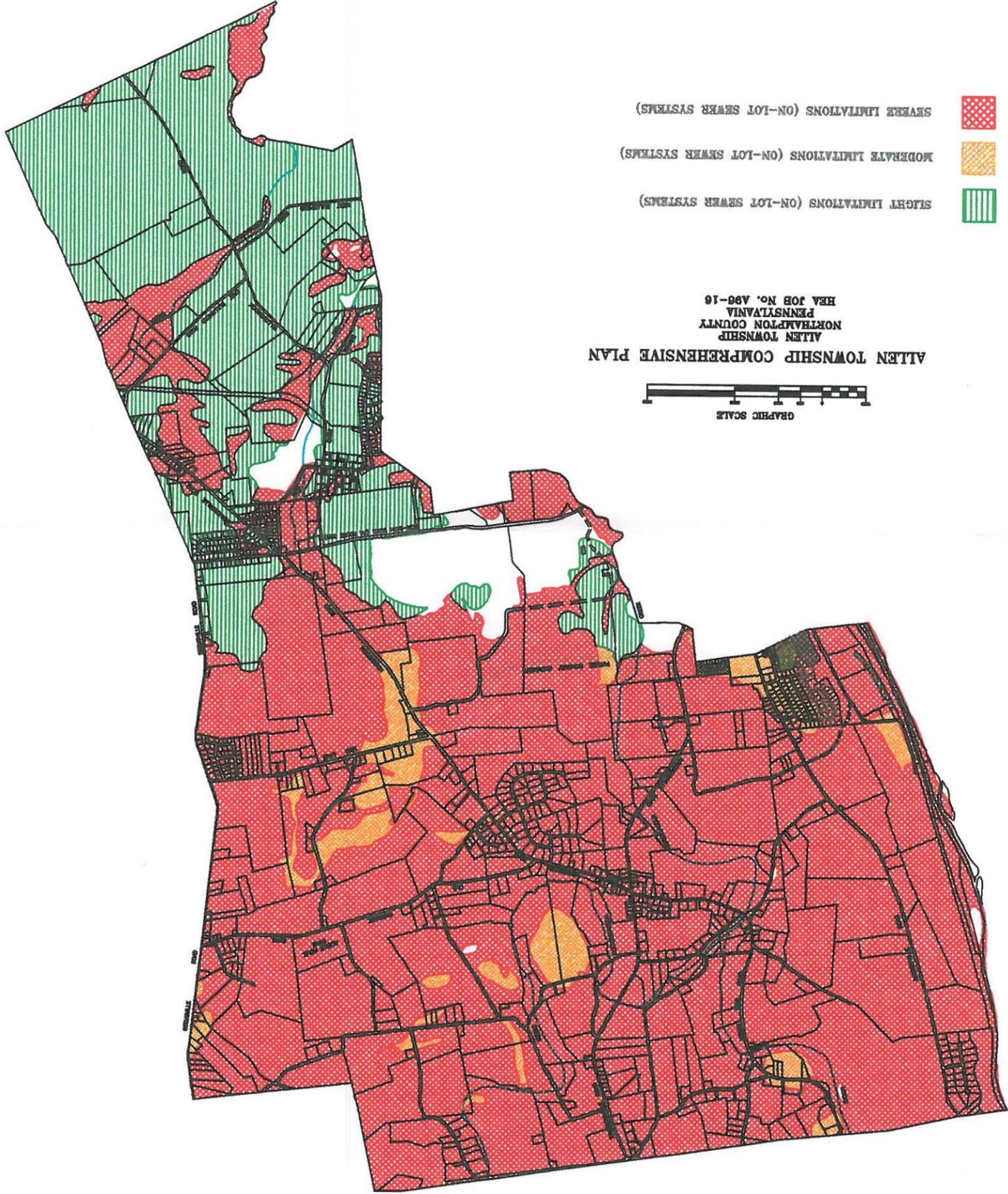
ALLEN TOWNSHIP COMPREHENSIVE PLAN  
ALLEN TOWNSHIP  
NORTHAMPTON COUNTY  
PENNSYLVANIA  
HEA JOB NO. A98-16



GRAPHIC SCALE



MAP 7  
SEPTIC LIMITATIONS MAP  
SEPTEMBER 21, 1986  
REVISED NOVEMBER 18, 1988  
REVISED JANUARY 18, 1989  
REVISED FEBRUARY 24, 1999



- Population
- Housing
- Employment

POPULATION, HOUSING AND EMPLOYMENT

The purpose of analyzing demographic data from the Census is to establish past and present population characteristics, housing needs, and the type and localities of employment. Our goal is to analyze only the key indicators from the volumes of the 1990 Census information in order to evaluate trends, future land needs, and possible resident needs as specifically tabulated in the 1998 Lehigh Valley Planning Commission publication Lehigh Valley Profile & Trends.

POPULATION

The period from 1960 to 1980 saw very high percentage increases in Township population, possibly due to the success of local industry (i.e., cement and steel). The Township percentages were significantly higher than the County as a whole. The decade from 1980 to 1990 saw very little growth and Allen Township had a smaller percentage of growth than the County.

TABLE 7 - TOTAL POPULATION

<u>YEAR</u>	<u>ALLEN TOWNSHIP</u>			<u>NORTHAMPTON COUNTY</u>		
	<u>PERSONS</u>	<u>NUMBER CHANGE</u>	<u>PERCENT CHANGE</u>	<u>PERSONS</u>	<u>NUMBER CHANGE</u>	<u>PERCENT CHANGE</u>
1960	1,183	88	8.0%	201,412	16,169	8.7%
1970	1,856	673	56.9%	214,545	13,133	6.5%
1980	2,465	609	32.8%	225,418	10,873	5.1%
1990	2,626	161	6.5%	247,105	21,687	9.6%

Table 8 indicates the gender of population in Allen Township in 1990 compared to that in Northampton County.

