

Allen Township

Northampton County, Pennsylvania

Comprehensive Plan of 2017



Final Draft: March 22, 2017

Allen Township Comprehensive Plan of 2017

Acknowledgments

The Allen Township Comprehensive Plan of 2017 was prepared by the Allen Township Comprehensive Plan Task Force. In January of 2016, the municipal officials of Allen Township in conjunction with Hawk Valley Associates and CHPlanning commenced with the task of developing this Comprehensive Plan. Through this planning effort, Allen Township has successfully planned today for the needs of tomorrow. This Comprehensive Plan should provide overall guidance for future projects and planning efforts within Allen Township over the next 15 to 20 years.

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This Comprehensive Plan Update was prepared by Allen Township with the professional consulting services provided by Hawk Valley Associates and CHPlanning. The Comprehensive Plan has been prepared in accordance with the provisions established by the Pennsylvania Municipalities Planning Code and the guidelines of the Lehigh Valley Planning Commission.

The Allen Township Comprehensive Plan of 2017 was adopted by the Allen Township Board of Supervisors on _____ via Allen Township Resolution Number _____.

Allen Township Comprehensive Plan Update

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Chapter 1: An Invitation

Section 1.A: The Comprehensive Plan

The Comprehensive Plan represents the community vision of a municipality by establishing goals, objectives and policies for: natural features and resources; land use; housing and community development; historic and cultural resources; community facilities and services; parks, recreation and open space; fiscal impact and economic development; stormwater management; sewer, water and utility services; and transportation. The recommendations and action plan for these functional components should provide overall guidance for a ten (10) to twenty (20) year planning period.

Comprehensive planning is a continuous process that requires evaluation periodically to insure that the plans and policies of the community reflect the current events, philosophies and theories of the municipal officials, residents, landowners and businesses within the community. This reflection is vital to Allen Township since there is significant development activity on a local and regional level, which could change the landscape of Allen Township and the Lehigh Valley over the next twenty (20) years.

Section 1.B: Local and Regional Perspective

Allen Township is located within the western portion of Northampton County, abutting Lehigh Township, Moore Township, East Allen Township, Hanover Township (Lehigh County), Catasauqua Borough (Lehigh County), North Catasauqua Borough, Northampton Borough, North Whitehall Township (Lehigh County) and the Lehigh River. The total planning area consists of 7,207 acres of land (11.26 square miles) with a total population of 5,336 residents (2016 estimate).

While Allen Township is located within the western portion of Northampton County, it shares many demographic, socioeconomic, land use, and environmental characteristics with other municipalities within eastern Pennsylvania. Allen Township is influenced by many urbanized centers including: Allentown located 5 miles to the south; Bethlehem located 7 miles to the southeast; Easton located 12 miles to the east; Philadelphia located 50 miles to the southeast; Scranton located 48 miles to the north; Reading located 34 miles to the southwest; Harrisburg located 80 miles to the west; and New York City along with its deep sea water ports are located 75 miles to the east of Allen Township. The Lehigh Valley International Airport is also located along the southern border of Allen Township. Based upon its geographic proximity, land use composition, economic vitality and transportation network, the Lehigh Valley has emerged as an “inland port”. Map 1 depicts the geographic proximity of Allen Township.

Allen Township has experienced considerable growth and development pressures that have resulted from subdivision and land development activity over the past 50 years. According to population projections developed by the Lehigh Valley Planning Commission, the population of Allen Township is expected to increase to 8,195 residents by the year 2040, which translates into a projected growth rate of 53.6 percent over the next 25 years or 1,167 new housing units. This new residential growth will have a tremendous impact on municipal services, police and fire protection, educational centers, parks and recreation areas, open space, cultural and historical resources, the local economy, utility services, the transportation network, and the overall land use composition. In addition, Allen Township is also experiencing significant growth resulting from the distribution of products as an “inland port” within the northeast region of the United States. This growth will impact land use patterns, the transportation network and infrastructure capacities on a local and regional level.

Section 1.C: Current and Past Planning Efforts

Allen Township has a strong history of preparing and implementing plans that are intended to provide guidance over a designated period of time. The Allen Township Comprehensive Plan was initially adopted in 1968 (1968 Plan) and last updated in 1999 (1999 Plan). These plans were based upon the foundation that guidance should be provided on a municipal and regional level in an effort to implement the goals and objectives, which have been developed by the Allen Township to reflect the overall needs of the community. In addition to the 1968 Plan and 1999 Plan, Allen Township participated in or was considered as part of the following planning efforts.

<p>Lehigh Valley Comprehensive Plan (2030)</p> <p>Lehigh Valley Sustainable Communities Plan (1LV)</p> <p>Lehigh Valley Return on Environment</p> <p>Lehigh Valley Regional Housing Plan</p> <p>Lehigh Valley Regional Climate and Energy Plan</p> <p>Lehigh Valley Transportation Plan (MOVE LV)</p> <p>Lehigh Valley Transportation Improvement Program (TIP)</p> <p>Lehigh Valley Rail Freight Study</p> <p>Walk Lehigh Valley (WalkLV)</p> <p>Lehigh River Recreational Enhancement Study</p>	<p>Delaware and Lehigh National Heritage Corridor Plan</p> <p>Livable Landscapes, Open Space Plan for Northampton County</p> <p>PA Department of Transportation 12-Year Improvement Plan</p> <p>Stormwater Management Plan (PA Act 167)</p> <p>Allen Township Sewage Facilities Plan (PA Act 537)</p> <p>Allen Township Water Supply Plan</p> <p>Allen Township Parks, Recreation and Open Space Plan (2017)</p> <p>Lehigh Northampton Airport Authority (LNAA) Master Plan</p> <p>Lehigh Valley International Airport (LVIA) Long Range Plan</p> <p>Natural Heritage Inventory: Lehigh and Northampton Counties</p>
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These past and present planning effort shall be considered as part of the 2017 Comprehensive Plan.

Section 1.D: Project Organization

Allen Township has determined that the Comprehensive Plan Update of 1999 should be reviewed and updated in order to consider current and future conditions. A Request for Proposals (RFP) was issued by Allen Township on September 30, 2015. As a result, Allen Township received Proposals from qualified consultants to: conduct a community assessment; prepare a complete comprehensive plan update; and to coordinate efforts with Allen Township as stipulated by the RFP.

Hawk Valley Associates (HVA) in conjunction with CHPlanning (CHP) were selected by Allen Township to prepare a Community Assessment Report and to prepare the Allen Township Comprehensive Plan Update of 2017 in accordance with their Proposal issued on November 2, 2015. The project officially commenced in January of 2016 and concluded in May of 2017.

The Project Team (HVA and CHP) shall coordinate all efforts with the Allen Township Comprehensive Plan Task Force (Task Force), which shall include the Allen Township Board of Supervisors, Planning Commission and Manager. Additional support may be proved by the Allen Township Solicitor and Engineer as well as the Lehigh Valley Planning Commission and other agencies designated by the Task Force.



Section 1.E: Components of this Comprehensive Plan

The Allen Township Comprehensive Plan Update of 2017 was prepared considering the following subjects, which are discussed in the subsequent chapters of this document:

The Community Vision: This chapter shall include the Mission Statement established by the Task Force for the 2017 Comprehensive Plan as well as identifying the Comprehensive Plan Assessment Report and the Comprehensive Plan Survey.

The Foundation of this Plan: This chapter provides direction on how the Comprehensive Plan will be developed considering the current issues and future needs of Allen Township. The planning goals serve as guidelines for directing future growth, development and other planning activities within the community. These guidelines are broad enough to encompass all major planning considerations, but are also specific enough to guide and evaluate the progress of the functional elements contained within the Comprehensive Plan. The goals, objectives and policies were derived through interviews with the Task Force and the results of the Comprehensive Plan Survey.

Natural Features and Resources: This chapter contains a detailed inventory and analysis of the physical and natural environment including geology, soils, hydrology, topography, biology, ecology and botany. It is essential to determine the presence of important natural features, groundwater resources, prime agricultural lands, wetlands, floodplains, woodlands, soil capabilities, as well as other natural resources and environmentally sensitive land areas within Allen Township.

Historical, Scenic and Cultural Resources: Allen Township has a rich and diverse heritage that is reflected in the historic and cultural resources that are integrated within the existing land use patterns. This chapter will focus upon the identification and preservation of these historic and cultural resources in an effort to establish a community bond from past generations to future generations. In addition, a historical profile has been prepared for Allen Township.

Existing Land Use: The existing land use composition and development patterns within Allen Township are essential planning elements to formulate a plan for future growth and conservation management. This chapter will focus on the existing land use conditions, construction activity, and the subdivision and land development activity within Allen Township. This documentation shall be utilized to formulate a plan for future land use over the next 15 years.

Future Land Use: One of the most important elements in the comprehensive planning process is the charting of the future land uses and growth boundaries. This chapter attempts to reflect the goals, objectives and policies for future land use and development within Allen Township. The documentation and recommendations contained within plan shall be utilized to support the rationale utilized to chart the future land uses and growth boundaries. The Future Land Use Map will be utilized as a guide by Allen Township in considering future zoning ordinance and zoning map amendments.

Adjacent Planning and Zoning: There are eight (8) municipalities surrounding the perimeter of Allen Township. This chapter provides a regional evaluation of the existing land use patterns, zoning ordinances and comprehensive plans of each municipality to avoid potential land use conflicts and discrepancies. In addition, the Lehigh Valley Comprehensive Plan was also evaluated to avoid planning and land use discrepancies.

Community Facilities and Services: This chapter provides special attention to the community facilities and services within Allen Township including those relating to municipal government, police protection, fire protection, ambulance service, solid waste management, education and libraries. These community facilities and services are essential to the existing and future residents of Allen Township and should be carefully planned in an effort to maintain an effective level of service.

Parks, Recreation and Open Space: This chapter provides focus on the existing and future demands for recreation facilities and programs on a municipal and regional level. The planning for both passive and active recreation opportunities is a vital component to any comprehensive planning effort. As part of this effort, a detailed inventory has been developed and a spatial park analysis was performed to address recreational deficiencies and needs. Through the implementation of the recommendations contained within this chapter, recreation opportunities should be available to meet the demands of the residents within Allen Township.

Fiscal Impact and Economic Development: This chapter provides an overview of the economic and employment characteristics within Allen Township. A healthy economy provides not only needed goods and services, but also employment opportunities and tax revenues, which pay for public facilities and services. This chapter will also focus on the abilities to retain and expand economic development opportunities within Allen Township.

Utilities and Stormwater Management: Utilities provisions are essential components to support growth and development. A coordinated and cooperative approach is essential in order to properly plan utilities and stormwater management improvements within planned growth areas. This chapter will focus upon the existing and planned utility services within Allen Township and evaluate their ability to adequately support future growth and development.

Transportation and Circulation: Transportation routes often determine the general direction of growth within any community and are often deciding factors of residential, commercial, institutional and industrial developments. The effectiveness of a transportation system is measured by its ability to provide safe and efficient modes of travel on a local and regional level. Therefore, it is imperative to develop an effective plan for transportation in order to accommodate existing and future land uses within Allen Township. The objective of this chapter is to develop a detailed transportation profile and plan considering local and regional needs.

Strategic Implementation: The 2017 Comprehensive Plan must be strategically implemented in an integrated, coordinated and opportunistic manner. The purpose of this chapter is to provide direction concerning the following issues:

- How will the Allen Township Comprehensive Plan be implemented;
- Who will undertake the responsibilities for implementing specific recommendations and assignments;
- What are the tasks that will be required to successfully implement the recommendations and assignments;
- When should the recommended tasks and assignments be completed; and
- What priorities should be assigned to each recommended task and assignment.

Maps, References and Appendices: The 2017 Comprehensive Plan shall include a set of maps that will be utilized to portray existing conditions and future planning concepts. In addition, several background studies and demographic information will be included as a reference guide. The maps prepared for the 2017 Comprehensive Plan have been included as part of Appendix A.



The Allen Township Comprehensive Plan of 2017 should be considered as a continuous process that provides sound guidance and direction over the next 10 to 20 years. The content of the chapters and maps have a direct and indirect correlation with each other, but ultimately reflect the vision of Allen Township. The municipal officials should continuously monitor the effectiveness of each chapter in an effort to effectively implement the recommendations established in this Plan. Further, the entire Comprehensive Plan should be completely reviewed and updated by the year 2030 to ensure that the vision of today is consistent with current goals, objectives and policies, thus satisfying the overall vision of this Comprehensive Plan.

Section 1.F: MPC Compliance

The overall focus of this comprehensive plan is to provide guidance on a municipal level in an effort to implement the goals, objectives and policies, while complying with the guidelines established by the Pennsylvania Municipalities Planning Codes (MPC). More specifically, Article III of the MPC requires that all comprehensive plans include the following basic elements:

- (1) A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, that may also serve as a statement of community development objectives.
- (2) A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, floodplains and other areas of special hazards and other similar uses.
- (3) A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

- (4) A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.
- (5) A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associated facilities, and other similar facilities or uses.
- (6) A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.
- (7) A discussion of short- and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.
- (8) A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the county comprehensive plan.
- (9) A plan for the protection of natural and historic resources to the extent not preempted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites. The plan shall be consistent with and may not exceed those requirements imposed under federal and state laws.

The Allen Township Comprehensive Plan of 2017 has been prepared to address the basic planning elements and requirements, which are specified by the Pennsylvania Municipalities Planning Code.



Chapter 2: The Community Vision

Section 2.A: Our Mission Statement

The Allen Township Comprehensive Plan Task Force was assigned the responsibility of preparing the Mission Statement for this Comprehensive Plan. This is our message:

The Comprehensive Plan is an opportunity to evaluate past traditions while considering contemporary planning methods that will have a positive impact on growth, preservation, development, conservation and quality of life issues within our community. New challenges are on the horizon. We have accepted this invitation and pledge to prepare this plan in order to consider the health, safety and general welfare of our community.

The Allen Township Comprehensive Plan has been adopted on _____, 2017. This is not the end of this planning effort but just the beginning.

Section 2.B: Comprehensive Plan Assessment Report

As part of its initial efforts, the Task Force has reviewed and become familiar with the 1968 Plan and the 1999 Plan. Allen Township has received a significant amount of background studies and reports that were utilized as part of these planning efforts. The Project Team in conjunction with the Task Force prepared and issued a Comprehensive Plan Assessment Report to summarize, critique and evaluate the 1999 Plan, which also included recommendations and an outline for modernizing the new implementable strategy for the 2017 Plan.

A copy of the Comprehensive Plan Assessment Report that was issued on April 7, 2016 has been included as Appendix B of this Comprehensive Plan.

Section 2.C: Comprehensive Plan Survey

In order to gather information to prioritize community issues and needs within Allen Township, the Task Force determined that a Comprehensive Plan Survey should be distributed to the residents and landowners of Allen Township. The Comprehensive Plan Survey was conducted between March and June of 2016. There were 763 total responses to the survey, which accounted for 35 percent of the total housing units within Allen Township.

A copy of the Comprehensive Plan Survey Results that was issued on June 10, 2016 has been included as Appendix C of this Comprehensive Plan.



Chapter 3: The Foundation of this Plan

Section 3.A: Prioritization and Accountability of the Issues

The foundation of this Comprehensive Plan shall provide emphasis on specific issues that have been designated as “high priority issues”. The Task Force in conjunction with the Project Team determined that an “Implementable Comprehensive Plan” utilizing “Issues-Based Planning” would be the best approach for this planning effort.

What is an Implementable Comprehensive Plan and “Issues-Based” Planning?

An Implementable Comprehensive Plan (ICP) is a new philosophical approach to comprehensive planning developed by the PA Department of Community and Economic Development (DCED). This approach was developed in 2010 in response to a realization that few recommendations in Comprehensive Plans actually get implemented. Often, recommendations are not realistic, too vague, not responsive to everyday concerns of the community or there are simply too many for a municipality with limited resources to consider and resolve. ICPs are intended to get broad support for a small number of specific issues of concern to a community and focus a plan on implementing solutions.

The heart of an ICP is the utilization of an “issues-based” approach. This approach identifies a small number of issues (4 to 5) and then provide focus or emphasis on these issues within the plan. Rather than listing dozens, or even hundreds, of recommendations with vague, boiler-plate solutions, an issues-based approach develops detailed solutions tailored to address a small number of issues.

Since it has been 17 years since Allen Township’s last Comprehensive Plan, the Project Team determined that a hybrid ICP approach would be beneficial for this Comprehensive Plan. In order to prioritize the issues confronting Allen Township, a Comprehensive Plan Survey (refer to Section 2.C and Appendix C of this Plan) was completed in 2016. As a result, the Task Force determined that the following principal issues should be the priority for this Comprehensive Plan:

- (1) ***Conservation of rural areas and promote sustainable agriculture.***
- (2) ***Promote the protection and conservation of natural, historic, and cultural resources.***
- (3) ***Maintain a strong tax base to fund public improvements without raising tax rates.***
- (4) ***Improve major transportation routes in and to Allen Township. Refer to Chapter 10 of this Comprehensive Plan for clarification.***
- (5) ***Plan and allocate location and type of residential and non-residential development.***

These issues shall be incorporated into the goals, objective and policies as well as the functional components of this Comprehensive Plan.