TABLE 8 - GENDER - 1990

<u>AREA</u>	<u>TOTAL POPULATION</u>	<u>MALES</u>		<u>FEMALES</u>	
		<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>
Allen Township	2,626	1,318	50.2	1,308	49.8
Northampton County	247,105	120,190	48.6	126,915	51.4

There are no special conditions in Allen Township which alter the generally fifty-fifty ratio between total males and total females. There are slightly higher males statistics for Allen Township when compared to Northampton County which is indicative of a Suburban/Rural Township mix.

An important characteristic is the average number of persons per household. In 1990, the average number of persons per household in Northampton County was 2.61 persons while in Allen Township it was 2.84 persons. While these numbers are generally comparable, in 1980 there were 3.08 persons per household in Allen Township. The reduction to 2.84 persons per household in 1990 is a significant indicator of the changing patterns of families. During this past decade there were obviously smaller family units and a tendency for younger people to be in apartments or other types of residential units and apart from their parents. These factors probably account for the increase in the number of dwelling units during the decade. See Table 9 below.

TABLE 9 - HOUSEHOLD CHARACTERISTICS

<u>AREA</u>	<u>1980</u>	<u>1990</u>	<u>AVERAGE PERSONS PER HOUSEHOLD</u>	
	<u>ALL PERSONS</u>	<u>ALL PERSONS</u>	<u>1980</u>	<u>1990</u>
Allen Township	2,465	2,626	3.08	2.84
Northampton County	225,418	247,105	2.73	2.61

The last analysis in the distribution of population is persons by age in Allen Township compared to Northampton County.

TABLE 10 - PERSONS BY AGE

	<u>ALLEN TOWNSHIP</u>		<u>NORTHAMPTON COUNTY</u> <sup>1</sup>	
	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>
Under 5	155	5.9	16,479	6.7
5 to 9	183	7.0	16,385	6.6
10 to 14	199	7.6	15,458	6.3
15 to 19	181	6.8	17,337	7.0
20 to 24	163	6.2	19,091	7.7
25 to 34	346	13.2	39,015	15.8
35 to 44	516	19.6	37,450	15.2
45 to 54	369	14.1	25,304	10.2
55 to 64	241	9.2	23,567	9.5
65 to 74	204	7.8	22,261	9.0
75*	69	2.6	14,758	6.0

<sup>1</sup> Lehigh Valley Planning Commission

Table 11, 1990 Ethnicity, reflects that Allen Township is predominately a white, middle class Community. This is substantially different from Northampton County but similar to neighboring Townships.

TABLE 11 - 1990 ETHNICITY

<u>ETHNIC GROUP</u>	<u>ALLEN TOWNSHIP</u>	<u>NORTHAMPTON COUNTY</u>
WHITE	99.2	92.0
BLACK	0.1	2.1
NATIVE AMERICAN, ESKIMO, OR ALEUT	0.0	0.1
ASIAN OR PACIFIC ISLANDER	0.2	0.2
HISPANIC ORIGIN (ANY RACE)	0.5	4.7

TABLE 12 - 1990 EDUCATIONAL LEVELS AND INCOMES

	<u>ALLEN TOWNSHIP</u>	<u>NORTHAMPTON COUNTY</u>
EDUCATION		
Percent High School Graduates (Ages 25 <sup>+</sup> )	70.0%	73.1%
Percent College Graduates (Ages 25 <sup>+</sup> )	19.5%	16.7%
INCOME		
Per Capita	\$14,871	\$14,562
Median Household	38,250	\$32,890
Median Family Unit	44,700	\$38,347
% of Families Below Poverty Level	0.8%	4.9%

HOUSING

A significant indicator of the Community's development is the manner and condition in which the population is housed. The evaluation of housing characteristics and residential areas in Allen Township indicates the desirability of the Community as a place in which to live.

Overall, housing conditions in Allen Township remain good. There is a wide variety of housing types and sizes within the Township with a considerable number of older homes of all sizes located mainly in the villages and on the farms. Most of the newer housing is found in developments, generally where public water and sewage are available, housing strips along rural roads tend to be in fill lots mostly with onlot water and sewage systems. Since the original Township Zoning Ordinance, the number of mobile homes, largely located in parks, has not increased significantly.

In 1980 there were 836 housing units in Allen Township. In 1990 the number of housing units had grown to 925, an increase of 10.6% or 89 units. Following is Table 13 showing the 1990 housing characteristics for Allen Township.

TABLE 13 - 1990 TOTAL HOUSING UNITS

<u>AREA</u>	<u>TOTAL HOUSING UNITS</u>		<u>1980 - 1990 CHANGE</u>	
	<u>1980</u>	<u>1990</u>	<u>NUMBER</u>	<u>PERCENT</u>
Allen Township	836	925	89	10.6

Table 14 shows the Building Permits issued in Allen Township from 1991 through 1998. These generally represent the years after the 1990 Census and indicate an additional population of Allen Township. If each Building Permit is a new dwelling unit and if each dwelling unit is multiplied by 2.84 persons per household, the resulting addition to population would be 343. The total 1998 population of Allen Township is an estimated 2,969 persons.

TABLE 14 - BUILDING PERMITS FOR DWELLINGS

<u>YEAR</u>	<u>ALLEN TOWNSHIP</u>
1991	12
1992	8
1993	6
1994	8
1995	4
1996	34
1997	27
1998	22
<b>TOTAL</b>	<b>121</b>

The percent of housing units connected to public water systems in Allen Township is 22.7%, and the number connected to public sewer collection and treatment systems are 11.0%.