Section 3.B: Goals, Objectives and Policies

The goals, objectives and policies of the Allen Township Comprehensive Plan Update of 2017 serve as guidelines for directing future growth, development and other planning activities within the community. These guidelines are broad enough to encompass all major planning considerations, but are also specific enough to guide and evaluate the progress of the functional elements contained within the Comprehensive Plan. In general, goals, objectives and policies are defined as follows:

***Goals:** The goals are general statements of intention, purpose and commitment aimed at long-term desired conditions on the part of the community.*

***Objectives and Policies:** The objectives and policies are more specific and provide direct approaches, standards and guidelines in an effort to implement the goals within the community.*

Together, the goals, objectives and policies form the foundation upon which future planning decisions can be based by the appropriate authorities within Allen Township through the year 2030. The following set of goals, objectives and policies have been formulated by the representatives of the Allen Township Comprehensive Plan Task Force in an effort to reflect the attitudes and concerns within the local community and the region.

Goal 1: *To conserve, protect and sustain natural features, resources and ecological habitats.*

Objectives and Policies:

- 1.1 Protect and enhance natural features and resources for the benefit of future generations while providing areas for growth and development.
- 1.2 Discourage subdivision and land development activity, which is not compatible with the underlying topographic, hydrologic and geologic characteristics of Allen Township.
- 1.3 Develop or enhance the geotechnical site assessment requirements in areas that have unfavorable geological characteristics.
- 1.4 Define soil characteristics considering their suitability relative to farming, conservation management, erosion and sedimentation control, on-lot sewage disposal, construction and development.
- 1.5 Require Conservation Best Management Practices (BMP's) for controlling and regulating subdivision and land development activities.
- 1.6 Protect and preserve land areas classified as steep slopes from significant earth disturbance activities relating to subdivision and land development projects.
- 1.7 Preserve, enhance and manage large contiguous woodland areas for their scenic values and their contributions to groundwater recharge, improved air quality, and erosion control.

- 1.8 Preserve and protect all wildlife habitats considering the survival of existing rare, threatened, and endangered species identified by the Commonwealth of Pennsylvania.
- 1.9 Establish woodland extraction and tree replacement provisions as part of the subdivision and land development process.

Goal 2: *To protect the hydrological characteristics of groundwater and surface water.*

Objectives and Policies:

- 2.1 Protect a safe, long-term supply of water, which is adequate for all land uses by encouraging a sustainable water cycle balance within watersheds as subdivision and land development activity occurs.
- 2.2 Protect and enhance the quality of groundwater and surface water.
- 2.3 Support water conservation measures to reduce water supply demands.
- 2.4 Preserve and enhance the existing network of stream valleys and their aquatic habitats.
- 2.5 Prevent development in floodplains to protect public safety and water quality, and reduce public costs from flood damage.
- 2.6 Endorse conservation and ecological management practices by protecting floodplains and wetlands and recognizing the significance of their hydrological functions.
- 2.7 Establish mandatory setback requirements for floodplains and wetlands.
- 2.8 Preserve and enhance buffer areas around water bodies to mitigate environmental and visual impacts from adjacent uses and activities.
- 2.9 Monitor groundwater and surface water quality.
- 2.10 Support upgrades of stream quality designations by the Pennsylvania Department of Environmental Protection.
- 2.11 Seek funding opportunities to implement the recommendations relative to natural features and resources.

Goal 3: *To preserve, protect and enhance historical, cultural and scenic resources.*

Objectives and Policies:

- 3.1 Promote the significance of the waterways and farmlands as a community resource in addition to their educational, recreational, historical and cultural values.
- 3.2 Preserve visible ridgelines, which contribute to the scenic character of the community.

- 3.3 Preserve the scenic vistas along existing roads, hillsides, waterways and gateways.
- 3.4 Encourage the design of new development to complement the natural, scenic and historic character of Allen Township.
- 3.5 Establish natural buffers that compliment scenic vistas, waterways, hillsides, hedgerows, stonewalls, and other aesthetic features.
- 3.6 Conserve historic and natural resources that are linked to the cultural heritage of Allen Township.
- 3.7 Formulate an official policy statement for the preservation and protection of historical resources within Allen Township.
- 3.8 Support efforts to coordinate a comprehensive survey and documentation of prominent historic and cultural resources.
- 3.9 Support the identification and designation of historic sites and properties eligible for national, state, and local recognition.
- 3.10 Seek funding opportunities to implement the recommendations relative to historical and cultural resources.
- 3.11 Coordinate planning efforts with local, county and state agencies, who share similar visions for the preservation and protection of historical and cultural resources.
- 3.12 Consider establishing historic overlay districts for selected areas within Allen Township.
- 3.13 Create or modify zoning regulations to allow for adaptive reuse for agricultural and historic structures.
- 3.14 Consider the adoption of effective zoning, subdivision and land development amendments, which consider provisions for buffer yards, scenic vistas, adaptive reuse, landscaping, signs and other visual enhancements of properties that are historic, within close proximity to historic properties and/or within overlay districts.
- 3.15 Encourage compatible development adjacent to properties that are considered historically significant.
- 3.16 Develop and support a hydrological and open space plan to provide a comprehensive approach to protecting riparian buffers and stream corridors, while encouraging passive recreation and open space opportunities within the community.

Goal 4: *To establish effective zoning techniques that endorse agricultural preservation efforts and conservation management strategies.*

Objectives and Policies:

- 4.1 Consider agricultural land as a viable resource and sustainable land use within the community.
- 4.2 Identify prime, productive and significant agricultural lands considering existing farmlands, soils, geology, hydrology, agricultural security districts and agricultural easements.
- 4.3 Initiate effective agricultural zoning techniques as a method of preserving large contiguous tracts of farmland.
- 4.4 Expand the agricultural land areas preserved through conservation easements, deed restrictions and/or restrictive covenants.
- 4.5 Inform the owners of residential housing units and prospective developers of common agricultural nuisances and/or inconveniences associated with typical agricultural practices and land use operations.
- 4.6 Educate farmers of the benefits of tax preferential programs and common nuisance laws associated with agriculture land areas and uses.
- 4.7 Continue to encourage best management practices for controlling and regulating agricultural activities.
- 4.8 Provide opportunities to allow for farm-support businesses and farm-related businesses through the development of effective zoning regulations.
- 4.9 Consider conservation zoning and management techniques that preserve the rural character of Allen Township.
- 4.10 Create or modify zoning regulations to allow for adaptive reuse for agricultural and historic structures and features.

Goal 5: *To guide residential growth and development considering environmentally sensitive areas, agricultural uses, infrastructure, and the rural character of Allen Township.*

Objectives and Policies:

- 5.1 Direct residential growth and development to areas that have existing or planned infrastructure, which should include public utility services and public roads.

- 5.2 Consider growth boundaries that correlate with sanitary sewer districts, as endorsed by the most recent Act 537 Plan Update.
- 5.3 Promote development techniques, which endorse a balance of development and preservation strategies while considering the limitations of the basic infrastructure.
- 5.4 Encourage infill development among existing residential lots and neighborhoods in areas that have existing or planned infrastructure to support such development.
- 5.5 Encourage aesthetic and innovative residential development growth considering the supply and demand of housing.
- 5.6 Maintain a diversification in residential uses to include densities and housing supply.
- 5.7 Consider residential density as an important factor in determining the development potential and infrastructure of urban growth boundaries.
- 5.8 Encourage the design of contiguous open space areas to be incorporated within the design of residential developments, such as cluster or conservation development.

Goal 6: *To have a diversified supply of housing that meets the existing and projected demands.*

Objectives and Policies:

- 6.1 Maintain a thorough land use survey considering land use types and lot sizes for all existing residential units within Allen Township.
- 6.2 Maintain a balance of residential land uses considering the housing needs and demands of the existing and prospective residents of Allen Township.
- 6.3 Consider local and regional residential growth trends projections in order to assess the demand for housing in Allen Township.
- 6.4 Evaluate the amount and type of “affordable housing” within Allen Township in order to determine if previous land use goals and objectives have been achieved.
- 6.5 Maintain, rehabilitate and improve the quality of the housing stock.
- 6.6 Continue to improve the code enforcement program in an effort to meet the minimum certification requirements of the statewide building code.
- 6.7 Consider mandatory inspections of all residential uses prior to the transfer of title to ensure that the housing stock is compliant with all appropriate local codes.
- 6.8 Encourage development opportunities within designated growth areas that are adjacent to Northampton Borough and North Catasauqua Borough.

- 6.9 Evaluate residential zoning districts with an emphasis on identity, purpose, use and density.
- 6.10 Coordinate efforts with local, county and state agencies in order to revitalize and improve residential neighborhoods.

Goal 7: *To provide for non-residential growth and development opportunities by considering environmental limitations, existing land uses, infrastructure, and the rural characteristics of Allen Township.*

Objectives and Policies:

- 7.1 Direct commercial and industrial growth and development to areas that have planned infrastructure, which should include public utility services and public roads.
- 7.2 Define and classify all non-residential uses contained within the Zoning Ordinance.
- 7.3 Evaluate zoning techniques districts to consider the intensity and impacts of permitted commercial and industrial uses.
- 7.4 Consider the limited capacities of existing collector and arterial roads that may invite corridor development implications in the future.
- 7.5 Establish regulatory requirements, which will help preserve the character of the community while offering flexibility for individual business owners.
- 7.6 Promote adaptive reuse and revitalization efforts for abandoned commercial and industrial sites.
- 7.7 Retain commercial and business uses in an effort to maintain a healthy tax base.
- 7.8 Consider flexible building height requirements to accommodate non-residential uses.
- 7.9 Monitor existing non-residential operations and expansion activities to determine that all uses and activities are environmentally compliant.
- 7.10 Host periodic meetings with representatives of the local business community in an effort to build relationships and to monitor needs.

Goal 8: *To promote employment and economic development opportunities to ensure a continuation of sound economic growth.*

Objectives and Policies:

- 8.1 Maintain a strong tax base to fund municipal improvements and expenditures.

- 8.2 Retain and expand existing businesses to maintain the tax base and provide employment opportunities within the region.
- 8.3 Continue to recognize and support agricultural uses and businesses as a valuable component of the overall tax base.
- 8.4 Enhance communications among the businesses, government, and the public to address issues that have an impact on the retention and expansion of business and commerce within the community.
- 8.5 Define locations for future development to build tax base without raising tax rate.
- 8.6 Encourage development opportunities within designated areas of Allen Township in order to promote economic development.
- 8.7 Develop and maintain an up-to-date inventory of commercial and industrial sites.
- 8.8 Develop and maintain a database, community profile, and website link.
- 8.9 Consider land use and zoning provisions to maintain and enhance village commercial opportunities.
- 8.10 Establish zoning and land use regulations to allow for adaptive reuse and redevelopment opportunities.

Goal 9: *To provide community facilities and services, which meet the needs of the community while staying within fiscal budget limitations.*

Objectives and Policies:

- 9.1 Monitor population, age and household trends to plan for future community facilities and services.
- 9.2 Continue to improve communications between municipal officials and residents within the community.
- 9.3 Continue to maintain and improve the municipal website to provide residents and property owners with information concerning meetings, announcements, codes, ordinances, maps, programs, services and other vital news.
- 9.4 Implement a capital improvements program to plan for future financial needs.
- 9.5 Continue to evaluate and monitor police coverage needs from a local and regional perspective.
- 9.6 Continue to support the Allen Township Volunteer Fire Company.

- 9.7 Continue to support emergency management services, agencies and responders.
- 9.8 Coordinate efforts with emergency management service providers and maintain an up to date emergency management and operations plan.
- 9.9 Explore the use of cooperative agreements with other local municipalities or state government resources for the purchase of materials and the provision of services in an effort to be more efficient and cost effective.
- 9.10 Maintain a cooperative relationship with the Northampton Area School District and other regional educational facilities.
- 9.11 Encourage the development of advanced communication technology to enhance educational opportunities among businesses, government, schools, and residents within the community.
- 9.12 Continue to support the local and regional library system.
- 9.13 Continue to evaluate administrative staff levels and needs in an effort to provide a high level of service to the residents within the community.
- 9.14 Continue to evaluate and improve the solid waste disposal and recycling programs.

Goal 10: *To provide park, recreation and open space areas, which meet the needs of the residents.*

Objectives and Policies:

- 10.1 Develop a park, recreation and open space plan, which should be innovative and realistic in an effort to provide guidance for acquiring, maintaining, developing and enhancing the parks, recreation facilities and open space areas for the next generation.
- 10.2 Improve the parks, recreation and open space facilities within Allen Township in an effort to attract, satisfy and maintain the residents and property owners.
- 10.3 Use community input to establish future direction for park acquisition, development and recreation programming.
- 10.4 Prepare a greenway and trail plan including the mapping and implementation strategies to link parks and recreation facilities, expand existing walking and bicycle trails, and connect the systems planned by neighboring municipalities.
- 10.5 Identify financial resources that are needed to implement future planning efforts.
- 10.6 Utilize current planning resources and documents to provide guidance for future planning endeavors and recreation site development.
- 10.7 Consider park, recreation and open space opportunities along the Lehigh River.

- 10.8 Coordinate future recreation planning endeavors with advocacy organizations, adjacent municipalities, and other public or private agencies.
- 10.9 Consider the proximity of agricultural and conservation easements to integrate other parks, recreation and open space endeavors.

Goal 11: *To improve, maintain and plan sewage disposal facilities, water supply facilities and other public utilities in an effort to meet the needs of the community, protect the environment and compliment land use plans.*

Objectives and Policies:

- 11.1 Conduct periodic updates to the Allen Township Act 537 Plan.
- 11.2 Consider sanitary sewer service districts, which are consistent with this Comprehensive Plan Update and the most recent Act 537 Plan Update.
- 11.3 Coordinate planning and facility improvements for sanitary sewage disposal and water supply services with Northampton Borough, North Catasauqua Borough and Catasauqua Borough.
- 11.4 Continue to implement the “on-lot sewage management program” for the purposes of monitoring, inspecting and maintaining the existing and future on-lot sewage disposal systems.
- 11.5 Provide sanitary sewer service to areas that have special needs or are zoned to accommodate residential, commercial or industrial uses.
- 11.6 Consider the adoption of a “well drillers ordinance” to effectively monitor groundwater supplies and to promote acceptable potable water supply standards.
- 11.7 Conduct a hydrogeological analysis of the groundwater for all areas that are dependant upon on-lot sewage disposal and on-lot water supply in an effort to monitor groundwater in terms of supply, nitrates and coliform.
- 11.8 Distribute literature to the residents within the community on the importance of water conservation and on-site sewage management techniques.
- 11.9 Coordinate planning and facility improvements with all local utility providers.
- 11.10 Encourage energy efficiency in the design and operation of buildings.
- 11.11 Encourage telecommunication providers to co-locate their equipment on other towers or to utilize existing facilities and buildings in order to limit the number of support towers within the regional service areas.

Goal 12: *To establish, implement and enforce a stormwater management plan considering local and regional compliance issues.*

Objectives and Policies:

- 12.1 Continue to develop effective stormwater management regulations, which promote groundwater recharge, establishing riparian buffers, and best management practices.
- 12.2 Continue to develop effective floodplain management regulations, which promote the enhancement of groundwater quality and quantity.
- 12.3 Continue to require Stormwater Best Management Practices (BMP's) for controlling and regulating subdivision and land development activities.
- 12.4 Continue to require stormwater management and soil conservation practices to control and reduce erosion and sedimentation.
- 12.5 Continue to implement MS4 compliance requirements
- 12.6 Identify flood-prone areas and define drainage area to assess methods to reduce flooding by reducing upstream runoff.
- 12.7 Establish provisions within the Stormwater Management Ordinance to encourage "green stormwater infrastructure" (GSI) techniques for developers to use as part of development and redevelopment projects.

Goal 13: *To provide and maintain a safe and efficient transportations system, which optimizes mobility, improves accessibility and protects the environment.*

Objectives and Policies:

- 13.1 Maintain the functional integrity of existing and future transportation routes through appropriate land use controls and design standards to alleviate congestion and promote safety.
- 13.2 Inventory traffic volumes and projected growth areas to prioritize needed transportation improvements to effectively address congestion, safety, and maintenance issues.
- 13.3 Assess the appropriateness of existing functional classifications of roadways and ensure that all roads within Allen Township are designed, constructed and maintained in accordance with their appropriate functional classification.
- 13.4 Review and evaluate desired cross-sections for roadways in Allen Township based upon functional classification.
- 13.5 Ensure that new and existing roads within Allen Township are designed, constructed and maintained in accordance with their appropriate functional classification.

- 13.6 Consider access management strategies along collector and arterial roads to increase mobility and limit accessibility.
- 13.7 Provide input to regional planning and engineering studies that will improve the capacity, mobility, accessibility, safety and functional integrity along expressways, arterial roads, major collector roads and minor collector roads.
- 13.8 Continue discussions with LANTA for extending service to key destinations within Allen Township.
- 13.9 Encourage an affordable and accessible public transportation system that links suburban neighborhoods, employment centers and special uses.
- 13.10 Develop short-term goals (5 to 10 years) and long-term goals (10 to 20 years) for all necessary transportation improvements within Allen Township.
- 13.11 Encourage alternative means of transportation, which may increase mobility, relieve congestion and reduce the need for additional roads to accommodate the demand.
- 13.12 Continue to coordinate transportation planning efforts with the Pennsylvania Department of Transportation, the Lehigh Valley Planning Commission, as well as other local, state and federal agencies.
- 13.13 Proactively plan for future roadway improvements that will be required to serve future development
- 13.14 Evaluate parking, loading and streetscape design standards that consider reasonable land use and development criteria.
- 13.15 Update the Official Map to reflect proposed and planned roadways, trails, and other transportation improvements

Goal 14: To plan for non-motorized transportations opportunities, which can be designed and integrated as part of a regional planning effort.