EMPLOYMENT

Employment opportunities in Allen Township have been stable over the past decades. Table 16, Labor Force, shows the male population has remained relatively stable within the labor force, while the percentage of females in the labor force has increased considerably. This is indicative of national trends and not peculiar to Allen Township.

TABLE 15 - LABOR FORCE

PERCENT OF POPULATION 16 OR OVER				
ALLEN TOWNSHIP				
	1980		1990	
	Male	Female	Male	Female
Labor Force			812	654
Not Labor Force			239	372

TABLE 16 - 1990 OCCUPATIONS

PERSONS AGE 16 AND OVER		
	NUMBER	PERCENT
Managerial & Professional Specialty Occupations:		
Executive, Administrative, & Managerial	123	8.7%
Professional Specialty	242	17.1%
Technical, Sales, & Administrative Support:		
Technicians & Related Support	24	1.7%
Sales	118	8.3%
Administrative Support, including Clerical	292	20.6%
Service Occupations:		
Private Household	0	0
Protective Service	20	1.4%
Service, except Protective & Household	141	9.9%
Farming, Forestry, and Fishing Occupations	13	0.9%
Precision Production, Craft, & Repair Occupations	197	13.9%
Operators, Fabricators, and Laborers:		
Machine Operators, Assemblers, & Inspectors	139	9.8%
Transportation & Material Moving Occupations	55	3.9%
Handlers, Equipment Cleaners, Helpers, & Laborers	54	3.8%
<b>TOTAL</b>	1,418	100.0%

Over the past decade, a significant difference in the work force has been its mobility. Table 18, Transportation to Work, and Table 19, Travel Time to Work, indicate the mobility and pressure placed upon the residents of Allen Township. A trend, to be expected to increase in the future, is the number of people working in their homes as technological advances continue.

TABLE 17 - 1990 TRANSPORTATION TO WORK

Car, Truck, or Van:	
Drove Alone	1,137
Carpooled	216
Public Transportation:	
Bus or Trolley Bus	0
Streetcar/Trolley Car	0
Subway or Elevated	0
Railroad	0
Ferryboat	0
Taxicab	0
Motorcycle	7
Bicycle	0
Walked	13
Other Means	7
Worked at Home	32

A significant change is the amount of time involved in traveling to work. Table 18 shows the average travel pattern for workers with the mean travel time to work being 19 minutes. While comparable data is not available for past decades, we are sure that this is an ever increasing trend. Individuals can live in the pleasant surroundings of Allen Township with their families and still be able to seek work opportunities in the more urban area which offers higher incomes.

TABLE 18 - 1990 TRAVEL TIME TO WORK

Did Not Work At Home:	
0 - 4 Minutes	29
5 - 9 Minutes	169
10 - 14 Minutes	219
15 - 19 Minutes	266
20 - 24 Minutes	277
25 - 29 Minutes	151
30 - 34 Minutes	161
35 - 39 Minutes	30
40 - 44 Minutes	24
45 - 59 Minutes	33
60 - 89 Minutes	14
90 or more Minutes	7
Worked At Home	32

- Existing Land Uses

## EXISTING LAND USE

Land Use is the most basic component of the Comprehensive Plan. Zoning is the implementation tool used to achieve a Land Use Plan. Allen Township is mostly Rural, but parts of it are Suburban. Since the 1968 Comprehensive Plan, land use patterns have changed.

Land Use analysis deals with the amount, the intensity, and the character of land uses for agriculture, conservation and recreation, residences, commercial and industrial businesses, and public facilities. Land Use analysis is necessary for many reasons:

- A. Land Use will help everyone understand the development trends that have created the existing Land Use pattern.
- B. A Land Use analysis indicates changes in the way of life for the family and the market forces behind that change.
- C. The end product of a Land Use analysis when combined with zoning density patterns will reveal, in the next sections of this document, what lands will be needed to accommodate the future growth of the Township.
- D. The Land Use analysis will be used to measure the success of the last thirty (30) years of planning and if the 1968 Comprehensive Plan goals and objectives were achieved.
- E. The Land Use Plan will form a basis to implement goals and objectives for the next twenty (20) years as well as the wishes of existing residents.

Land Use surveys were made in 1997. Predominant factors in forming Land Use patterns include:

- 1. The productivity of the agricultural areas. Many areas, lush and productive, have been under cultivation since the eighteenth century.
- 2. Proximity to the urban work centers of Allentown and Bethlehem.
- 3. The desire to find a way of life outside of the above urban centers exerting growth pressure to the Township.
- 4. Expanding utilities and growth from the Borough of Northampton.

TABLE 19 - LAND USE COMPARISON

<u>LAND USE</u>	<u>PERCENT</u>	<u>1996<sup>1</sup> ACRES</u>	<u>PERCENT</u>	<u>1966<sup>2</sup> ACRES</u>
Agricultural, Vacant & Conservation	74.2	5,314.6	82.0	5,872.2
Residential	14.1	1,012.7	6.8	483.8
Commercial, Industrial, Wholesaling, and Warehousing	2.2	157.2	4.5	321.0
Utilities, Transportation, and Communication	4.6	329.0	2.8	197.8
Recreation, Open Space, Public, and Quasi-Public	4.9	352.5	4.1	291.2
<b>TOTALS</b>	<b>100.0</b>	<b>7,166</b>	<b>100.0</b>	<b>7,166</b>

<sup>1</sup> Lehigh Valley Trends and Profiles - 1998

<sup>2</sup> Allen Township Comprehensive Plan - 1998

AGRICULTURE AND CONSERVATION

Agricultural lands have declined in usage since 1966 when 82.0% of the land was in agriculture, vacant, and conservation uses. Today, that same category accommodates only 74.2% of the land. In thirty (30) years, five hundred fifty-eight (558) acres were converted to other land uses.