Objectives and Policies

- 14.1 Evaluate improvement requirements for landscaping, pedestrian circulation, public transportation, lighting, visual effects at the gateways and other beautification efforts.
- 14.2 Identify nodes where enhanced pedestrian connections and pedestrian-friendly enhancements would make walking a viable form of transportation.
- 14.3 Promote additional connections between regional trail systems, such as the Nor-Bath Trail, and residential/commercial centers.

- 14.4 Establish connections to proposed open space and trails and place connections on the Official Map.
- 14.5 Evaluate appropriate bicycle and pedestrian connections to parks, schools, and other community/public facilities.
- 14.6 Establish standards and requirements to provide pedestrian facilities and bicycle-friendly designs for new roadways.
- 14.7 Identify existing and future pedestrian crossings and evaluate ways to enhance pedestrian safety at these locations.
- 14.8 Identify areas where traffic calming measures may serve to slow vehicular traffic to create a more pedestrian-friendly environment and create a database of design and maintenance standards for these measures.
- 14.9 Create, enhance and protect the aesthetic and scenic qualities of the roads located within Allen Township.
- 14.10 Consider bicycle and pedestrian facilities to reduce the number of vehicular trips, avoid user conflicts and establish linkages to other public facilities and uses.
- 14.11 Encourage non-motorized and intermodal transportation improvements along roads and within designated parking areas.

Goal 15: *To achieve a high level of intergovernmental planning by coordinating efforts with local and regional groups within the public and private sectors.*

Objectives and Policies:

- 15.1 Open communication efforts with the surrounding municipalities.
- 15.2 Encourage legislation to improve municipal planning and growth management capabilities within the Commonwealth of Pennsylvania.
- 15.3 Continue to discuss the feasibility of regionalizing municipal facilities and services with adjacent municipalities.
- 15.4 Conduct a comprehensive update of the Allen Township Zoning Ordinance in an effort to implement this Comprehensive Plan Update.
- 15.5 Conduct a comprehensive update of the Allen Township Subdivision and Land Development Ordinance in an effort to implement this Comprehensive Plan.
- 15.6 Increase public participation in the planning process.

- 15.7 Support and celebrate activities and events, which express the pride and character of Allen Township.
- 15.8 Continue to work with the Lehigh Valley Planning Commission in an effort to implement Landscapes, the Northampton County Policy Plan.
- 15.9 Endorse regional planning efforts with adjacent municipalities in an effort to improve issues relative to natural resource and environmental protection, historical and cultural resources, community facilities and services, parks and recreation, economic development, utilities, transportation, zoning and land use.

Section 3.C: Relationship to the Functional Components of this Plan

The principal issues specified within Section 3.A along with the goals, objectives and policies contained within Section 3.B are intended to establish the foundation of this Comprehensive Plan. Chapters 4 through 10 are intended to be the functional components that shall provide specific emphasis on: natural features and resources; land use; community facilities and services; fiscal impact and economic development; utilities and stormwater management; and transportation. Chapter 11 shall serve as the strategic action plan for implementation.



The Allen Township Comprehensive Plan of 2017 is intended to be an interactive plan that is capable of being implemented within 10 to 20 years from municipal adoption.

Chapter 4: Natural Features and Resources

Natural features and resources are the components present or produced by the physical and natural environment including geology, soils, hydrology, topography, biology and botany. It is essential to provide a thorough inventory to determine the presence of important natural features, groundwater resources, prime agricultural lands, wetlands, floodplains, woodlands, soil capabilities, as well as other natural resources and environmentally sensitive land areas within Allen Township.

Section 4.A: Geology and Soils

Geological Formations

The Commonwealth of Pennsylvania is divided into four (4) major physiographic provinces. Allen Township is located within the Great Valley and Northern Piedmont Province, which was formed during the Lehigh Valley Sequence. The following geological formations underlie Allen Township:

Geological Formations of Allen Township		
Formation	Composition	Geological Characteristics
Martinsburg (Om, Omgs)	Graywacke, Shale, Slate and Sandstone	Well bedded; moderately weathered; good surface drainage; good foundation stability; median groundwater yield 32 gpm.
Martinsburg (Oml)	Shale, Slate and Limestone	Well bedded; moderately weathered; good surface drainage; good foundation stability; groundwater yield 32 to 200 gpm.
Jacksonburg (Ojk)	Shale and Limestone; Cement Rock	Well bedded; moderately weathered; good surface drainage; good foundation stability; groundwater yield 20 to 100 gpm.
Allentown (Cal)	Crystalline Dolomite and Limestone	Well bedded; moderately weathered; good sub-surface drainage; good foundation; high groundwater yield 60 to 210 gpm.
Ontelaunee (Ob, Oo)	Crystalline Dolomite and Limestone	Well bedded; moderately weathered; good sub-surface drainage; good foundation; high groundwater yield 50 to 200 gpm.
Epler (Oe)	Crystalline Dolomite and Limestone	Well bedded; moderately weathered; good sub-surface drainage; good foundation; high groundwater yield 25 gpm.
<i>Sources: Engineering Characteristics of the Rocks of Pennsylvania (1982); United States Geological Service</i>		

The geological features underlying Allen Township are significant factors in determining the suitability for existing and future land use. The geology characteristics of a given area have a direct correlation with the soil suitability, topographic constraints and hydrologic features, which also determines groundwater quality and quantity. The existing land use patterns within Allen Township were developed as a result of geological conditions (favorable and unfavorable) associated with slope, drainage, porosity, permeability, stability and the supply of groundwater. Map 2 of this Comprehensive Plan depicts the geologic formations of Allen Township.

Based upon an evaluation of the geological characteristics of Allen Township, it can be concluded that the composition is typically: well beaded; moderately weathered; provides a stable foundation; offers good surface or sub-surface drainage; and is capable of a medium to high groundwater yield. A geological site investigation should be required for areas that are susceptible to carbonate geology, fractured zones, fragmented formations and/or solution opening.

Soil Characteristics

A soils analysis is of prime importance in the preparation of a Comprehensive Plan. Many aspects of land use planning are influenced by soil and geological conditions. The United States Department of Agriculture's (USDA) National Resources Conservation Service (NRCS), leads the National Cooperative Soil Survey and is responsible for collecting, sorting, maintaining and distributing soil survey information for all land areas within the United States. The NRCS has established a geographic data base, which contains the analytical interpretations of physical and chemical properties for over 18,000 soils groups within the United States. The NRCS has initiated a comprehensive update to the Soil Survey of Northampton County, which was published in 1974. This following chart summarizes the principal soil groups and characteristics in Allen Township:

Soil Characteristics of Allen Township				
Soil Group	Limitations for Sewage Disposal	Suitability for Agriculture	Suitability for Construction	Limiting Factors
Berks Shaly Silt Loam	Moderate to Severe	Fair to Poor	Moderate	Slope; shallow depth to bedrock
Berks and Weikert Shale Silt Loam	Severe	Fair to Poor	Moderate	Slope; shallow depth to bedrock
Comly Silt Loam	Severe	Fair	Moderate	Slope; seasonal high water table;
Fogelsville Silt Loam	Slight	Fair to Poor	Moderate	Slope
Frenchtown Gravelly Silt Loam	Severe	Poor	Moderate to Poor	High Water Table
Riverwash	Severe	Fair	Moderate to Poor	Slope; seasonal high water table
Ryder Silt Loam	Severe	Fair to Poor	Moderate	Slope; shallow depth to bedrock
Washington Silt Loam	Slight to Moderate	Fair to Excellent	Good to Moderate	Slope; shallow depth to bedrock
Wayland Silt Loam	Severe	Fair	Moderate	Flooding; seasonal high water table
Wiltshire Silt Loam	Severe	Fair to Poor	Moderate to Poor	Flooding; seasonal high water table
<i>Source: United States Department of Agriculture's (USDA) National Resources Conservation Service (NRCS)</i>				

Map 3 of this Comprehensive Plan depicts the soils of Allen Township. Based upon a review of the Soils Survey of Northampton County, the following observations shall be considered for other functional components of this Comprehensive Plan:

- (1) Most of the soils with moderate limitations for on-lot sewage disposal and construction are located within the southern portion of Allen Township. The northern areas have limitations due to slopes, flooding, high water table and depth to bedrock.
- (2) Most of the prime agricultural soils are located within the southern portion of Allen Township. These areas have been developed with other uses or are zoned to support future growth and development. The northern portion of Allen Township does have significant land areas that are suitable to support agricultural uses and operations.

- (3) The soil groups adjacent to the perennial streams and surface waters of Allen Township are classified as hydric soils or high water table soils with inclusions of hydric components. These soils provide hydrological, environmental and ecological zones that are essential to sustain the quality of life within Allen Township and the Lehigh Valley.
- (4) The geological formations and soils that have formed from limestone should be a concern for future subdivision and land development activity. These areas are typically found in the southern portion of Allen Township. A review of historic sinkhole development should be considered as part of the geotechnical requirements that should be required.

The documentation contained within the Soils Survey of Northampton Township should be considered as a guide to support future preservation, growth and development efforts. Additional field testing should be considered as part of the planning and development process.

Section 4.B: Topography and Hydrology

Topographic Conditions

Allen Township is comprised of a variety of topographical features, which have been principally formed as a result of the geological formations and hydrological conditions. Steep slopes are primarily found in close proximity to perennial streams within the northern portion of Allen Township. These areas are essentially underlain by geological formations that consist of shale and slate with sandstone inclusions. The southern portion of Allen Township consists of a flat to rolling terrain, which is essentially underlain by geological formations that consist of limestone and dolomite.

The highest elevation within Allen Township is 731 feet above sea level and is found on hill tops along the west side of Cherryville Road. The lowest elevation is 290 feet above sea level and is found along the Catasauqua Creek at the North Catasauqua Borough boundary line.

Map 4 depicts the generalized topographic conditions of Allen Township by categorizing the degree of slope that exceeds 30 percent. Slope is defined as the change in vertical distance per unit area of horizontal. Given the vast area that these slopes encompass, Allen Township may consider a steep slope classification system that ranges between 20 to 30 percent in grade (Category 1 Slopes) and then over 30 percent in grade (Category 2 Slopes). Further discussion on slope categories shall be considered as part of the functional components of this Comprehensive Plan.

Streams, Watersheds and Drainage Basins

A drainage basin or watershed is a regional area bounded peripherally by water parting and ultimately draining into a particular watercourse or body of water. The boundaries of a drainage basin are defined by natural ridge lines, which separate one drainage basin from another. Allen Township is located within the Lehigh River Regional Drainage Basin, which is part of the Delaware River Basin.

There are five (5) significant drainage basins in Allen Township. The limits of these major drainage basins are depicted on Map 5 of this Comprehensive Plan and described in the following table.

Drainage Basins within Allen Township		
Streams or Drainage Basin	Protected Water Designation	Geographic Proximity
Catasauqua Creek	High Quality Waters (HQ); Cold Water Fishes (CWF)	Southern portion of Allen Township; Major tributary within the Lehigh River Basin
Dry Run	Cold Water Fishes (CWF)	Southern portion of Allen Township; Minor tributary within the Lehigh River Basin
Hokendauqua Creek	Cold Water Fishes (CWF)	Northern portion of Allen Township; Major tributary within the Lehigh River Basin
Indian Creek	Cold Water Fishes (CWF)	Northern portion of Allen Township; Major tributary to the Hokendauqua Creek Basin within the Lehigh River Basin
Lehigh River and the tributaries of Coplay Creek, Fells Creek and Spring Creek	Trout Stocking Fishes (TSF)	Western portion of Allen Township; Major tributary to the Lehigh River Basin and Delaware River Basin
<i>Sources: Pennsylvania Department of Environmental Protection and Lehigh Valley Planning Commission</i>		

The Pennsylvania Department of Environmental Protection (PA DEP) develops water quality standards for all surface waters of the Commonwealth of Pennsylvania. These standards, which are designed to safeguard the streams, rivers, and lakes, consist of both use designations and the criteria necessary to protect those uses. As part of the water quality standards program, the PA DEP conducts stream use designation evaluations on an ongoing basis. Evaluations may be conducted on streams or stream segments that are found to be missing from the water quality standards or on streams or segments the PA DEP considers to be improperly classified. An evaluation may also be conducted at the request of the Pennsylvania Fish and Boat Commission (PFBC). In addition, any person, agency, group, business, organization or municipality may submit a rulemaking petition to the Environmental Quality Board (EQB) to request redesignation.

All surface waters in Pennsylvania are protected for a designated aquatic life use as well as a number of water supply and recreational uses. The use designation shown in the water quality standards is the aquatic life use. These uses are Warm Water Fishes (WWF), Trout Stocking Fishery (TSF), Cold Water Fishery (CWF), and Migratory Fishery (MF). In addition, streams with excellent water quality may be designated High Quality Waters (HQ) or Exceptional Value Waters (EV). The water quality within an HQ stream can be lowered only if a discharge is the result of necessary social or economic development, the water quality criteria are met, and all existing uses of the stream are protected. The EV waters are to be protected at their existing water quality standards, which shall not be lowered.

Stream Order Classification

Stream ordering is a process of identifying and grouping stream segments and their corresponding watersheds in terms of size and complexity. Theoretically, watersheds of similar order display similar hydraulic properties and ecological function. The most common technique for stream ordering is to assign

the smallest stream segments near the drainage divide as the lowest order and the stream segment at the watershed outlet is assigned the highest order. The following chart identifies and depicts the stream orders that are typically found within Allen Township.

Stream Order Classification	Stream Ordering
<p>First Order Streams: These streams are the smallest recognizable channels in which the uppermost perennial stream within the watershed has not yet intersected another first order stream.</p>	
<p>Second Order Streams: These streams are the result of a confluence involving two (2) or more first order streams.</p>	
<p>Third Order Streams: These streams are the result of a confluence involving two (2) or more second order streams. The Lehigh River is a Third Order Stream.</p>	
<p>Fourth Order Streams: These streams are the result of a confluence involving two (2) or more third order streams. The Delaware River is a Fourth Order Stream.</p>	

Since Allen Township is geographically located within the Lehigh River Basin, most of the land areas are contained within the sub-basins of first and second order streams. These streams contain smaller volumes of water within their stream channels and the presence of floodplains and wetlands are generally less noticeable, as compared to the lowland areas of third order streams. As a result, subdivision and land development activity is generally permitted to occur through conventional zoning techniques without mitigating any adverse impacts. First order streams are highly vulnerable to impacts of pollutants, stormwater flows, erosion and groundwater balances.

Floodplains

Floodplains provide ecological, aesthetic and recreational benefits, while at the same time imposing constraints to development. The primary function of a floodplain is to provide an area that will accommodate the floodwaters of a given storm. The Federal Emergency Management Agency (FEMA) has defined the floodplain by the 100-year or base flood, which has a one (1) percent chance of being equaled or exceeded in a given year.

The National Flood Insurance Program (NFIP) was created to respond to the rising cost of taxpayer funded disaster relief for flood victims and the increasing amount of damage caused by floods. The NFIP makes federally-backed flood insurance available in communities that agree to adopt and enforce floodplain management ordinances to reduce future flood damage. As a result, National Flood Insurance is available to communities across the United States and its territories. The NFIP is managed by FEMA. Pursuant to the procedures established by FEMA, Allen Township has established and adopted regulations regarding floodplain management for the following purposes:

- (1) To promote the general health, welfare, and safety of the community;
- (2) To encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future;

- (3) To minimize danger to public health by protecting water supply and natural drainage;
- (4) To reduce financial burdens imposed on the community, its government units, and its residents, by preventing excessive development in areas subject to flooding; and
- (5) To comply with federal and state floodplain management requirements.

The NFIP has established minimum requirements, which prohibit new construction or substantial improvements to existing structures, fill or encroachments within the floodway.



Map 2 of this Comprehensive Plan depicts the limits of the 100-year floodplain, as established by the FEMA. Within Allen Township, the limits of the 100-year floodplain are located along the Lehigh River, the Catasauqua Creek and the Hokendauqua Creek

Wetlands

Wetlands are recognized as being highly productive ecosystems, providing critical wildlife habitats, and important storage areas for surface and groundwater. The United States Army Corps of Engineers in conjunction with the United States Environmental Protection Agency has defined the term "wetlands" as follows:

"Those areas that are in inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated conditions. Wetlands generally include swamps, marshes, bogs and similar areas. The three (3) major characteristics of wetlands include vegetation, soil and hydrology."

The Clean Water Act requires that anyone interested in depositing dredged or fill material into waters of the United States, including wetlands, must apply for and receive a permit for such activities. The United States Army Corps of Engineers has been assigned the responsibilities for administering the permitting process. Activities in wetlands for which permits may be required include, but are not limited to: placement of fill material; ditching activities when the excavated material is side cast; levee and dike construction; land clearing involving relocation of soil material; land leveling; road construction; and dam construction. The rationale for these requirements are to protect and preserve wetlands for the following purposes:

- (1) Wetlands provide deep water habitats, which are essential breeding, rearing and feeding grounds for many species of fish and wildlife.
- (2) Wetland can be extremely rich areas for plant growth and animal habitats. Wetlands often serve as breeding places for many organisms and are consequently rich in species diversity.

- (3) Wetlands are important for nesting and feeding grounds for migratory animals.
- (4) Wetlands protect water sources and can actually help to keep these sources of water clean. They act as natural filters in removing pollutants such as bacteria and sediment from water. This is achieved because the plants growing in and around a wetland will help to trap these pollutants, which are then consumed as food by organisms living in the wetland.
- (5) Wetlands also perform important flood protection functions by decreasing the peak flood flow and spreading out the discharge over a longer period of time.
- (6) In this manner they act as a natural form of stormwater detention required in a new development. Wetlands also act to remove sediment and pollution from stormwater by this reduction in the flow rate.
- (7) The soils associated with wetlands are often acidic, and consequently the plants growing within the wetlands are predominantly acid tolerant species. This allows a wetland to receive acidic infiltrations and remain relatively unaffected.

The National Wetlands Inventory (NWI) of the United States Fish and Wildlife Service produces information on the characteristics, extent, and status of the nation's wetlands and deepwater habitats. Information from the National Wetlands Inventory Center (NWIC) is utilized by federal, state, and local agencies, academic institutions and the private sector. Congressional mandates require the NWIC to produce status and trends reports to Congress at ten-year intervals. In addition, the NWIC has produced over 130 publications, including manuals, plant and hydric soils lists, field guides, posters, wall size resource maps, atlases, state reports, and numerous published articles.

Map 2 illustrates the limits of the wetlands, as delineated by the NWIC. These areas have been delineated utilizing satellite imagery and aerial photography. The accuracy of this information is limited to larger concentrations of surface water and should not be construed as representation of all wetlands within Allen Township. Since the NWI does not show all areas, which should be classified, as wetlands, it is important to recognize the need for additional wetland evaluation and mapping requirements through the subdivision and land development process. Soils that are considered as "hydric soils" or "high water table soils" may have characteristics, which could be indicative of a wetlands area and should be evaluated by a qualified and trained professional.

Surface Waters, Quarries and Canals

Allen Township has a few naturally formed surface waters (ponds) that are contained within the planning area. In addition, the abandoned quarries within the central portion of Allen Township and portions of the abandoned canal system along the Lehigh River have been infiltrated with a combination of ground and surface waters over the years. Although these water bodies provide minimal active recreational opportunities, they do offer aesthetic, educational, groundwater recharge, biological and passive recreation opportunities. The more prominent ponds, surface waters and quarry sites are depicted on Map 5 of this Comprehensive Plan.

Section 4.C: Agriculture, Woodlands and Minerals

Agricultural Land Areas and Resources

Agricultural land uses and resources have been considered as an important attribute to the community since Allen Township was established as a municipality in 1748. Some of the assets for preserving this resource includes: continuing agriculture as a prominent industry; protecting natural and historical resources such as productive soils, surface water, groundwater, air quality, wildlife habitats and scenic beauty; and maintaining real estate taxes and property values. This section shall provide an inventory of existing agricultural land uses and resources within Allen Township.

There are 2,427 acres of land classified as either agricultural or undeveloped land uses (33.7 percent) within Allen Township. These areas are depicted on Maps 6 and 7 of this Comprehensive Plan. The existing agricultural land areas include crop production, dairy farming, livestock production, horticultural uses, tree farms, silvicultural uses, aquacultural uses, and pastures. These agricultural uses are scattered throughout Allen Township with large contiguous tracts of land in the central and northern part.

Agricultural Conservation Easements (ACE)

The Northampton County Farmland Preservation Office through the authorization of the Northampton County Board of Commissioners, implements the Commonwealth of Pennsylvania Agricultural Conservation Easement (ACE) Program. Through this program, Northampton County seeks to proactively preserve the agricultural base as its leading industry. The programs preserve farmland utilizing the purchase of an agricultural conservation easement. An agricultural conservation easement is a legal restriction that limits the use of the property to agricultural purposes.

According to the Northampton County Farmland Preservation Office, there are six (6) farms containing 20 parcels that occupy 787.4 acres of land area or 10.9 percent of the total land area within Allen Township that has been perpetually preserved as an agricultural conservation easement. These agricultural conservation easements have been depicted on Maps 6, 7, 8, 9 and 10 of this Comprehensive Plan.



Agricultural Security Districts

The Pennsylvania Agricultural Security Law (PA Act 43 of 1981, as amended) provides local government the opportunity to establish agricultural security areas consisting of at least 250 acres upon petition of interested landowners. Once an agricultural security area is established, it entitles the participating landowners with certain protection. The local government may neither enact regulations that unreasonably restrict farm structures or practices, nor may normal farming operations be termed a nuisance when carried out properly. Currently, there are 37 parcels of land that contain a total of 1,066.54 acres within the Allen Township Agricultural Security District.

Clean and Green

The Pennsylvania Clean and Green Act (PA Act 319 of 1974, as amended) is designed to preserve farmland, forestland and open space by taxing land according to its current use value rather than at its market value for development.

Agricultural and Rural Conservation Zoning Policies

The Allen Township Zoning Ordinance of 2000, as amended, does endorse the establishment of an Agricultural (A) Zoning District and a Rural (R) Zoning District, which promotes preservation efforts. However, subdivision and land development opportunities are permitted with minimal zoning and land use restrictions. Approximately 58 percent of the land area within Allen Township is currently located within the Agricultural (A) or Rural (R) Zoning Districts. If these areas are to be preserved or protected as viable agricultural resources and rural conservation uses, enhanced zoning techniques and/or opportunities will be evaluated as part of this Comprehensive Plan and then implemented as part of a comprehensive amendment to the Zoning Ordinance.

Woodlands, Pastures and Vegetative Landscapes

Based upon a review of aerial photographs, approximately 12 percent of Allen Township is comprised of prominent woodland clusters. These areas are primarily located on areas of steep slopes, floodplains, and other areas that may be unsuited for agriculture, subdivision and land development activity. Woodlands are a vital resource and provide a number of community benefits including: minimizes erosion on areas of steep slopes and stream banks; improves groundwater quality and quantity by filtering out pollution and sediment; provides wildlife habitats for plants and animals; provides effective stormwater management and erosion control; provides shade from direct sunlight and reduces temperatures; stabilizes adverse climate conditions by providing buffer and wind breaks; provides active and passive recreation opportunities; enhances the scenic characteristics; and reduces air pollution by absorbing airborne pollutants. Allen Township also has areas of “locally significant pastures and vegetation”. The agricultural landscape and cultural heritage has been viewed as an important resource within the community that is worthy of preservation.

The Highlands Conservation Act

The Highland Conservation Act establishes partnerships to protect priority conservation lands as identified by the United States Department of Agriculture (USDA) Forest Service. Lands identified as having high conservation value for water, forest, agricultural, wildlife or recreational resources by the USDA Forest Service in the Highlands region would be eligible for federal matching funds to the Highlands states (CT, NJ, NY, PA) for purchasing lands or development rights. The bill would also authorize one million annually over ten years for continued USDA Forest Service programs in the Highlands region, including research, information sharing and coordination of financial and technical assistance programs to private landowners and local communities in the Highlands.

Quarries and Minerals

Mineral extraction has been a significant industry within Allen Township for the past 200 years. The geological formations within the Lehigh Valley have provided opportunities for the extraction of limestone and crystalline dolomite, which are essential minerals for the production of concrete and cement mix. As a result of past mineral extraction opportunities, the natural landscape has been transformed into voided areas that have been filled by ground and surface water. Allen Township is facing a new challenge in determining future uses for the abandoned quarries and voided areas. The transformed landscapes should also consider the new environmental and ecological habitats.



Section 4.D: Scenic and Transitional Landscapes

Scenic Roads, Vistas and Viewsheds

Allen Township has many scenic resources within its rural and natural landscape. These scenic resources include scenic roads, vistas and viewsheds, which are described as follows:

Scenic Roads: These are well-maintained roads and bridges that provide visual access within the rural and natural landscape including farmlands, woodlands and stream corridors. Visual accents such as covered bridge, stone walls, hedgerows, historic properties, hamlets, and natural features enhance the value of the scenic roads. Visual intrusions are generally limited along scenic roads.

Scenic Vistas and Viewsheds: These are designated points along public roads or land areas that provide extended visual access to farmlands, woodlands, ridges, stream valleys and villages. The scenic vistas typically offer panoramic views from land areas with considerable topographical relief. Visual intrusions devalue the characteristics of the scenic vistas and viewsheds. There are limited visual intrusions associated with scenic vistas and viewsheds.

As part of this planning process, the scenic roads, vistas and viewsheds have been examined to determine their overall value as a community asset. The most prominent scenic roads, vistas and viewsheds are located within the northern portion of Allen Township.

Transitional Landscapes

Allen Township can be described as a progressive municipality that has maintained its' rural to suburban characteristics. Within a ten (10) mile radius, there are many diverse changes that have been directly influenced by suburban to urban characteristics of Allentown, Bethlehem and Easton as well as the Lehigh Valley International Airport. The Lehigh Valley is geographically linked by various modes of transportation to various metropolitan centers within the United States. Therefore, Allen Township and

the surrounding communities could be vulnerable to land use and development patterns that are uncharacteristic of the current rural to suburban landscape. Based upon the results of the Comprehensive Plan Survey conducted in 2016, this issue was considered to be the highest priority for Allen Township to consider for this Comprehensive Plan.

Section 4.E: Natural Areas and Wildlife Habitats

Pennsylvania Natural Heritage Program (PNHP)

In 2013, the Pennsylvania Natural Heritage Program (PNHP) prepared a comprehensive update of the Natural Heritage Inventory (NHI) of Lehigh and Northampton Counties. This document contains information on the locations of rare, threatened, and endangered species and of the highest quality natural communities in the two counties; it is not an inventory of all open space. It is intended as a conservation tool and is not intended to be used as a field guide. Each site description contains a general recommendation that would help to ensure the protection and continued existence of these natural communities, and species of concern. The recommendations have been recommended by the Western Pennsylvania Conservancy (WPC) based upon the biological needs of these elements.

The following chart identified the NHI sites located within Allen Township that have state-wide or regional significance.

Natural Heritage Areas (NHA) within Allen Township		
NHA	Description and Significance	Summary of Conservation Actions
Hokendauqua Creek South NHA	Watershed with state-wide significance located along the Hokendauqua Creek in Northampton County. The relatively flat topography provides floodplains, pools and wetlands along the banks of the creek and its tributaries. The forested areas also provide part of an important regional migratory corridor connecting to other habitats outside of the county.	Preserve and improve the water quality of the watershed. Restore and expand vegetated riparian buffers along all tributaries of the watershed. Improve water quality by decreasing unfiltered runoff from all point and non-point sources of pollution. Restoration of vegetated stream buffers along the Hokendauqua Creek and its tributaries
Indian Creek Watershed NHA	Watershed with regional significance located along the Indian Creek in Northampton County. The flat to rolling terrain includes floodplains and wetlands located along the banks of the Indian Creek and its tributaries connect the headwaters of the Blue Mountain and serves as a major tributary of the Hokendauqua Creek.	Preserve and improve the water quality of the watershed. Restore and expand vegetated riparian buffers along all tributaries of the watershed. Improve water quality by decreasing unfiltered runoff from all point and non-point sources of pollution. Restoration of vegetated stream buffers along the Indian Creek and its tributaries

Source: PNHP, Natural Heritage Inventory of Lehigh and Northampton Counties (2013)

The PNHP is valuable for its ability to supply technically sound data that can be applied to natural resource decisions. Information on the occurrences of elements of special concern (species and natural communities) have been collected and evaluated by the PNHP to identify the areas of highest natural integrity and significance in the Lehigh Valley. Implementation of the recommendations is up to the

discretion of the landowners. However, cooperative efforts to protect the highest quality natural features through the development of site-specific management plans are greatly encouraged. Landowners working on the management of, or site plans for, specific areas described in this document are encouraged to contact the PNHP for further information

Pennsylvania Natural Diversity Inventory (PNDI)

The Pennsylvania Department of Conservation and Natural Resources maintains records of sites, which are listed under the Pennsylvania Natural Diversity Inventory (PNDI) and Natural Areas Inventory. There are several sites within the Lehigh Valley that have been identified as PNDI sites. These sites are typically found within natural landscapes (floodplains, wetlands, hydric soils and woodlands) that should be recognized as environmentally sensitive areas and ecological habitats with local significance. These areas are found within the upland and lowland areas of Allen Township.



The protected and unprotected open space network within Allen Township provides an essential habitat for many plant and animal species. These protected and unprotected land areas are comprised of woodlands, floodplains, wetlands, surface water, farms, meadows, hedgerows and vacant parcels of land, which are either publicly or privately owned.



The protected and unprotected open space network within Allen Township provides an essential habitat for many plant and animal species. These protected and unprotected land areas are comprised of woodlands, floodplains, wetlands, surface water, farms, meadows, hedgerows and vacant parcels of land, which are either publicly or privately owned.

Delaware and Lehigh National Heritage Corridor

The Delaware and Lehigh (D&L) National Heritage Corridor is a 165-mile area located within eastern Pennsylvania that stretches from north to south, across five counties and over one hundred municipalities. The D&L Trail follows the historic routes of the Lehigh and Susquehanna Railroad, Lehigh Valley Railroad, the Lehigh Navigation, Lehigh Canal, and the Delaware Canal, from Philadelphia to Wilkes-Barre.

The mission of the Delaware and Lehigh National Heritage Corridor is to enrich communities through actions and partnerships that conserve the resources, preserve the history, and enhance the quality of life. Today, the Corridor offers a broad range of experiences for visitors and residents such as hiking, boating, camping, biking, and fishing.

Section 4.F: Planning Implications and Issues

Based upon an evaluation of the natural features and resources of Allen Township, the following planning implications and issues are hereby identified:

- (1) Most of the underlying geological formations are considered good to excellent in terms of groundwater yield, supply and quality. A sustainable water cycle balance or budget should be formulated to ensure that this resource shall continue.
- (2) The geological formations that cover the central and southern portion of Allen Township are comprised of limestone and crystalline dolomite, which are characteristic of carbonate geology. A geotechnical site investigation should be completed as part of significant development and construction projects.
- (3) The surface and sub-surface drainage associated with the geological formations can be described as good, which should be considered as part of stormwater management plans. However, the southern portion of Allen Township is susceptible for the development of sinkholes and subsidence.
- (4) The foundation stability associated with the geological formations is generally good, which indicates that the bearing capacity is sufficient for most construction activities. However, a geological site investigation should be required for areas that are susceptible to fractured zones, fragmented formations or solution opening.
- (5) The land areas previously developed are generally located on soils with slight or moderate limitations for on-lot sewage disposal, construction and development. However, certain land uses have been constructed on unfavorable soils, which could be problematic in terms of their future existence and impact on the natural environment.
- (6) Most of the soil groups with slight or severe limitations associated with on-lot sewage disposal, construction and development can also be characterized as “prime” or “significant” in terms of their agricultural rating. The natural features and resources plan should be formulated to avoid conflicts with the economic development plan, utility plan and future land use plan.
- (7) The soil groups have a correlation between topography, stability and erosion. All earth disturbance activities should be conducted in a manner to avoid further degradation of the stream valley network, wetlands, woodlands, and ecological habitats.
- (8) Hydric soils and high water table soils are vital hydrological resources, which should be carefully identified, preserved and protected. Setback requirements or buffer yards should be considered to promote groundwater recharge and protect wildlife habitats.
- (9) The soil groups associated with severe limitations for on-lot sewage disposal, construction or development should be carefully planned to consider if those limitations can be mitigated considering acceptable site improvements and technological advances.

- (10) Subdivision and land development activity should be carefully planned in relationship to the topographical constraints of Allen Township. Limiting development on steep slopes is important for preventing soil erosion, minimizing pollution of surface waters, reducing flooding, preserving stream banks, maintaining flows in headwaters, and minimizing the potential of on-site sewage malfunctions.
- (11) Aesthetic features and scenic vistas associated with steep slopes should be preserved and protected from the adverse effects of subdivision and land development activity. As part of these efforts, Allen Township should continue to enforce and enhance its steep slope regulations, which are contained within the municipal ordinances.
- (12) Best Management Practices (BMPs) for agriculture, conservation, stormwater management and development activity should be considered provided they are realistic and consistent with the natural characteristics of the receiving watershed. Proper management of our hydrologic resources should be considered as a priority to meet growing demands, while protecting water quality and quantity from degradation and depletion.
- (13) The Lehigh River, Catasauqua Creek, Hokendauqua Creek and Indian Creek have unique resource, which provides recreation, education, historic and conservation opportunities within Allen Township. There are a number first and second order streams that serve as the vital tributaries to the Lehigh River. Subdivision and land development activity must be carefully planned to avoid any adverse impacts associated with pollutants, stormwater, erosion and groundwater balances.
- (14) The land areas located within the limits of the 100-year floodplain must be carefully planned, recognized and zoned to permit the proper land uses. Given the uses and functions of wetlands, hydric soils and high water table soils, it is important that they be conserved and/or protected from adverse impacts. Provisions relating to establishing a riparian buffer zone should be considered.
- (15) There are many visual accents such as stone walls, hedgerows, historic properties, hamlets, villages and natural features that enhance the value of the scenic roads. These visual accents need to be identified and protected. The plans and ordinances that are adopted by Allen Township are vital tools to support the preservation of historical, cultural and scenic resources.
- (16) The Lehigh River provides a natural corridor that reflects the historic and cultural heritage on a local and regional perspective. This resource should be protected in accordance with the policies endorsed by the Pennsylvania Natural Heritage Program, the Pennsylvania Natural Diversity Inventory and the Delaware and Lehigh National Heritage Corridor.
- (17) A coordinated effort between the public and private sectors will be necessary to implement the recommendations for historical, cultural and scenic resources. Partnerships should be encouraged to promote a versatile approach to preservation efforts in the community.
- (18) Protection measures should be considered to maintain natural diversity while preserving and protecting environmental features and land areas, which support plant and animal species within the Lehigh Valley.