Agriculture is still the largest single use category in the Township. Farming is prevalent in almost every area of the Township.

The conservation areas consisting of steep slopes, woodlands, wetlands, and flood plains generally occur in close proximity to each other and are located along the stream valleys in the Township. The current Conservation Zone restrictions have kept these areas fairly free of development.

RESIDENTIAL

Past residential building trends in the Township have been sprawling and scattered. The developments of Drexel heights and East Allen Gardens were planned as onlot sewer with very small lot sizes. Allen Village was planned for onlot sewer and underwent modern onlot sewer planning.

Two recent events have caused a change in the type of residential development in the Township. The first was finalizing sewer and water agreements with Northampton Borough for specific areas of

the Township. The second was a change in Zoning allowing a conditional use within the RS and VC Zones which permits smaller lot sizes if the homes will be served by an extension of an existing public water and public sewer system. These changes have allowed the developments of North Hills, Boro View, and Atlas Estates to develop. There is one Mobile Home Park located in the Township along Old Carriage Road. This park predates any modern Mobile Home Park regulations.

#### BUILT ENVIRONMENT

Significant cultural resources exist throughout the Township. Large farm houses reflect the importance of agriculture in the 18<sup>th</sup>, 19<sup>th</sup>, and early 20<sup>th</sup> Centuries. Many of these structures are being retained and lived in. The Village of Kreidersville is a collection of various types of architecture from the past two Centuries.

Not only are the archeological findings from Native Americans to be preserved, historic building and structure types are aesthetic and cultural assets which improve the quality of life.

#### COMMERCIAL AND INDUSTRIAL BUSINESS

The existing commercial development is concentrated in close proximity to the Kopper Penny intersections along Route 329 and along Weaversville/Howertown Road. A smaller, neighborhood commercial area exists along Cherryville Road just outside of the Borough of Northampton. There are also several small commercial uses scattered throughout the Township along rural roads, occurring much as residential growth has.

The once dominant cement industries in the area are all but gone. Only the quarries remain. The existing industrial development is confined mainly to the old Atlas Cement property.

#### PUBLIC FACILITIES

This Land Use category includes Utilities, Recreation and Open Space, Community Facilities and Roads. From Table 20 it can be seen that the growth in this Land Use has not been impacted nearly as much as the residential. Any cause for this Land Use increase for utilities and roads is a direct impact of the subdivisions that have occurred in the past twenty-five (25) years for other land uses. The Community facilities have increased due to a number of trails and greenways sponsored by the County.

TABLE 20 - EXISTING LAND USE

1997 FIELD LOG COMMERCIAL/INDUSTRIAL USES		
MAP ITEM	USES/DESCRIPTION	STREET
1	Recycling Center	Willowbrook Road
2	Garage/Inspection Station	Savage Road
3	Salvage Business	Savage Road
4	Plastic Recycling	Atlas Road
5	Concrete Cutter	Weaversville Road
6	Hardware Supply	Weaversville Road
7	Nursery	Weaversville Road
8	Office/Machine Shop	Atlas Road
9	Income Tax Service	Drexel Drive
10	Auto Sales	Howertown Road
11	Gas Station/Mini Market	Howertown Road
12	Office	Route 329
13	Warehouse Storage	Route 329
14	Photographer	Rout 329
15	Offices/Brickyard	Route 329
16	Truck Leasing	Route 329
17	Trucking Company	Route 329
18	Gas Station/Mini Market	Route 329
19	Day Care	Howertown Road
20	Insurance Agency	Howertown Road
21	Offices	Howertown Road
22	Concrete Contractor	Howertown Road
23	Public Storage	Howertown Road
24	Junk (Scrap Yard)	Mud Lane
25	Welding	Howertown Lane
26	Pool Distributor	
27	Hobby Shop	Kreidersville Road
28	Portable Food Stand	Kreidersville Road
29	Lawn Mower Sales/Service	Indian trail Road
30	Saw Sharpening	Millrace Road
31	Antiques	Covered Bridge Road
32	Greenhouse	Stone Bridge Road
33	Dairy	Old Carriage Road
34	Seemsville Inn	Seemsville Road
35	Taxidermy	Seemsville Road
36	Notary Public	Seemsville Road
37	Garage/Auto Repair	Cherryville Road

1997 FIELD LOG COMMERCIAL/INDUSTRIAL USES		
MAP ITEM	USES/DESCRIPTION	STREET
38	Masonry	Cherryville Road
39	Contractor	32 <sup>nd</sup> street
40	Mini Golf/Restaurant	Cherryville Road
41	Beverage Distributor	Cherryville Road
42	Notary Public	Cherryville Road
43	Dentist	Cherryville road
44	Auto Repair	Cherryville Road
45	Orchard	Towpath Road
46	Prototyping	Cherryville Road
47	Greenhouse	Cherryville Road
48	Rod & Gun Club	Lappawinzo Road
49	Garage/Auto	Lappawinzo Road
50	Beauty Salon	Kreidersville Road
51	Veterinarian	Cherryville Road
52	Art Gallery	Cherryville Road
53	Greenhouse	Towpath Road
54	HVAC Contractor	Pond Road
55	Daycare	Weaversville Road
56	Mobile Home Park	Old Carriage Road
57	Crafts	Mud Lane

### ZONING

The Township Zoning Ordinance had significant revisions in 1983. Numerous revisions have occurred to keep pace with demand and Land Use tends over the past fifteen (15) years. Table 22 shows the acreage devoted to the different Zoning Districts within Allen Township as they existed in 1997. The importance of this Table will be related to the land capacity needs reflected in subsequent sections of this Plan.

TABLE 21 - AREA BY ZONING DISTRICT - 1997

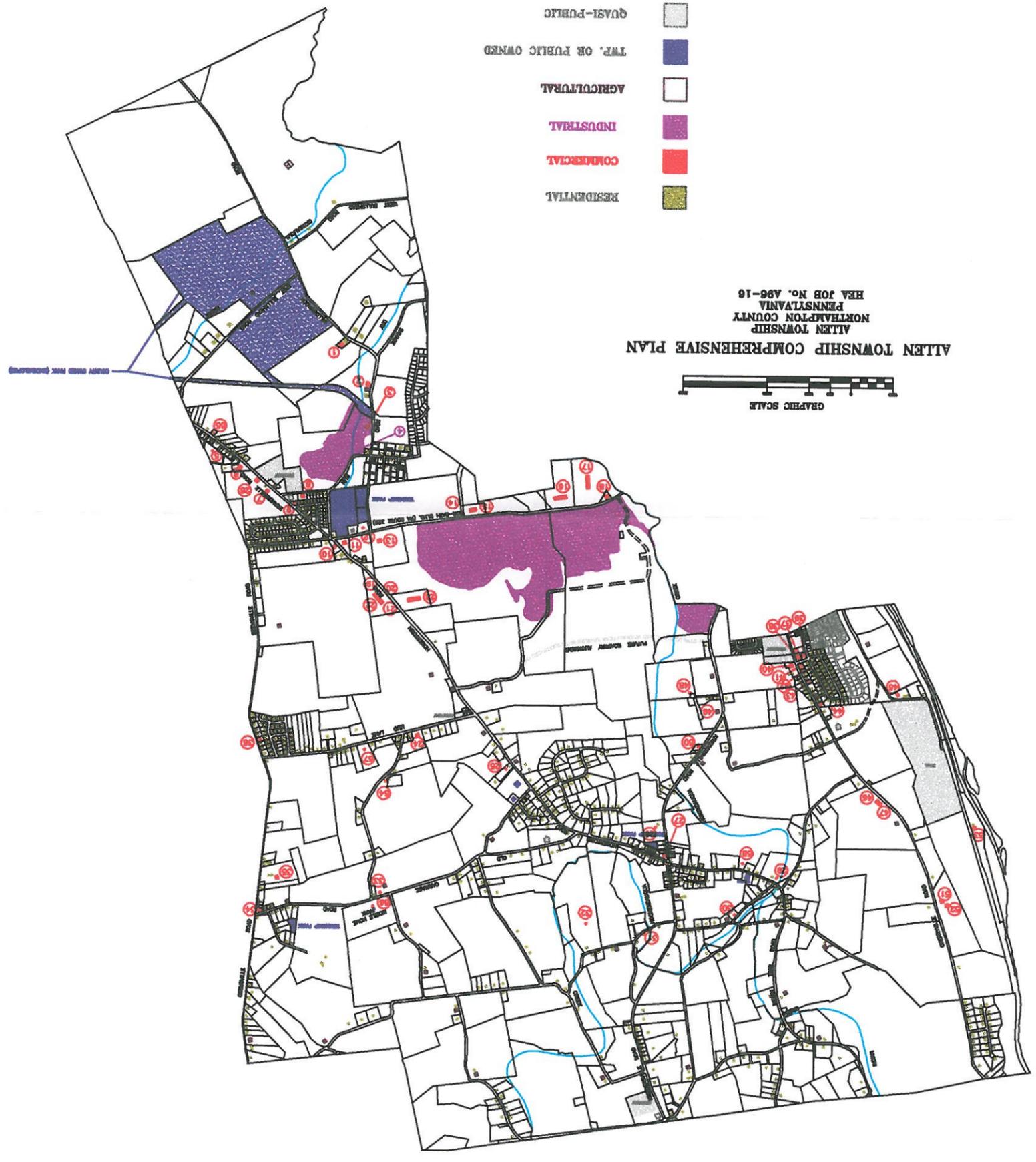
ZONING DISTRICT	GROSS ACREAGE	% OF TOTAL
C	1882.45	26.3%
I	570.03	8.0%
H-C	303.51	4.2%
V-C	481.79	6.7%
MHP	59.06	0.8%
R-A	1882.31	26.3%
R-S	<u>1986.85</u>	<u>27.7%</u>
Township Total	7,166	100.0%

MAP 8  
 EXISTING LAND USE  
 SEPTEMBER 21, 1998  
 REVISED NOVEMBER 18, 1998  
 REVISED JANUARY 18, 1999  
 REVISED FEBRUARY 24, 1999