- (19) Local, regional, county and statewide plans should be reviewed and implemented in an effort to identify and plan for the protection of wildlife biodiversity corridors. Where appropriate, design requirements and specifications should be adopted as an implementation effort.
- (20) Municipal landscape requirements are generally generic and do not account for local plant and wildlife needs. A careful evaluation of the trees, shrubs and other plant species that are to be integrated into nature should be evaluated to avoid inappropriate or invasive species.
- (21) A coordinated effort between the private development community and private interest groups should be established to protect existing forest areas, preserve woodland clusters and implement woodland reclamation projects.

Section 4.G: Natural Features and Resources Plan

The community goals that are relative to natural features and resources, as contained within Chapter 3 of this Comprehensive Plan, are stated as follows:

- ❖ *To conserve, protect and sustain natural features, resources and ecological habitats.*
- ❖ *To protect the hydrological characteristics of groundwater and surface water.*
- ❖ *To preserve, protect and enhance historical, cultural and scenic resources.*
- ❖ *To establish effective zoning techniques that endorse agricultural preservation efforts and conservation management strategies*
- ❖ *To guide residential growth and development considering environmentally sensitive areas, agricultural uses, infrastructure, and the rural character of Allen Township.*

In order to guide these community goals, several objectives and policies were initially formulated that are also specified within Chapter 3 of this Comprehensive Plan. The following plan for natural features and resources has been established for this Comprehensive Plan:

- (1) Adopt effective growth management techniques, which promote the development of land areas that have the infrastructure and capabilities to support subdivision and land development activity, while preserving land areas considered environmentally sensitive, agriculturally significant and have the greatest potential for groundwater recharge.
- (2) Based upon the geological and hydrogeological characteristics within Allen Township, the median groundwater yields from existing or proposed wells have a projected range between 20 to 100 gallons per minute. These values are generally suitable to support land uses and/or developments requiring large quantities of water. The types of land uses that are permitted should account for anticipated groundwater yields. If the water supply demands exceed 2,500 gallons per day per gross acre of land area, a hydrogeological analysis should be conducted to verify that the groundwater yield can provide a dependable supply of water without creating any adverse effects to other on-lot wells within the immediate aquifer.

- (3) Surface and sub-surface drainage associated with the geological formations can be described as good, which should be considered as part of stormwater management plans associated with subdivision and land development activity. Opportunities for groundwater recharge through infiltration should be considered for all proposed subdivision and land development activity. Allen Township in conjunction with other agencies with jurisdiction or relevance should continue to monitor the quality and quantity of the groundwater.
- (4) The ease of excavation and foundation stability associated with certain geological formations may be problematic for certain construction activities and site improvements. Where site conditions are questionable, a geotechnical investigation should be conducted to determine how the site improvements can be completed satisfactorily. This condition should be applied to all subdivision plans, land development plans and building permits. Amendments to the Allen Township Subdivision and Land Development Ordinance should be considered.
- (5) Construction and development activity should be carefully planned and consideration should be provided for soils with severe limitations. Areas that are prone to sinkholes, pinnacles, karst formations, bedrock, wetness, poor drainage, steep slopes, low structural stability, cemented pan and frost action should be thoroughly investigated by a geotechnical engineer and soil scientist and/or improved in accordance with accepted construction techniques. Support from qualified engineers, geologist and planning consultants should be considered to develop criteria for a geotechnical site investigation.
- (6) The undeveloped areas of Allen Township have a composition of soils associated with moderate to severe limitations for on-site sewage disposal, construction and development. If on-site sewage disposal technology is to be utilized for any proposed developments, a qualified soil scientist should evaluate the site's capacities to accommodate wastewater flows on both a primary system and an alternate system. Further, an effective on-lot sewage management program should be developed (refer to Chapters 9 and 11 of this Comprehensive Plan) for areas and uses dependant upon on-site sewage disposal technology.
- (7) Hydric soils and high water table soils are vital hydrological resources, which should be carefully identified, preserved and protected. Mandatory setback requirements or buffer yards should be considered to promote groundwater recharge and protect wildlife habitats. Allen Township should consider amendments to the Subdivision and Land Development Ordinance.
- (8) Soils considered "prime" or "significant" in terms of their agricultural rating should be considered as a natural resource that is essential for many agricultural uses to prosper. In order to avoid future planning conflicts, subdivision and land development activity should be directed to other areas of Allen Township that has existing and/or planned infrastructure.
- (9) Allen Township should evaluate alternatives to promote effective agricultural preservation and rural conservation management techniques as part of the Agricultural (A) and Rural (R) Zoning Districts. The remaining farmland, environmentally sensitive areas, ecological habitats, hydrological resources, scenic vistas and other natural features should not be taken for granted or assumed that they will remain in an undeveloped or undisturbed condition. Comprehensive amendments to the Allen Township Zoning Ordinance should be considered. Chapter 6 of this

Comprehensive Plan shall evaluate conservation development and preservation strategies that should be incorporated into the Allen Township Zoning Ordinance.

- (10) Allen Township in conjunction with the Northampton County Farmland Preservation Office should work together in order to perpetually preserve productive farmland and conservation uses within Allen Township. There have been (6) farms preserved through the Northampton County Agricultural Easement (ACE) Program. Large contiguous tracts of land within the Agricultural (A) and Rural (R) Zoning Districts of Allen Township should be evaluated to determine if they qualify for the ACE Program. Chapter 6 of this Comprehensive Plan shall evaluate agricultural preservation and conservation management strategies that should be incorporated into the Allen Township Zoning Ordinance.
- (11) Allen Township has recently amended the Zoning Ordinance to permit farm-related business uses within certain zoning districts that permit agricultural uses. An examination of these regulations and an evaluation of adaptive reuse opportunities and farm-support business uses should be considered in order to promote agricultural preservation and conservation management strategies within the Allen Township Zoning Ordinance.
- (12) Endorse and implement Agricultural Best Management Practices (BMPs), which include educational programs to address soil erosion control measures, nutrient management and pest control. The following Agricultural BMPs should be considered:
 - (a) Conservation management, tillage and contour farming techniques intended to limit disturbance and erosion.
 - (b) Provisions for grass or filter strips intended to remove sediment or other non-point pollutants from runoff.
 - (c) Establishing programs for pesticide management intended to reduce the off-site impacts of spraying or applying pesticides.
 - (d) Developing a coordinated manure management program with the agencies with jurisdiction to reduce runoff of nutrients and pathogens to streams.

Solicit support from qualified professionals and agricultural consultants who can provide their recommendations to local farmers in order to implement this agricultural strategy. Amendments to the Allen Township Zoning Ordinance, Stormwater Management Ordinance and/or the Subdivision and Land Development Ordinance should be considered.

- (13) Endorse and implement Conservation Best Management Practices (BMPs), which include educational programs to address soil erosion control measures and stabilization techniques. The following Conservation BMPs should be considered:
 - (a) Stabilize stream embankments by utilizing structural or natural techniques designed to minimize erosion and sedimentation problems.
 - (b) Provisions for grass or filter strips intended to remove sediment from point or non-point pollutant sources.

- (c) Preserve natural resources and habitats by establishing a networks of riparian buffers.
- (d) Establish networks of forested riparian buffers.
- (e) Establish mandatory setback requirements from wetlands and floodplains.
- (f) Develop a public education program to provide information to the residents of the community on the importance of protecting our natural and hydrological resources.

Solicit support from qualified engineers, environmental specialists and planning consultants should be considered to implement this conservation management strategy. Amendments to the Allen Township Zoning Ordinance, Stormwater Management Ordinance and/or the Subdivision and Land Development Ordinance should be considered.

- (14) Endorse Stormwater Management Best Management Practices (BMPs), which include requirements that adequately address surface drainage, groundwater recharge and soil erosion control measures. The following Stormwater Management BMPs should be considered:
 - (a) Minimize the volume of stormwater runoff generated by minimizing impervious surfaces required to support development.
 - (b) Promote effective groundwater recharge within all stormwater management facilities including detention ponds, swales and downspouts.
 - (c) Protect receiving stream channels by directing outfall locations from detention basins through grass or filter strips intended to remove contaminants.
 - (d) Protect adjacent land areas from direct stormwater discharge by establishing a minimum isolation distance to enhance stabilization and groundwater recharge.
 - (e) Establish stormwater management and natural features easements.
 - (f) Design all subdivision and land development sites that are consistent with open meadow conditions in the pre-development analysis.
 - (g) Utilize pervious surfaces to promote groundwater recharge.
 - (h) Establish networks of forested riparian buffers.
 - (i) Endorse green stormwater infrastructure techniques.

Solicit the support from qualified engineers, planners and environmental specialists who can provide recommendations considering regional hydrological factors and natural features. Amendments to the Allen Township Zoning Ordinance, Stormwater Management Ordinance and/or the Subdivision and Land Development Ordinance should be considered.

- (15) Endorse and implement Land Development Best Management Practices (BMPs), which include requirements that adequately address design requirements and conservation management techniques. The following Land Development BMPs should be considered:
- (a) Reduction of unnecessary infrastructure required to adequately support subdivision and land development activity.
 - (b) Develop effective requirements to minimize the environmental impacts resulting from the change in land use.
 - (c) Promote groundwater recharge by establishing minimum standards to maintain a balanced water budget of what is required to support the needs of the development versus the amount of water that is lost as a result of the development.
 - (d) Incorporate the use of non-structural stormwater management techniques into site landscaping to minimize stormwater runoff and maximize infiltration.
 - (e) Include incentives in municipal development regulations to achieve site design that is sensitive to the existing environmental, natural, scenic, historical and cultural resources.

Amendments to the Allen Township Zoning Ordinance, Stormwater Management Ordinance and/or the Subdivision and Land Development Ordinance should be considered.

- (16) The Hokendauqua Creek and the Indian Creek have been identified as Natural Heritage Area by the Pennsylvania Natural Heritage Program. The Catasauqua Creek, Dry Run and Lehigh River also have local and regional significance within the Lehigh Valley. The land uses within each watershed should be carefully planned so the water quality levels are protected at their current standards. In order to accomplish this task, the following stewardship actions should be endorsed by Allen Township:
- (a) Protect water quality from non-point source pollutants.
 - (b) Protect first and second order streams with a network of vegetated riparian corridors.
 - (c) Undertake integrated water resources planning for growth areas.
 - (d) Protect and enhance water-based cultural, historic, and recreational resources.

Solicit the support of qualified environmental specialists who have experience with hydrological enhancements and ecological preservation efforts. Amendments to the Allen Township Zoning Ordinance, Stormwater Management Ordinance and/or the Subdivision and Land Development Ordinance should be considered.

- (17) Understand and appreciate the power, velocity and volume of flood waters by observing flood levels and updating floodplain management regulations in accordance with the guidelines established by the Federal Emergency Management Agency. Continue to work with local, state and federal agencies to promote floodplain management and enforcement. Update floodplain management ordinances so that the land areas located within the limits of the 100-year floodplain are planned and zoned to permit the proper land uses.

- (18) Identify first and second order streams to recognize their vulnerability to low stream flows and water quality impairment. Develop setback regulations for improvements and other earth disturbance activities. As part of the subdivision and land development planning process, identify and enforce the regulations pertaining to first order perennial streams.
- (19) As part of all subdivision and land development plan applications, require areas classified as hydric soils and/or high water table soils to be evaluated by a qualified and trained professional to determine if wetlands are present on the property. Continue to establish mandatory setback requirements for areas that have been delineated as wetlands.
- (20) Understand the parameters and ingredients that are required to develop a plan for sustainability considering existing and future water supply demands. As part of this endeavor, coordinate efforts with adjacent municipalities within the regional watersheds and undertake the necessary steps to implement local and regional planning efforts.
- (21) Review the effectiveness of steep slope provisions to account for varying degrees of slope with consideration towards land use, impervious surfaces, construction methods, aesthetic features, scenic vistas and procedural requirements. Consider a Steep Slope Overlay District consisting of Category 1 Slopes (20 to 30 percent slopes) and Category 2 Slopes (over 30 percent). Amendments to the Allen Township Zoning Ordinance should be considered.
- (22) Prepare and adopt zoning and development regulations to consider and maintain scenic vistas and viewsheds within Allen Township. The following criteria should be considered:
 - (a) Maximize scenic accents and minimize visual intrusions within the natural and rural landscape of Allen Township.
 - (b) Preserve the integrity of scenic roads, vistas and viewsheds by evaluating appropriate zoning and land use techniques.
 - (c) Consider funding opportunities to preserve and restore scenic roads and bridges within Allen Township.

Solicit the support of qualified professionals to provide recommendations to achieve success. Amendments to the Allen Township Zoning Ordinance, Stormwater Management Ordinance and/or the Subdivision and Land Development Ordinance should be considered.

- (23) Consider resource protection measures to maintain natural diversity by preserving and protecting vital environmental features and vacant land areas, which support plant and animal species. Solicit the support of county and state agencies, as well as the surrounding municipalities, to initiate a regional campaign to implement the goals, objectives and policies of the Natural Heritage Inventory of Lehigh and Northampton Counties and the Pennsylvania Natural Diversity Inventory. As part of this effort, identify local and regional wildlife biodiversity corridors, which provide vast land areas and/or waterways for animal and plant species to spread beyond a confined area.

- (24) Utilize native plant species, which do not pose a serious threat to local plant or animal species. Invasive or non-native plant species could disrupt or degrade the overall quality of the ecosystem. As part of this effort, Allen Township should develop and adopt effective landscaping provisions, which identify a broad list of acceptable trees, shrubs and other plant species. These provisions should be initially imposed as part of the requirements for all subdivision and land development plan applications. The list should be utilized as a guide by private landowners who may consider landscaping related improvements on their property.
- (25) Develop an effective tree replacement and protection regulations for all subdivision and land development plan applications. Solicit recommendations from qualified foresters, landscape contractors and landscape architects. Amendments to the Allen Township Zoning Ordinance and/or the Subdivision and Land Development Ordinance should be considered.
- (26) Develop effective forest management and woodland extraction requirements for timber harvesting operations. Solicit recommendations from qualified foresters, timber harvesting contractors and landscape architects. Amendments to the Allen Township Zoning Ordinance and/or the Subdivision and Land Development Ordinance should be considered.
- (27) Establish a conservation management and volunteer program, which endorses the goal of planting of one hundred (100) new trees within Allen Township per year. As part of this effort, solicit the support of private development community, local schools and special interest groups to work together on establishing new forested areas and woodland reclamation projects. Efforts should be focused on riparian buffers along perennial streams in Allen Township.
- (28) Promote smart-growth techniques as an effective method to perpetually preserve large contiguous tracts of land within residential development. These techniques should be considered in an effort to: provide an optional approach to community development with provisions to permit more efficient utilization of land and of community facilities and services; encourage innovative residential land development that will conserve open space and environmental amenities; and protect environmentally sensitive areas.



Chapter 5: Historic and Cultural Resources

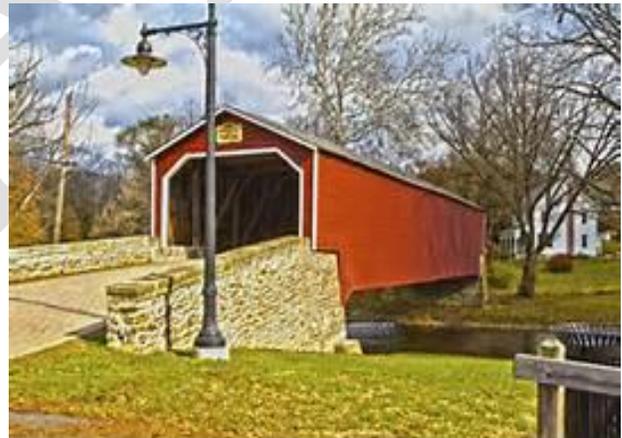
Chapter 5 of this Comprehensive Plan provides an assessment of the prominent historic and cultural resources within Allen Township, while placing emphasis on the goals, objectives and policies that have been established within Chapter 3 of this Comprehensive Plan. By considering this information, a historic and cultural resources plan shall be formulated to provide guidance preservation and zoning efforts through the year 2030.

Section 5.A: Historic and Cultural Resources within Allen Township

The Lehigh Valley has a rich and diverse heritage that is reflected in the historic and cultural resources that are integrated within the existing land use patterns. The Lenni Lanappe and Iroquois Indians initially occupied the region, with Scotch-Irish immigrants eventually settling the area of Weaversville around 1700. A detailed version of the History of Allen Township was initially prepared and included within the 1999 Comprehensive Plan (refer to Appendix D) and an abbreviated version has been included on the Allen Township Website at www.allentownship.org/geninfo_history.

The most prominent historic sites and structures within Allen Township include the Kriedersville Covered Bridge and the Lehigh Canal, which are listed on the National Register of Historic Places and briefly described as follows:

Kriedersville Covered Bridge was built in 1839 and is the only remaining covered bridge within Northampton County. The covered Burr-truss wooden bridge is 116 feet in length and spans the Hokendauqua Creek. The bridge is a prominent feature within a community park that that is owned and maintained by Allen Township. Local preservation and enhancement efforts over time have enabled this historic structure to remain as a link to the past.