ALLEN TOWNSHIP COMPREHENSIVE PLAN  
 NORTHAMPTON COUNTY  
 PENNSYLVANIA  
 HEA JOB NO. A96-18

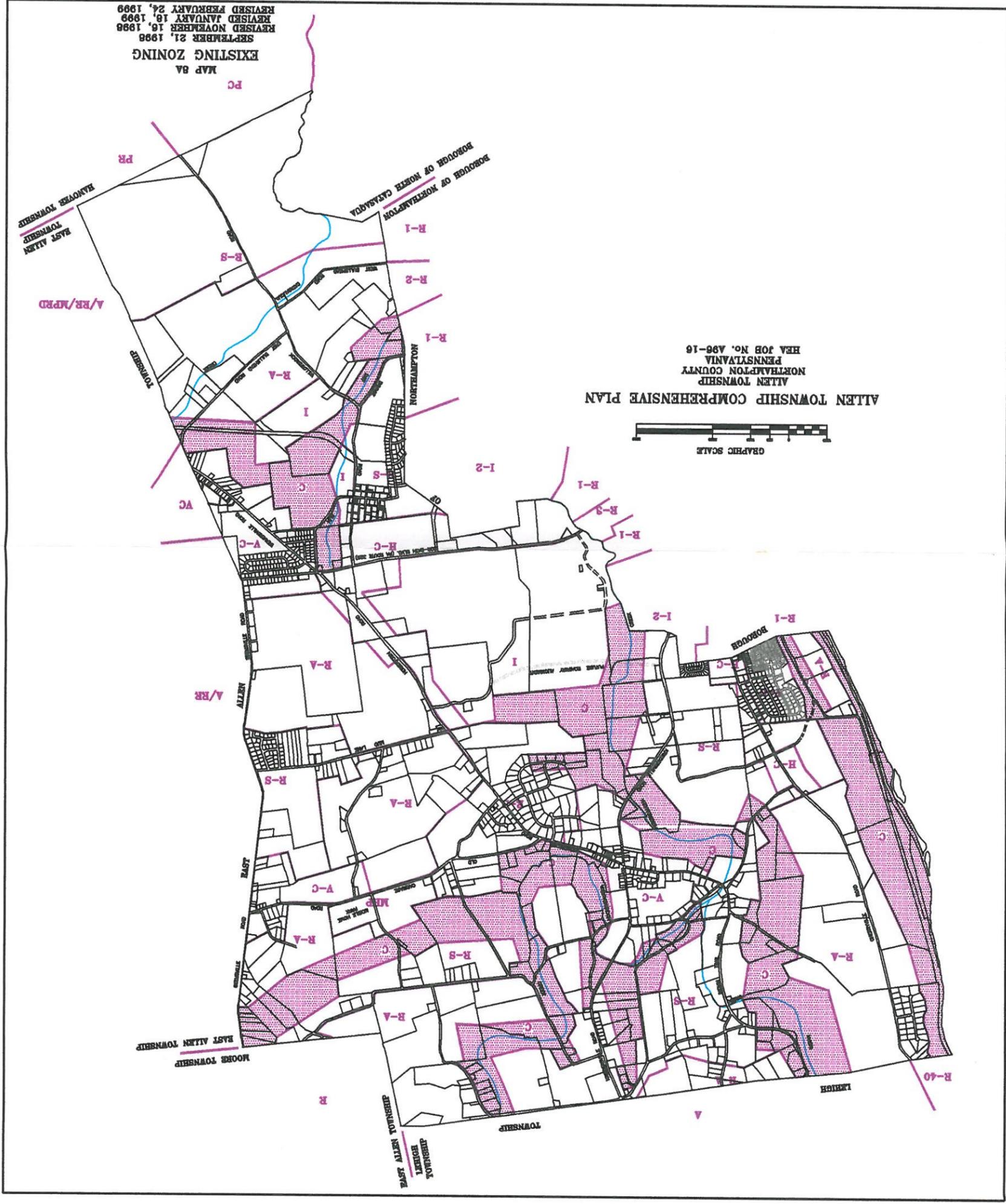


- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- AGRICULTURAL
- TWP. OR PUBLIC OWNED
- QUASI-PUBLIC



MAP 8A  
EXISTING ZONING  
SEPTEMBER 21, 1988  
REVISED NOVEMBER 18, 1988  
REVISED JANUARY 18, 1989  
REVISED FEBRUARY 24, 1999

ALLEN TOWNSHIP COMPREHENSIVE PLAN  
NORTHAMPTON COUNTY  
PENNSYLVANIA  
HEA JOB NO. A96-16



- Community Facilities and Utilities

## COMMUNITY FACILITIES AND SERVICES

Community facilities include Parks and Recreation, Municipal Buildings and Facilities, Safety Facilities (Fire, Police, and Ambulance), Schools, Public Water Distribution and Sewage Collection Facilities, Solid Waste Collection, Library, Postal Services, Churches, and Utilities. These facilities are an integral part of developing a Comprehensive Plan. They are the services a Community needs to maintain a way of life.

Community facilities and services can be publicly owned and operated, quasi-public (for example, operated by a non-profit organization), or privately operated for profit.

Community facilities and services are often taken for granted. Services staffed by volunteers find fewer persons to help and more pressure to find financial resources. Community facilities frequently lag behind the growth of other Land Uses. Often, Community facilities are formed as a reaction to serve the growing needs of residences and businesses.

Parks and Recreation is covered by a separate subsection of this background analysis.

Public buildings and other Community facilities should be located in existing villages or developments close to the people they serve.

## TOWNSHIP BUILDING

The current Township Building is located along Indian Trail Road in the old Kreidersville School. The building has undergone exterior and interior renovations. The Township Administration, Zoning, Authority, and Youth Association all have offices in this building in addition to housing the Township meeting room. Storage space is also present.

On the same property, the Township owns and maintains a truck garage and storage facility. All total, the Township owned property at the building is 2.6 acres.

## SAFETY FACILITIES

Allen Township is served by the Pennsylvania State Police for any Police calls. The Police must travel from the Bethlehem Barracks to respond to any calls.

The Allen Township Fire Company located along Howertown Road provides the primary fire protection service for the Township. The Fire Company has Mutual Aid Agreements with many of the surrounding Municipalities to provide a coordinated comprehensive service for Allen Township. Ambulance services are provided by the Northampton Regional Emergency Medical services.

#### SCHOOLS

Allen Township is part of the Northampton School District which also includes Lehigh Township, East Allen Township, Moore Township, and the Boroughs of Northampton and Bath. As part of this District, there are no public schools located within Allen Township.

The elementary schools, middle school, and high school are located in the adjacent Northampton Borough. These buildings are being studied for the potential of major expansions over the next several years. School facilities are an integral part of the Community and a focal point of life for many Township residents.

One private school exists in the Township. The Lehigh Valley Lutheran School located in the Lutheran Church along Howertown Road is a Parochial School located at the corner of Howertown and Old Carriage Road.

#### WATER AND SEWAGE

The provision of public sewage collection and treatment was initially studied in Allen Township in a report dated 1973. That report discussed the feasibility of extending public sewers to a large portion of the Township. Provisions of this plan were never enacted. The Allen Township Board of Supervisors formed the Allen Township Authority to study the water and sewer needs of the Township. To date, the Authority has undertaken many studies for both the extension of public sewer and public water into various parts of the Township.

As of this date, the Allen Township Authority does not own any public water lines, however, the Authority is in the process of finalizing an agreement with the City of Bethlehem to provide water anywhere in the Township. The Authority had previously negotiated agreements with the Northampton Borough Municipal Authority for public water in the developments adjacent to the Borough.

Regarding public sewer, the Allen Township Authority owns and/or will own sanitary sewer systems in the developments of Cherryville Heights, North Hills, Boro View, and Atlas Estates.

All sewage treatment in the Township is currently performed at the Northampton Borough Sewage Treatment Plant. To serve more of Allen Township from this Plant, the Borough has extended a twelve-inch (12") sanitary sewer Interceptor eastward along the old Atlas Railroad bed. This Interceptor currently stops in the vicinity of Atlas Estates, but can be extended further to serve more of Allen Township.

The Township is currently undertaking an Act 537 Study to determine the needs and feasibility of extending public sewer primarily to the developments of Atlas Heights and Drexel Heights.

#### SOLID WASTE COLLECTION

Allen Township has solid waste collection service provided by private collectors who are licensed by the Township. A voluntary recycling program is operational and recycling collection is provided by private haulers.

#### LIBRARY

There is no separate public library facility located within Allen Township. Northampton Borough maintains a library located within the Borough which currently serves the needs of the residents of Allen Township. Residents also have access to any of the City libraries and/or College libraries through an inter-library loan program.

#### POST OFFICES

No Post Offices are currently located within Allen Township. The Northampton Post Office provides delivery to each of the residents of the Township with a 18067 zip code.

#### CHURCHES

There are four (4) churches within the Township, as follows:

1. Northampton Assembly of God
2. Howertown United Church of Christ
3. Zions Stone Church
4. Kreidersville Lutheran

The Zions Stone Church has a very old background which dates back to the 18<sup>th</sup> Century and also contains a cemetery of a similar age. The Howertown Church also owns and maintains a cemetery on its grounds.

## PARKS AND RECREATION

In 1996, the Township adopted a Recreation Plan to address the short-term needs primarily of the existing recreation facilities in the Township. In 1997, this Plan was amended to include the purchase of the former lands of the Lehigh Coal and Navigation Canal adjacent to the Lehigh River.

The Township currently owns recreation lands in Kreidersville and Seemsville with tot lot type improvements. The Township-owned park at Howertown contains several ball fields, a recreation building, and a small playground area, as well as a basketball court and parking. Howertown Park also has a stream and a walking trail for passive recreation. The Township has done some master planning on this 20<sup>+</sup> acre site.

The lands of the former Lehigh Coal and Navigation Canal along the Lehigh River are being studied by the Township for acquisition to preserve this important river frontage for Township residents. The area would be ideal for various types of passive recreation activities.

In addition to the Lehigh River lands, the Township should look to preserve and/or acquire all riparian areas during the Subdivision and Land Development process, or if these lands become available otherwise.

## UTILITIES

The Township contains several other public utilities. Pennsylvania Power and Light Company serves the entire Township. GPU has transmission lines crossing the Township. UGI Corporation has a gas line along Willowbrook and Savage Roads which has recently been installed. Telephone service is provided by Bell Atlantic. Cable television is provided by Service Electric or RCN.

- Traffic Circulation

## CIRCULATION

Another aspect of the Comprehensive Plan is circulation or transportation. The transportation system brings people and goods to and from the Community and provides the means of movement from one activity to another within the Township. The evolution of the means of passenger transportation has left Township residents with little public transport. The only remaining method of moving from the home to activities or employment is the private automobile or non-motorized vehicles. Since a large portion of residents must travel to jobs outside the Township, the maintenance and improvement of the road system is paramount to the well being of the residents. In addition, the need of extensive school busing and the movement of goods and products to and from farm, business, and industry remain essential.

Air transportation is available to residents of Allen Township from the Lehigh Valley International, Philadelphia, and Newark Airports. All these facilities are within reasonable driving distance and can provide complete national and international service.

Local freight rail service is no longer available to serve the industrial areas of the Township. This rail line has been converted into a rails-to-trails system for a large portion of the Old Atlas Line in the Township.

With respect to bus service, there is no local bus service available to and from Allen Township. A bus system, LANTA, exists within the Lehigh Valley and provides internal bus service within the Allentown urban area. It is hoped in the future that a terminal in Allen Township may allow service to Township residents.