Lehigh Canal was constructed between 1823 and 1829 by the Lehigh Coal and Navigation Company along a 72 mile canal system between White Haven and Easton. Several locks were designed so that canal boats could transport coal, timber and other supplies. The Lehigh Canal remained in operation until 1931. Portions of the Lehigh Canal that are located within Allen Township are owned by PP&L and/or Allen Township.



Allen Township contains numerous sites that have historical and cultural significance. The identification and evaluation process is an essential process in developing a successful preservation program. The preservation of these resources is essential to establish a community bond from past generations to future generations. Since these resources are not renewable, it is essential to recognize their value and promote a future land use plan that is based upon fundamental principles in an effort to preserve, protect and enhance their presence within the community.

Allen Township should consider establishing a Historic Preservation Commission to oversee the historic and cultural aspects of this Comprehensive Plan. The HPC in conjunction with other agencies could conduct a municipal survey to document the location, historical significance and architectural features of certain sites. These initial steps could become the foundation of other preservation efforts.

Section 5.B: Planning Implications and Issues

Based upon an evaluation of the historic and cultural resources of Allen Township, the following planning implications and issues are hereby identified:

- (1) The historical and cultural resources within Allen Township are vital components to the rural and natural landscape. The integrity of these resources become vulnerable as new subdivision and land development activity is introduced into the rural and natural landscape.
- (2) The cultural heritage of Allen Township has evolved from its origins as an agricultural community to a mineral extraction center to a vibrant suburb within the Lehigh Valley. Although vast areas of farmland and abandoned quarries remain, the private development community has become very active within the Lehigh Valley. As new development is introduced within the region, visual obstructions and intrusions are introduced that could jeopardize the scenic qualities of Allen Township. The regulatory measures to preserve and protect the remaining agricultural lands should be continued in the future
- (3) Successful historic and cultural resource planning efforts are predicated upon community support and comprehension of the issues. Allen Township should consider innovative methods to educate the residents about their local heritage as well as the importance of historic preservation efforts. A coordinated effort between the public and private sectors will be necessary to implement the recommendations for historical and cultural resources. Partnerships should be encouraged to promote a versatile approach to preservation efforts in the community.



Section 5.C: Historic and Cultural Resource Plan

The overall community goal for community facilities and services, as contained within Chapter 3 of this Comprehensive Plan is as follows:

❖ *To preserve, protect and enhance historical, cultural and scenic resources.*

In order to guide this community goal, several objectives and policies were initially formulated that are also specified within Chapter 3 of this Comprehensive Plan. The following plan for historic and cultural resources preservation has been established for this Comprehensive Plan.

- (1) The Allen Township Historic Commission (previously known as the Historical Society) should be reorganized through the appointment of 3 to 5 residents who have an interest in historic preservation and cultural resources planning efforts.
- (2) Formulate and adopt an official policy statement for the protection and preservation of historic and cultural resources within Allen Township. This policy statement should be initially drafted by the Allen Township Historical Commission. A formal draft should be presented to the Allen Township Board of Supervisors for consideration.
- (3) Formulate and adopt administrative procedures for the Allen Township Historical Commission to ensure that consistency is maintained over the years. Utilize the publication, *A Manual for Pennsylvania Historical Architectural Review Boards and Historical Commissions*, as developed by the Pennsylvania Historical and Museum Commission as a reference manual. A formal draft should be presented to the Allen Township Board of Supervisors for consideration.
- (4) Coordinate planning efforts with local, regional and state-wide agencies who may share similar visions for the protection and preservation of historical and cultural resources. As part of this effort, consider the following:
 - The Allen Township Historical Commission should become familiar with programs, resources and opportunities that are available to local volunteers and organizations.
 - Since historical and cultural resources are not bound by municipal borders, Allen Township should coordinate efforts with the adjacent municipalities to discuss local and regional planning efforts.
 - The Allen Township Historical Commission should host periodic meetings and invite experts in the field of historical preservation and cultural resource planning to discuss the opportunities that are available to implement the recommendations of this Plan.
- (5) Conduct a comprehensive site survey of all known or potential historic sites and cultural resources within Allen Township. As part of this effort, consider the following objectives:
 - The Historic Commission should review the surveys and inventories that may have been established by other agencies or volunteers.

- Develop a list of significant historic areas, buildings and sites. Take pictures and interview the landowners to ascertain as much documentation.
 - Solicit qualified consultants in the fields of historic preservation, architecture and planning to review the results of the survey and prioritize the significance of the historic and cultural resources.
 - Develop a draft list of short term and long term strategies that will protect and preserve each historical and cultural resource.
 - Develop a Historic and Cultural Resources Map.
 - Update the surveys for each historic and cultural resource site every 15 years.
- (6) Establish a community education program on the benefits of effective historical and cultural preservation efforts. As part of this effort, consider the following issues:
- The Allen Township Historic Commission should attempt to meet with the owners and tenants of the historical sites with the highest significance to gain support and discuss preservation strategies.
 - Promote the historic and cultural heritage of the community by forming a reference library to showcase the evolution of Allen Township.
 - Develop a municipal database with a link to historic and cultural resources. An integrated system with other resources could assist the Allen Township Historic Commission documentation and recognition.
 - Compile resource materials and reference manuals to assist local officials. This information should be made available to the community.
 - Participate in training sessions, conferences and seminars sponsored by local, regional and state agencies.
- (7) Nominate significant historic and cultural resources to the National Registry of Historic Places. As part of this effort, consider the following issues:
- A comprehensive historic survey of the areas, building and sites should be completed. The Allen Township Historical Commission should attempt to prioritize the nominees.
 - Solicit the input of qualified professionals or volunteers to determine if the building, site, structure, object or district is eligible for listing with the National Registry.
 - Complete and submit the nomination forms to the agencies with jurisdiction.
- (8) Identify potential funding opportunities, which could provide financial assistance for historic preservation activities and nominations within Allen Township. Solicit the support of the Pennsylvania Historical and Museum Commission as well as other public and private agencies to add their expertise in this effort.

- (9) Prepare and adopt amendments to the Allen Township Zoning Ordinance and the Allen Township Subdivision and Land Development Ordinance considering the following issues:
- Consider provisions for historic zoning overlay districts, permitted land uses within defined zoning districts, lot size and dimensional requirements, buffer provisions, signs, and conservation management techniques as part of the Allen Township Zoning Ordinance and Zoning Map.
 - Consider provisions for procedural requirements, historical impact provisions, landscaping, lighting, road construction, and other design requirements to protect historical and cultural resources from development within the Allen Township Subdivision and Land Development Ordinance.
 - Maximize scenic accents and minimize visual intrusions within the natural and rural landscape of Allen Township.
 - Preserve the integrity of scenic roads, vistas and viewsheds by evaluating appropriate zoning and land use techniques.
 - Consider funding opportunities to preserve and restore the stone walls along the scenic roads of Allen Township.
- (10) Evaluate alternatives to restructure building code provisions so they do not devalue the integrity of historic buildings and properties. Utilize the historic site surveys to prioritize the significance of historic buildings and properties. If appropriate, establish a Building Code Appeals Board to determine if alternate restoration measures can be employed to retain the historic value of the building.
- (11) Allen Township will be celebrating its 300th municipal anniversary in the year 2048. As part of this celebration, consider preparing an historic reference book, which documents the evolution of Allen Township with pictures, stories and events that have taken place over the years.



Chapter 6: Land Use and Zoning

Chapter 6 of this Comprehensive Plan provides an overall evaluation of land use, zoning, housing and development trends while placing emphasis on the goals, objectives and policies that have been established within Chapter 3 of this Comprehensive Plan. By considering this information, a future land use, zoning and housing plan shall be formulated to provide guidance for growth, development, preservation and zoning efforts through the year 2030.

Section 6.A: Existing Land Use

The existing land use composition and development patterns within Allen Township are essential planning elements to formulate a plan for future growth, development, preservation and conservation management. This section will focus on the existing land use composition within Allen Township.

The Lehigh Valley Planning Commission (LVPC) recently conducted an existing land use survey of all municipalities within Lehigh and Northampton Counties. As part of this planning effort, Allen Township verified the land use composition that has been established by the LVPC. Map 7 portrays the existing land use patterns of Allen Township, as classified by the LVPC as of November 2016. The following text provides a land use summation.

Agricultural and Undeveloped: There are 2,739 acres of land or 38.0 percent of the land area within Allen Township that can be classified as agricultural or undeveloped land. These parcels of land are typically over 10 acres and do not contain other principal land uses. Most of the agricultural and/or undeveloped land areas are located in the northern portion of Allen Township.

Rural Residential: There are 1,854 acres of land or 25.7 percent of the land area within Allen Township that can be classified as rural residential. These parcels of land are typically over 10 acres and include a single-family residential use as a principal use on the property. Most of the rural residential land is located in the northern portion of Allen Township.

Residential: There are 1,197 acres of land or 16.6 percent of the land area within Allen Township that can be classified as residential. These parcels of land include residential uses (single-family, townhouses and apartments) on areas of various residential densities (low, medium and high) on individual lots that are smaller than 10 acres. Most of the existing residential development is located within the central portion of Allen Township in close proximity to Northampton Borough.

Commercial: There are 192 acres of land or 2.0 percent of the land area within Allen Township that can be classified as retail, office, business and other general commercial uses. These uses are located within the central portion of Allen Township in the vicinity of the Route 329 corridor or areas along Weaversville Road Savage Road and Cherryville Road.

Industrial: There are 520 acres of land or 7.2 percent of the land area within Allen Township that can be classified as manufacturing, warehousing, wholesaling, mineral extraction (including quarry) and general industrial uses. These uses are located in the south-central portion of Allen Township along or adjacent to the Route 329 corridor.

Public and Quasi-Public: There are 344 acres of land or 4.8 percent of the land area within Allen Township that can be classified as public, quasi-public, emergency management, schools, churches and recreation areas. Some of the more prominent areas include the Allen Township Municipal Building, Allen Township Fire Company, Catasauqua School District (Recreation Area), Zion’s Stone UCC, St. John’s UCC, Northampton Assembly of God, Good Shepherd Lutheran Church, Wayne Grube Memorial Park, Howertown Park, Allen Township Dog Park, Covered Bridge Park and Kreidersville Park.

Transportation and Utilities: There are 411 acres or 5.7 percent of the land area within Allen Township classified as transportation, communication and utilities. These areas are generally encompassed by right-of-ways and easements. The most prominent uses include the public roads and the PPL properties.

As part of the previous Comprehensive Plans (1966 and 1999) adopted by Allen Township, an existing land use comparison was completed to analyze changes over time. The following chart attempts to utilize the land use classifications to further document the changes in land use over time.

Existing Land Use Comparison (1966, 1996 and 2016)						
Land Use Classification within Allen Township	1966 ^{(1) (2)}		1996 ^{(1) (2)}		2016 ^{(3) (4)}	
	Acres	Percentage	Acres	Percentage	Acres	Percentage
Agricultural, Vacant, Conservation and Rural (10 acres or more)	5,910	82.0 %	5,348	74.2 %	4,593	63.7 %
Residential ⁽⁴⁾	483	6.7 %	1,016	14.1 %	1,197	16.6 %
Commercial, Industrial, Wholesaling and Warehousing	324	4.5 %	158	2.2 %	662	9.2 %
Utilities, Transportation and Communications	195	2.7 %	332	4.6 %	411	5.7 %
Recreational, Open Space, Public and Quasi-Public	295	4.1 %	353	4.9 %	344	4.8 %

(1) Denotes that the land use values were contained within the Allen Township Comprehensive Plan (1999)
 (2) Denotes that the values were adjust to reflect a total land area of 7,207 total acres within Allen Township
 (3) Denotes that the values were combined to establish compatible land use classifications
 (4) Denotes that residential uses included tracts of land with less than 10 acres for 2016 Land Use Survey

Based upon a review of the land use trends within Allen Township, it can be concluded that undeveloped land currently designated as agricultural, vacant, conservation or rural continues to be developed with other uses in order to accommodate other uses. A rural conservation management and development plan should be established by Allen Township in order to promote smart growth and sustainability techniques over the next 15 to 20 years.

Section 6.B: Pipeline Development Projects

In order to further analyze the existing land use patterns of Allen Township, the “pipeline development projects” that have been recently approved or are currently pending should be evaluated. The following table contains the “pipeline development projects” between 2010 and 2016.

Allen Township Pipeline Development Projects (2010 - 2016)				
Map	Name of Subdivision or Land Development Plan	Proposed Use	Lots, Units or Square Feet	Current Status (12/2016)
P-1	High Meadow Estates	Residential; SF Cluster	135 Lots	Pending: satisfaction of final plan conditions. Plan is not recorded.
P-2	North Hills Phase 1-6	Residential; Duplex	186 Lots	Plans recorded for Phases I, II, III, Section B Phase I and Section A Phase IV
P-3	Stone Ridge Subdivision	Residential Duplex	Phase 1: 110 lots Phase 2: 98 lots	Phase 1: substantially complete; Phase 2 under construction
P-4	Towpath Estates	Residential; Duplex	93 Lots	Plans recorded. A large amount of utility infrastructure is in place. No active home construction.
P-5	Rockefeller Industrial Subdivision	Industrial	Five Industrial Lots; 288 acre site	Subdivision recorded – public improvements under construction. Lots 1 and 2 under construction as approved Fed Ex Land Development Plan.
P-6	Fed Ex Land Development	Industrial	218 Acres / 1,200,000 SF Proposed Distribution Hub	Lots 1 and 2 of Rockefeller Industrial Subdivision under construction.
P-7	Century Commerce Center – Northampton Industrial Park	Industrial	Lot 1: 30.78 acres with 250,000 SF warehouse; Lot 2: 85.198 acres with 1,006,880 SF warehouse; Lot 3: 29.22 acres with 316,060 SF warehouse	Pending: satisfaction of final land development plan conditions. Plan is not recorded.
P-8	Jaindl Land Company – Northampton Business Center	Industrial	288.8 Acres with 7 proposed warehouses total of 2,123,000 SF	Pending; land development plan submitted for review.
P-9	Quarry Hill Estates	Residential; Duplex	46 Lots	Plan recorded; under construction
P-10	The Residences at Willow Ridge	Residential; Apartments	216 Apartments	Completed
P-11	Willow Ridge Subdivision	Residential; SF and Duplex	14 Singles and 40 Duplex	Completed
P-12	Summeglenn (Brookdale)	Residential SF Dwellings	125 Lots	Completed
P-13	Shops at Willow Ridge	Commercial Strip Center	5 tenant strip mall capacity on 9 acres	Pending: satisfaction of final plan conditions. Plan is not recorded.
P-14	Willow Green (Traditions of America)	Residential; Age Restricted	164 Lots	Completed

The “pipeline development projects” have been depicted on Map 8 of this Comprehensive Plan.

Section 6.C: Projected Growth and Development Trends

Population and housing projections are vital elements in the preparation of a comprehensive plan since they are utilized in planning future land uses, community facilities and transportation improvements. The Lehigh Valley Planning Commission has derived the projections listed below by utilizing a methodology based upon growth trends and adjustment factors. The following table provides the population projections that have been developed by the Lehigh Valley Planning Commission (LVPC) for Allen Township, Lehigh County and Northampton County.

LVPC Population Projections (2010 through 2040)						
Municipality or County	2010 Base Population	Population Projections			Projected Growth	
		2020	2030	2040	New Residents Over 30-Years	Average Rate Per Year
Lehigh County	349,497	385,710	427,162	469,975	+ 120,478	1.15 %
Northampton Co.	297,735	329,516	365,766	403,979	+ 106,244	1.19 %
Allen Township	4,269	5,433	6,821	8,195	+ 3,926	3.07 %

Source: Lehigh Valley Planning Commission (LVPC)

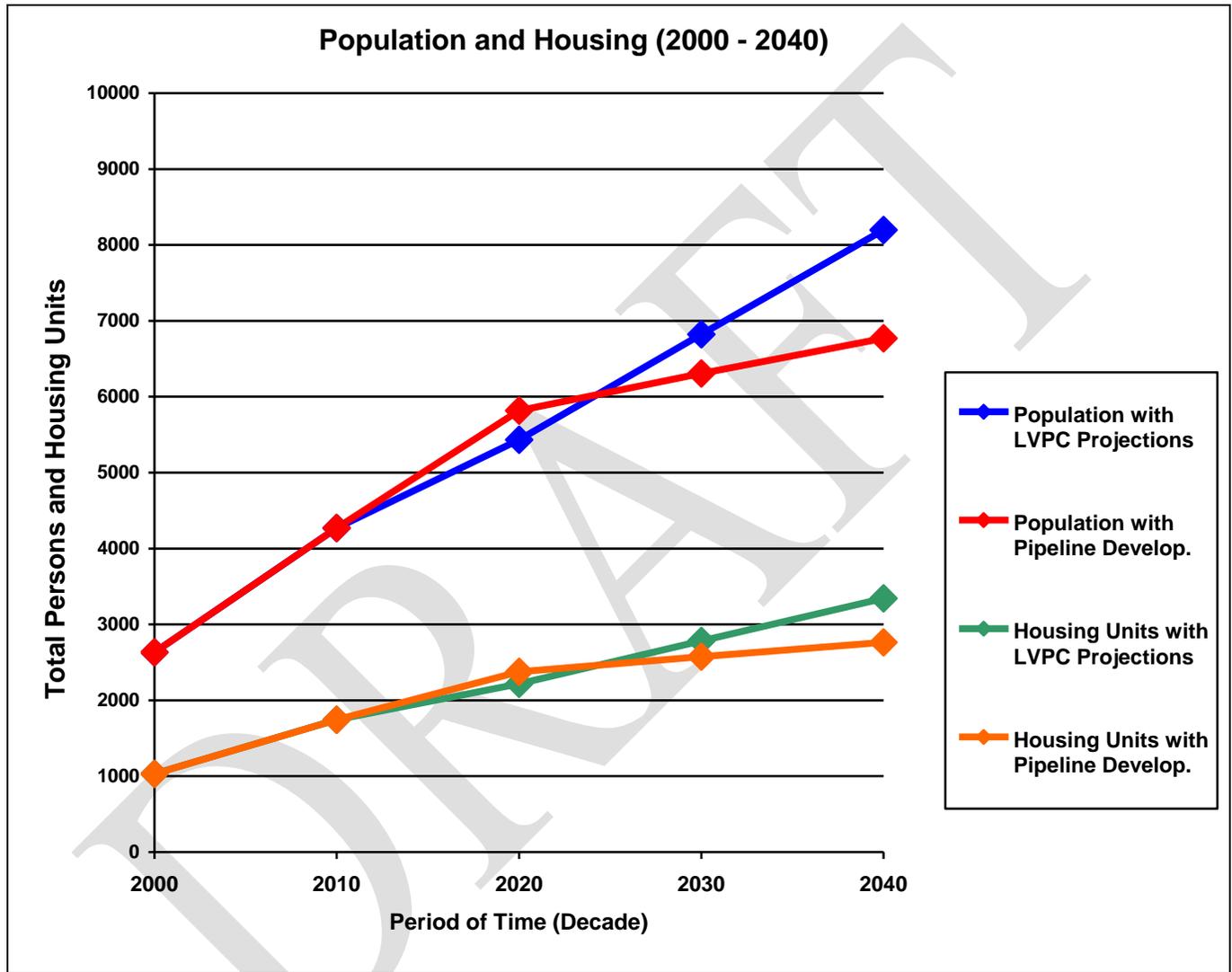
By analyzing historic growth and development trends between 1960 and 2010, it can be concluded that Allen Township experienced a population increase of 3,986 new residents or an average growth rate of 5.22 percent per year between 1960 and 2010. For general planning purposes, a geometric growth range of 1.00 percent per year (minimum) to 3.00 percent per year (maximum) is typically utilized in determining future background growth for Allen Township. Based upon the population projections developed by the LVPC, Allen Township should experience an average growth rate of 3.07 percent per year through year 2040. This growth rate may be considered may be unrealistic and not achievable given the amount of land that is available for growth and development.

In order to project the total housing counts within Allen Township, the projected population counts developed by the LVPC were divided by 2.45, which is the average persons per housing unit within Allen Township (2010 Census). The following table provides a summary of the population and housing projections that have been developed by the LVPC for Allen Township for the years 2020, 2030 and 2040.

Population and Housing Projections (2010 through 2040)					
Allen Township	2010 Census	2016 Estimate	2020 Projection	2030 Projection	2040 Projection
Population	4,269 ⁽¹⁾	5,336 ⁽²⁾	5,433 ⁽³⁾	6,821 ⁽³⁾	8,195 ⁽³⁾
Housing Units	1,744 ⁽¹⁾	2,178 ⁽²⁾	2,218 ⁽⁴⁾	2,784 ⁽⁴⁾	3,345 ⁽⁴⁾

(1) The total population and housing units were obtained through the US Census Bureau (2010 Census)
 (2) The total population and housing units were derived on estimates provided by Allen Township.
 (3) The population projection was established by the Lehigh Valley Planning Commission
 (4) The projected housing units were calculated by dividing the projected population by 2.45 persons per unit.

From a statistical viewpoint, the population and housing projections formulated by the LVPC appear to be high as compared to similar municipalities within the Lehigh Valley. If these projections are considered realistic, there may be 2,859 new residents within 1,167 new housing units within the next 25 years. A considerable amount of land would need to be designated for residential growth and development. Further, transportation and utility services would need to be extended into undeveloped rural areas that are not zoned to consider a suburban landscape. Therefore, Allen Township will need to determine if this linear growth pattern is desirable, realistic and/or obtainable?



Based upon an evaluation of “pipeline development projects”, there are 1,019 housing units that could be constructed over the next 25 years. The “pipeline development” accounts for an average projected growth rate of 1.95 percent per year through the year 2040. The population and housing projections formulated by the LVPC do not appear to be obtainable since most of the designated growth areas will be developed with residential, commercial and industrial uses approved by Allen Township. Further, the designated areas for rural development and conservation management should not account for significant growth and development opportunities since these areas have limited infrastructure and environmental constraints that must be considered as limiting factors. Therefore, Allen Township has determined that a reasonable and obtainable growth rate of 2.10 (average projected growth rate per year) should be applied to population and housing projections through the year 2040.

Section 6.D: Planning and Zoning Evaluation

Allen Township is surrounded or bordered by eight (8) municipalities including Lehigh Township, Moore Township, East Allen Township, Hanover Township, Catasauqua Borough, North Catasauqua Borough, Northampton Borough and North Whiteland Township. A regional evaluation of the existing land use patterns, zoning ordinances and comprehensive plans of each municipality has been completed during the 2016 calendar year to avoid potential land use conflicts and discrepancies.

Lehigh Township, Northampton County:

Lehigh Township is located along the northern boundary of Allen Township sharing a common municipal border of 14,750 linear feet. The existing land use composition of the areas adjacent to Allen Township is currently classified as agricultural, conservation, institutional and low density residential uses. Most of this land is contained within the Agricultural/Rural Residential (AAR) Zoning District. There are no planning, land uses or zoning conflicts for the AAR Zoning District. However, a considerable amount of land formerly owned by the Diocese of Allentown and now owned by Jaindl Properties has been recently rezoned as the Planned Resort Residential Community (PRRC) Zoning District in order to permit a planned residential and resort community. The areas within the PRRC Zoning District may create planning, land uses or zoning conflicts between Allen Township and Lehigh Township. A resolution to this conflict should be evaluated between the Lehigh Township and Allen Township.



Moore Township, Northampton County: Moore Township is located along the northeastern boundary of Allen Township sharing a common municipal border of 6,100 linear feet. The existing land use composition of the areas adjacent to Allen Township can be classified as agricultural, undeveloped and low density residential uses. These areas are contained zoned within the Rural Agricultural (RA) Zoning District. There are no planning, land uses or zoning conflicts between Allen Township and Moore Township.

East Allen Township, Northampton County: East Allen Township is located along the eastern boundary of Allen Township sharing a common municipal border of 23,700 linear feet. The existing land use composition of the areas adjacent to Allen Township can be classified as agricultural, undeveloped and low to medium density residential uses. These areas are contained zoned within the Agricultural/Rural Residential (AAR) Zoning District, Agricultural (AG) Zoning District and the Suburban Residential (SR) Zoning District. There are opportunities for future growth and development, which may create some planning, land uses or zoning conflicts between Allen Township and East Allen Township.

Hanover Township, Lehigh County: Hanover Township is located along the southeastern boundary of Allen Township sharing a common municipal border of 5,000 linear feet. The existing land use composition of the areas adjacent to Allen Township can be classified as airport and undeveloped uses. These areas are contained zoned within the Planned Residential (PR) Zoning District and Planned Commercial (PC) Zoning District. There are no planning, land uses or zoning conflicts between Allen Township and Hanover Township.

Catasauqua Borough, Lehigh County: Catasauqua Borough is located along the southern boundary of Allen Township sharing a common municipal border of 1,800 linear feet. The existing land use composition of the areas adjacent to Allen Township can be classified as a mix of office, industrial, institutional and residential uses. These areas are contained zoned within the Office (O) Zoning District. There are no planning, land uses or zoning conflicts between Allen Township and Catasauqua Borough.

North Catasauqua Borough, Northampton County: North Catasauqua Borough is located along the southwestern boundary of Allen Township sharing a common municipal border of 6,700 linear feet. The existing land use composition of the areas adjacent to Allen Township can be classified as a mix of open space, undeveloped and residential uses. These areas are contained zoned within the Open Space Residential (RO) Zoning District. There are no planning, land uses or zoning conflicts between Allen Township and North Catasauqua Borough.

Northampton Borough, Northampton County: Northampton Borough is located along the western boundary of Allen Township sharing a common municipal border of 23,850 linear feet. The existing land use composition of the areas adjacent to Allen Township can be classified as a mix of open space, residential, commercial, industrial and institutional uses. These areas are contained zoned within the Residential (R-1 and R-2) Zoning Districts, Commercial (C-1 and C-2) Zoning Districts, Industrial (I-2) Zoning District and Conservancy (CO) Zoning District. There are some planning, land uses or zoning conflicts that could create inconsistencies or impacts between Allen Township and Northampton Borough.



North Whitehall Township, Lehigh County: North Whitehall Township is located along the western boundary of Allen Township sharing a common municipal border of 12,250 linear feet along the Lehigh River. The existing land use composition of the areas adjacent to Allen Township can be classified as agricultural, undeveloped and low density residential uses. These areas are contained zoned within the Conservation Residential (CR) Zoning District. There are no planning, land uses or zoning conflicts between Allen Township and North Whitehall Township

The existing zoning classifications for Allen Township and the areas adjacent to Allen Township are depicted on Map 8 (Existing Zoning Analysis) of this Comprehensive Plan. The planned developments along Routes 329 and 987 will impact adjacent communities with traffic congestion issues, which should be resolved as part of a regional planning approach.

Lehigh Valley Comprehensive Plan

In addition to evaluating the adjacent municipal land use and zoning documents, Allen Township has reviewed and applied the fundamental guidelines recommended within the Lehigh Valley Comprehensive Plan (2030), as prepared by Lehigh Valley Planning Commission (LVPC). Allen Township also considered the following planning documents prepared by the LVPC:

- Lehigh Valley Sustainable Communities Plan (1LV)
- Lehigh Valley Return on Environment
- Lehigh Valley Regional Housing Plan
- Lehigh Valley Regional Climate and Energy Plan
- Lehigh Valley Transportation Plan (MOVE LV)
- Lehigh Valley Transportation Improvement Program (TIP)
- Lehigh Valley Rail Freight Study
- Lehigh River Recreational Enhancement Study
- Livable Landscapes, Open Space Plan for Northampton County

These past and present planning effort shall be considered as part of the 2017 Comprehensive Plan.

Section 6.E: Housing Diversity and Fair Share Analysis

The Allen Township Comprehensive Plan recognizes appropriate land areas to accommodate existing, planned and projected residential development. These designated areas include the Rural Residential (yellow) and Suburban Residential (orange) land use classifications. Pursuant to Section 301 of the Pennsylvania Municipalities Planning Code (MPC), the Allen Township Comprehensive Plan must address the following element:

- ❖ *A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.*

In order to accomplish this requirement, Allen Township should provide a “fair share” of housing, as determined appropriate by the MPC as well as through recent court challenges. In addition, Allen Township should develop a housing plan to consider fundamental issues such as affordability, diversity, architectural integrity, zoning, revitalization and rehabilitation.

The “fair share” principles are based upon the planning premise that each municipality is required to plan and implement land use regulations, which meet the housing needs for the range of all people who may desire to reside within that municipality. Although the MPC does not provide specific criteria on how a municipality must achieve its “fair share” of all types of housing, the courts have offered guidance on this topic. Pursuant to case law pertaining to “fair share”, a municipality must evaluate to determine if it is providing its fair share of housing types. The three (3) basic tests are as follows:

Test 1: Is Allen Township a logical area for growth and development?

Allen Township is located in the vicinity of other rural, suburban and urban municipalities. A considerable amount of the land within the northern portion of Allen Township is classified as rural or undeveloped land that is suitable for agricultural and conservation uses. Further, most of the land within the central or southern portion of Allen Township is classified as suburban or partially developed with a mixture of agricultural, residential, commercial, industrial and institutional uses that has basic infrastructure (sewer, water and roads) to support suburban development. Therefore, the central and southern areas of Allen Township that are adjacent to Northampton Borough, North Catasauqua Borough, Catasauqua Borough and Hanover Township have the capacities to accommodate growth and development.

Test 2: Is Allen Township considered as a developed or developing community?

Between the years of 1960 and 2010, the population of Allen Township has increased at an average growth rate of 5.22 percent per year. This growth rate is compatible to similar rural and suburban municipalities within the Lehigh Valley. Further, the amount of recent subdivision and land development activity within Allen Township would lead to the conclusion that Allen Township will experience more growth and development over the next 15 to 20 years. Therefore, Allen Township is considered as a developing community.

Test 3: Is the amount of land zoned for multi-family development disproportionately small in relation to the population growth pressure and present level of development?

This is a complex question, which has been considered throughout this Comprehensive Plan. The following points attempt to clarify the answer to this test:

- Allen Township is a rural municipality with suburban characteristics. Currently, there are a total of 4,537 acres of land classified as agricultural, conservation or undeveloped rural land, which represents 63 percent of the total land area within Allen Township. This Comprehensive Plan established goals, objectives and policies for the preservation of agricultural resources and the rural atmosphere through conservation management, zoning and development strategies.
- The amount of land area currently zoned and available for multi-family development has been proportionate to the population growth pressure within the Lehigh Valley. The future residential densities prescribed for each of the proposed zoning districts should also provide opportunities for future growth, while providing a clear distinction between residential densities and protecting the following features within the rural and suburban landscape: historic and cultural resources; geologic, topographic and hydrologic features; scenic vistas and viewsheds; environmentally sensitive features; biodiversity and ecological habitats; woodlands; and agricultural lands.
- In order to comply with the objectives of Test 3, Allen Township should continue to provide residential zoning districts (R-1, R-2, R-3 and MHP) in order to accommodate all residential land uses at a density compatible to the rural and suburban landscape of Allen Township. The current and proposed R-1, R-2, R-3 and MHP Zoning Districts should be capable of accommodating current development (pipeline development projects) and future growth opportunities with low high residential densities.

- The R-3 and MHP Zoning Districts provide for a variety of multi-family development opportunities at the highest residential densities within Allen Township. These areas provide affordable housing opportunities to the residents of Allen Township.
- The LVPC has developed population and housing projections for Allen Township through the year 2040. These projections indicate that the population of Allen Township will increase at an average growth rate of 3.07 percent per year through the year 2040, which appears to be unrealistic and/or not obtainable given the amount of undeveloped land within the designated residential growth areas of Allen Township.
- Allen Township does have a significant amount of “pipeline development projects” that does account for an average growth rate of 1.95 percent per year through the year 2040. These projects are located within defined growth boundaries (R-1, R-2, R-3 and MHP) and have the infrastructure (sewer, water and roads) to support development.

Based upon a review of the existing land use composition, recent residential construction activity, as well as the proposed subdivision and land development activity, it is apparent that the housing supply within Allen Township is diversified and capable of accommodating all residential densities and income levels.

Section 6.F: Planning Implications and Issues

Based upon an evaluation of the land use, zoning and development patterns of Allen Township, the following planning implications and issues are hereby identified:

- (1) A conservation management plan should be considered with emphasis on: agricultural resources and farmland preservation; environmentally sensitive lands; hydrological conditions; woodlands; and scenic areas and view sheds. Chapter 4 of this Comprehensive Plan has established an inventory of the natural features and resources within Allen Township. Further evaluation and enhancement through land use decisions should be a priority.
- (2) The historical and cultural resources within Allen Township are vital components to the rural and natural landscape. The integrity of these resources become vulnerable as new subdivision and land development activity is introduced into the rural and natural landscape.
- (3) The cultural heritage of Allen Township has evolved from its origins as an agricultural community to a mineral extraction center to a vibrant suburb within the Lehigh Valley. Although vast areas of farmland and abandoned quarries remain, the private development community has become very active within the Lehigh Valley. As new development is introduced within the region, visual obstructions and intrusions are introduced that could jeopardize the scenic qualities of Allen Township. The regulatory measures to preserve and protect the remaining agricultural lands should be continued in the future
- (4) Successful historic and cultural resource planning efforts are predicated upon community support and comprehension of the issues. Allen Township should consider innovative methods to educate the residents about their local heritage as well as the importance of historic preservation efforts. A coordinated effort between the public and private sectors will be necessary to implement the recommendations for historical and cultural resources. Partnerships should be encouraged to promote a versatile approach to preservation efforts in the community.