## STREETS AND ROADS

Today's street and road system provides a basic dual service:

1. To move traffic
2. To provide ingress and egress to land.

A single type of road cannot provide the degree of safety or efficiency necessary to accommodate both the high traffic volumes and the high speed vehicles. The Township Zoning Ordinance provided a framework for varying road types. This same hierarchy of roads remains today. The basic road categories include:

1. Interstate/Expressway - Provides for large volumes of through traffic between metropolitan areas and other centers of statewide importance. Access to the highway is allowed only at specified intersections or interchanges.
2. Minor Arterial - Provides for the movement of large volumes of through traffic between centers of major regional importance, provides connection to limited access highway systems and, secondarily, provides access to abutting lands.
3. Major Collector - Provides for inter-community travel within the County and between adjacent Counties; connecting the Boroughs and unincorporated population centers; and, provides connections to the arterial system.
4. Minor Collector - Serves traffic generators and Community facilities such as shopping centers, industrial establishments, and schools; and, also serves major subdivisions and small rural settlements.
5. Local Access - Provides access to abutting properties. Movement is at slower speeds and is secondary to land access.

Within the framework of the preceding definitions, roads in Allen Township are classified on the attached Map 4.

There are three jurisdictions of roads within Allen Township. State owned and maintained roads are designated SR with a four digit number following; Township owned and maintained roads are designated T with a three digit number following, and lastly, private roads which may have road names but no T or SR designation.

Despite the above classifications, the importance is that the street and road network is able to carry the traffic movements of its assigned function. The classifications vary by degree for safety and rapidity of vehicular movement. In addition, the number of interruptions of people and goods by driveways and other entry points dictates the classification and the degree needed of preservation and future maintenance.

TRAFFIC VOLUMES

The latest published traffic volume information is available from the Pennsylvania Department of Transportation's RMS State Roadway Summary and Roadway Management Information System. The annualized average daily traffic counts for selected roads are listed below. Also, listed is the Average Daily Traffic for several Township roads studied by the Township in 1997.

TABLE 22 - TRAFFIC VOLUMES

ROADWAYS	EST.      A.A.D.T.
Atlas Road	1,044
Cherryville Road (north of Spring Hill Road)	8,817
Cherryville Road (south of Spring Hill Road)	7,513
East Bullshead Road	1,897
West Bullshead Road	4,399
Howertown Road	11,054
Indian Trail Road	2,628
Kreidersville Road (north of Kreidersville)	3,476
Kreidersville Road (south of Kreidersville)	6,000
Old Carriage Road	826
Savage Road (north of Willowbrook Road)	3,365
Savage Road (south of Willowbrook Road)	2,196
Seemsville Road	2,290
Weaversville Road	11,582
Willowbrook Road (north of East Bullshead Road)	4,438
Willowbrook Road (south of East Bullshead Road)	3,821

THE STATE TWELVE-YEAR IMPROVEMENT PROGRAM

The State's Twelve-year Improvement Program targets the Commonwealth's improvement efforts in all modes of transportation: highways, bridges, aviation, rail and transit over a twelve (12) year period. The Lehigh Valley Planning Commission makes the candidate recommendations annually to PennDOT.

The Township road system is supported in part by the Pennsylvania Department of Transportation through Liquid Fuels Allocations. These monies are for construction, repair, and maintenance of Township roads. The funding of major highway projects by the State is usually reflected in the State's Twelve-Year Improvement Program. The 1997 Twelve-Year Improvement Program for Allen Township includes only bridge replacement and/or rehabilitation of Route 329 over the Atlas Quarry and the Dry Run.

- Township Finances

MUNICIPAL FINANCES

The accompanying Tables 24 and 25 show General Fund Revenues and Expenditures for Allen Township from the 1997 Audited Financial Report. This information is provided as a summary view of the Township's spending priorities and most important funding sources.

REVENUES

Table 24, General Fund Revenues, presents sources of funding from which Allen Township operates. Taxes account for approximately eighty-eight percent (88%) of Allen Township's revenues. Each mill generates approximately \$60,000 in tax dollars. Allen Township receives one percent (1%) of the local earned income tax. These two tax sources constitute the largest revenue to Allen Township. In addition, the Township receives one-half of one percent (0.005%) of real estate transfer taxes and has a base five dollar (\$5.00) per capita tax and five dollar (\$5.00) occupational privilege tax per person.

TABLE 23 - GENERAL FUND REVENUES

1997 AUDITED DATA		
REVENUES	DOLLARS	PERCENTAGE
Taxes	\$460,070	88.4
Licenses and Permits	1,600	0.3
Fines and Forfeits	3,924	0.8
Interest, Rent & Royalties	6,289	1.2
Intergovernmental Revenue	24,609	4.7
Charges for Services	12,230	2.3
Miscellaneous Revenues	1,845	0.4
Other Financing Sources	10,096	1.9
<b>TOTAL</b>	<b>\$520,663</b>	<b>100.0</b>

In 1967, the Allen Township revenues were approximately \$52,607 compared to the 1997 Budget of \$520,663.

EXPENDITURES

Table 25, General Fund Expenditures, reflects the current spending trends for Allen Township Government. In 1967, the total expenditures were \$30,912. In 1997, they were \$467,806. In comparison between 1967 and 1997, General Government increased about fifty percent (50%) to thirty-two percent (32%) while this category represented twenty-one point six (21.6%) in 1967. Public Safety currently represents thirteen point two percent (13.2%) of the Township Budget but only accounted for four point nine percent (4.9%) in 1967. Streets and Highways in 1967 constituted sixty-one point two percent (61.2%) of the Township Budget and today it is twenty-four point seven percent (24.7%) of the Budget.

TABLE 24 - GENERAL FUND EXPENDITURES

1997 AUDITED DATA		
EXPENDITURES	DOLLARS	PERCENTAGE
General Government	\$149,765	32.0
Public Safety	61,692	13.2
Sanitation	11,809	2.5
Highway, Roads & Streets	115,562	24.7
Other Public Works	3,856	0.8
Culture and Recreation	47,716	10.2
Debt Service	21,686	4.6
Miscellaneous	55,780	12.0
<b>TOTAL</b>	<b>\$467,866</b>	<b>100.0</b>