- (5) Planned growth areas should be established within areas that have sufficient infrastructure (sewer, water and transportation) in order to accommodate residential, commercial, industrial and institutional uses within Allen Township over the next 15 to 20 years.
- (6) The population and housing projections that have been developed by the Lehigh Valley Planning Commission (LVPC) appear to resemble a linear pattern that was established utilizing a modified geometric forecast through the year 2040. Allen Township has experienced recent changes in land use patterns that may have an impact on future growth and development. As a result, the population and housing projections established by the LVPC may be unrealistic or not obtainable within the defined growth areas established by this Comprehensive Plan.
- (7) Allen Township has several pending and/or approved plans that are in various phases of construction since the year 2010. These “pipeline developments projects” are located within the defined growth areas, which have adequate infrastructure (sewer, water and roads) and could accommodate an average growth rate of 1.95 percent per year through the year 2040. The “pipeline developments projects” should be considered as part of the future land use, zoning and housing plan for this Comprehensive Plan.
- (8) The “pipeline development projects” could generate a significant increase in the number of employees or non-traditional residents within Allen Township. This increase will have an impact on the transportation system, emergency response services, parks and recreation facilities, utilities, and other local services that will need to be accounted for when these projects are being planned and constructed.
- (9) A plan for residential uses should be established in order to promote the preservation of existing housing units and provide sufficient land for future growth and development. A variety of housing opportunities should be considered based upon the demographic, housing and socio-economic conditions that are anticipated within Allen Township. Most of the residential growth should be contained within growth boundaries, which are supported by the zoning and land use provisions established by Allen Township.
- (10) A plan for commercial uses should be established considering residential development clusters, transient customers, available land, compatible land uses, utility services and the transportation network within Allen Township. Based upon current conditions, Allen Township has limited opportunities to accommodate high volume or intense commercial uses. This was also reflected by the Allen Township Comprehensive Plan Survey (refer to Section 2.3 and Appendix C). Therefore, neighborhood or village commercial uses should be encouraged within Allen Township while highway or regional commercial uses should be endorsed along designated transportation corridors within the Lehigh Valley.
- (11) A plan for industrial uses should be established considering employment sectors, available land, compatible land uses, environmental impacts, utility services and the transportation network within Allen Township. Based upon current conditions, Allen Township has limited opportunities to accommodate high volume or intense industrial uses. This was also reflected by the Allen Township Comprehensive Plan Survey (refer to Section 2.3 and Appendix C). Therefore, light or limited industrial uses should be encouraged while heavy or high-volume industrial uses should be endorsed along designated transportation corridors within the Lehigh Valley.

- (12) A plan for institutional uses should be established so that uses classified as municipal, educational, emergency management, health care, religious, social and/or community services can continue to function as a vital asset within Allen Township. The institutional uses should be contained within the growth boundaries established by Allen Township.
- (13) Allen Township has special uses or areas that must be defined and accounted for as part of its future land use and zoning plan. These special uses or areas include: agricultural easements; floodplains; airports; manufactured home parks; and historic resources. Special overlay districts should be considered to integrate land use planning and zoning provisions.
- (14) Allen Township should make every reasonable effort to provide for conforming uses and to minimize revisions that will add non-conforming uses and/or buildings.
- (15) A Future Land Use and Zoning Plan should be established to endorse the concepts that should be applied to classify and designate areas for: Rural Conservation (RC); Residential (R-1, R-2, R-3 and MHP); Commercial (C-1 and C-2); and Industrial (I-1 and I-2). Modifications may be considered provided that the proposed change meets the overall goals, objectives and policies of this Comprehensive Plan.
- (16) Map 10 (Future Land Use and Zoning) of this Comprehensive Plan should be utilized as a guide for the Future Zoning Map. Modifications may be considered provided that the proposed change meets the overall goals, objectives and policies of this Comprehensive Plan.
- (17) This Comprehensive Plan should consider and implement the fair share and affordable housing evaluation. Additional demographic, housing and socio-economic data for Allen Township is contained within Appendix E of this Comprehensive Plan.



Section 6.G: Future Land Use and Zoning Plan

The overall community goal for community facilities and services, as contained within Chapter 3 of this Comprehensive Plan Update is as follows:

- ❖ *To establish effective zoning techniques that endorse agricultural preservation efforts and conservation management strategies.*
- ❖ *To guide residential growth and development considering environmentally sensitive areas, agricultural uses, infrastructure, and the rural character of Allen Township.*
- ❖ *To provide for non-residential growth and development opportunities by considering environmental limitations, existing land uses, infrastructure, and the rural characteristics of Allen Township*

In order to guide these community goals, several objectives and policies were initially formulated that are also specified within Chapter 3 of this Comprehensive Plan. The following plan for land use and zoning has been established for this Comprehensive Plan.

- (1) **Growth Boundaries:** Allen Township should establish a balance between designated conservation areas and planned growth areas.

Conservation Areas: These areas include the rural landscape of Allen Township, which includes: low density residential uses; prime agricultural lands and farmland; woodlands and meadows; floodplains and stream valleys; historic and cultural resources; scenic vistas and view sheds; ecological and biodiversity corridors; and other natural features.

Planned Growth Areas: These areas include medium to high density residential uses; commercial uses; industrial uses; governmental uses; institutional uses; mixed-uses; transportation corridors; public utilities; and rights-of-way. These planned growth areas are comprised of a proportionate balance to accommodate existing land uses, proposed and projected developments, community facilities, parks and recreational facilities, utility provisions and transportation improvements.

Although Allen Township is located within a rural to suburbanized setting, this Comprehensive Plan shall consider and establish a balance of conservation areas and planned growth areas.

- (2) **Rural Conservation:** An area designated as Rural Conservation (RC) should be established to preserve, protect and manage the rural landscape or conservation areas of Allen Township. The following concepts should be considered for future land use planning and zoning compliance:
 - The areas designated as RC should encourage the continuation, evolution and preservation of agricultural uses within Allen Township, which would include agricultural operations and farms that are defined by Allen Township. A minimum of 10 acres should be required for agricultural operations and uses. The landowners should be encouraged to consider Agricultural Conservation Easements (ACE) as well as other farmland preservation or protection programs.

- The areas designated as RC should encourage the continuation, evolution and preservation of conservation uses within Allen Township, which would include: floodplains, wetlands and stream valleys; woodlands and meadows; steep slopes; historic and cultural resources; scenic vistas and viewsheds; ecological and biodiversity corridors; and other natural features. The landowners should be encouraged to consider land preservation, protection and development options that promote conservation management techniques.
 - Conventional development techniques should be considered as the method to permit rural residential uses (single family detached dwellings) on conforming lots containing a minimum of one (1) net acre of land, which should be served by on-lot sewage disposal facilities and on-lot water supply systems.
- (3) **Low Density Residential:** An area designated as Low Density Residential (R-1) should be established as a transition between the rural and suburban landscape of Allen Township. These areas contain low-density residential uses, agricultural, woodlands, steep slopes, stream valleys, municipal and institutional uses. Subdivision and land development activity should be limited to single-family dwelling units and certain compatible non-residential uses considering the transportation system, utility provisions and environmentally sensitive land area. The minimum lot area should be predicated upon the permitted uses and the capability of being served by sanitary sewage disposal facilities and water supply facilities. Allen Township may consider other permitted uses, lot sizes, dimensional criteria and development standards that should be contained within the Allen Township Zoning Ordinance.
- (4) **Medium Density Residential:** An area designated as Medium Density Residential (R-2) should be established as part of the suburban landscape of Allen Township. These areas contain low to medium density residential uses, agricultural, stream valleys, municipal and institutional uses. Subdivision and land development activity should be limited to single-family (detached or attached) dwelling units and certain compatible non-residential uses considering the transportation system, utility provisions and environmentally sensitive land area. The minimum lot area should be predicated upon the permitted uses and the capability of being served by sanitary sewage disposal facilities and water supply facilities. Allen Township may consider other permitted uses, lot sizes, dimensional criteria and development standards that should be contained within the Allen Township Zoning Ordinance.
- (5) **High Density Residential:** An area designated as High Density Residential (R-3) should be established as part of the suburban landscape of Allen Township. These areas contain medium to high density residential uses, agricultural, stream valleys, municipal and institutional uses. Subdivision and land development activity should include a variety of residential uses and certain compatible non-residential uses considering the transportation system, utility provisions and environmentally sensitive land area. The minimum lot area should be predicated upon the permitted uses and the capability of being served by sanitary sewage disposal facilities and water supply facilities. Allen Township may consider other permitted uses, lot sizes and dimensional criteria that should be contained in the Allen Township Zoning Ordinance.
- (6) **Modular Home Park:** An area designated as Modular Home Park (MHP) should be established as part of the suburban landscape of Allen Township. These areas contain high density residential uses with modular or manufactured dwelling units that are developed as a unified community serviced by sanitary sewage disposal facilities and water supply facilities. Allen Township may

consider the permitted uses, density, lot or pad sizes, dimensional criteria and development standards that should be contained in the Allen Township Zoning Ordinance.

- (7) **Neighborhood Commercial:** An area designated as Neighborhood Commercial (C-1) should be established as part of the suburban landscape. These areas contain low volume commercial, institutional, municipal and residential uses, which establish a neighborhood or village center. Subdivision and land development activity should be encouraged as infill development. The existing and/or proposed land uses should be served by a road system and utilities with sufficient capacities. Redevelopment opportunities through conversions, adaptive reuse and creative land development designs should be considered to accommodate new business opportunities and enhance economic development opportunities within Allen Township.
- (8) **Highway Commercial:** An area designated as Highway Commercial (C-2) should be established as part of the suburban landscape. These areas contain high volume commercial, institutional and municipal uses, which are located along arterial transportation corridors. Subdivision and land development activity should be encouraged provided that the projects are designed to mitigate transportation and environmental impacts. The existing and/or proposed land uses should be served by an arterial road system and public utilities with sufficient capacities. Redevelopment opportunities through conversions, adaptive reuse and creative land development designs should be considered to accommodate new business opportunities and enhance economic development opportunities within Allen Township.
- (9) **Commercial/Industrial:** An area designated as Commercial/Industrial (I-1) should be established as part of the transition between highway commercial and industrial areas. These areas contain high volume commercial, light industrial, institutional and municipal uses, which are located along arterial transportation corridors. Subdivision and land development activity should be encouraged provided that the projects are designed to mitigate transportation and environmental impacts. The existing and/or proposed land uses should be served by an arterial road system and public utilities with sufficient capacities. Opportunities for transitional development or redevelopment should be considered to accommodate new business opportunities and enhance economic development opportunities within Allen Township.
- (10) **General Industrial:** An area designated as General Industrial (I-2) should be established as part of the industrialized landscape of Allen Township. These areas contain industrial, institutional and municipal uses, which are located along arterial transportation corridors. Subdivision and land development activity should be encouraged provided that the projects are designed to mitigate transportation and environmental impacts. The existing and/or proposed land uses should be served by an arterial road system and public utilities with sufficient capacities. Opportunities for industrial development or redevelopment should be considered to accommodate new business opportunities and enhance economic development opportunities within Allen Township.
- (11) **Special Overlay Districts:** In addition to the planned growth areas and conservation areas portrayed on Map 10 (Future Land Use and Zoning) of this Comprehensive Plan, Allen Township should consider special overlay zones to supplement the provisions of the underlying land use or zoning classifications. The following special overlay districts should be contained in the Allen Township Zoning Ordinance: Agricultural Conservation Easement (ACE) Overlay District; Airport (AP) Overlay District; Historic Preservation (HP) Overlay District; Floodplain (FP) Overlay District; Riparian Buffer (RB) Overlay District; and Steep Slope (SS) Overlay District.

The correlation between the future land use designations and future zoning districts is not required. Deviations in the terminology, location and/or limits may be modified if the goals, objectives and policies of this Comprehensive Plan are held as the guiding principals for land use and zoning. These zoning and overlay districts should be incorporated as part of a comprehensive update to the Allen Township Zoning Ordinance and the Allen Township Subdivision and Land Development Ordinance

Section 6.H: Housing and Residential Development Plan

The overall community goal for housing and residential development, as contained within Chapter 3 of this Comprehensive Plan is as follows:

- ❖ *To guide residential growth and development considering environmentally sensitive areas, agricultural uses, infrastructure, and the rural character of Allen Township*
- ❖ *To have a diversified supply of housing that meets the existing and projected demands*

In order to guide this community goal, several objectives and policies were initially formulated that are also specified within Chapter 3 of this Comprehensive Plan. The following plan for housing and residential development has been established for this Comprehensive Plan.

- (1) Allen Township should continue to provide opportunities for residential growth and development within the designated growth areas of Allen Township. As part of this effort, Allen Township should consider and adopt four (4) zoning districts to specifically accommodate existing, proposed and projected residential land uses and densities. The areas designated as R-1, R-2, R-3 and MHP on Map 10 (Future Land Use and Zoning) provide opportunities for low, medium and high residential density uses.
- (2) Allen Township should continue to provide opportunities for housing to meet all income levels for its existing and future residents. Allen Township has zoned several acres of land to permit medium to high density residential uses (townhouses, apartments and manufactured homes) that are within the designated growth areas (R-2, R-3 and MHP) of Allen Township.
- (3) The population and housing projections that have been developed by the Lehigh Valley Planning Commission (LVPC) reflect an average growth rate of 3.07 percent for Allen Township through the year 2040. Allen Township has several pending and/or approved plans that are in various phases of construction since the year 2010. These “pipeline developments projects” are located within the defined growth areas, which have adequate infrastructure (sewer, water and roads) and could accommodate an average growth rate of 1.95 percent per year through the year 2040.
- (4) The LVPC should revise the population and housing projection to consider a more realistic and obtainable value that includes the “pipeline developments projects” plus a modest growth rate for development outside of the planned growth areas. For the purposes of this Comprehensive Plan, the projected growth rate should be an average of 2.10 percent per year. Allen Township does not anticipate that it will reach an ultimate build-out condition until the year 2060, which can be examined in further detail when this Comprehensive Plan is updated.

- (5) There are infill development opportunities on vacant residential lots within the designated growth areas or established neighborhoods of Allen Township. These areas could provide: affordable housing opportunities on existing or nonconforming lots; maximize public utility services; utilize existing public roads; and increase the values of older homes. In order to promote this opportunity, zoning regulations and land development procedures should be more flexible to accommodate infill development.
- (6) Allen Township should continue to exercise the conditional use and/or special exception process to ensure that new residential developments are planned in a harmonious and environmentally conscious manner.
- (7) Allen Township should continue to support the planning and development of retirement communities or other forms of elderly housing in the community. The population age-cohorts reveal that Allen Township is currently older than other municipalities in the Lehigh Valley. Therefore, it would be advantageous for Allen Township to plan for an aging population over the next 10 to 20 years. The zoning districts should provide opportunities for the planning and development of retirement communities, assisted living care facilities and nursing homes.
- (8) Continue to support the establishment of successful neighborhood organizations and homeowners associations. As residential developments are planned, improved and occupied, it is sometimes vital to enact special guidelines, covenants, restrictions, agreements and bylaws for overall best interest of the community. These controls assist with maintaining the health, safety and general welfare of the community while enhancing property values.



Chapter 7: Community Facilities and Services

Chapter 7 of this Comprehensive Plan provides special attention to the community facilities and services within Allen Township including those relating to local government, emergency services, parks and recreation, education, libraries, health care services, and solid waste management. These community facilities and services are essential to the existing and future residents of Allen Township and should be carefully planned in an effort to maintain an effective level of service.

Map 10 of this Comprehensive Plan depicts the locations of some of the more prominent community facilities and services that are located within Allen Township.

Section 7.A: Local Government

Local government exists for the purposes of providing community services and public facilities to the residents of a municipality in an effort to maintain the public health, safety and general welfare. The following profile provides a description of the municipal facilities, personnel and services that are available to the community.

Municipal Government: Allen Township operates and functions as a municipality under the Second Class Township Code of the Commonwealth of Pennsylvania.

Governing Body: The residents of the community elect five (5) persons to serve as the Allen Township Board of Supervisors for a term of six (6) years. Duties include governing and execution of legislative, executive and administrative powers to ensure sound fiscal management and to secure the health, safety and general welfare of all residents within the community.

Administration: There are three (3) full time employees and two (2) part time employees that are assigned to management, administration, secretarial, accounting/finance, code compliance, community services and oversee day-to-day operations at the Allen Township Municipal Building.

Public Works: There are five (5) full time employees and five (5) part time employees that are assigned to maintain the public roads, municipal building, parks and recreation areas, and other community areas that are owned by Allen Township.

Planning Commission: The Board of Supervisors appoint five (5) residents to serve on the Allen Township Planning Commission for a term of four (4) years. Duties include the review of applications involving subdivision plans and land development plans, as well as assist with the development of municipal plans and ordinances. The Planning Commission serves as advisors to the Board of Supervisors under the authority of the Pennsylvania Municipalities Planning Code.

Zoning Hearing Board: The Board of Supervisors appoint five (5) residents to serve on the Allen Township Zoning Hearing Board for a term of five (5) years. Duties include the review of all variance and special exception applications submitted under the zoning provisions of Allen Township. The Zoning Hearing Board is considered as a quasi-judicial committee, which has the authority to make independent decisions under the authority of the Pennsylvania Municipalities Planning Code.

Park and Recreation Board: Allen Township does not have a Park and Recreation Board.

Historical Commission: Allen Township does not have a Historical Commission.

Board of Auditors: The residents of the community elect three (3) persons to serve as the Allen Township Board of Auditors for a term of four (4) years. Duties include reviewing municipal financial records on a periodic basis.

Tax Collector: The residents of the community elect one (1) person to serve as the Allen Township Tax Collector for a term of four (4) years. Duties include collecting municipal real estate taxes on properties within Allen Township.

Vacancy Board: The Board of Supervisors appoint one (1) resident to serve on the Allen Township Vacancy Board for a one (1) year term, who is responsible for selecting the person to fill a vacancy on the Board of Supervisors.

Municipal Consultants: The Board of Supervisors appoints municipal consultants to provide legal, planning, zoning, code enforcement, and engineering services, as well as other special duties that may be required by Allen Township. The municipal consultants are paid for their respective services on an as needed basis.

Municipal Building: The Allen Township Municipal Building is located at 4714 Indian Trail Road. The municipal building is 4,420 square feet that is designated for administrative offices, community services and public meetings.

Public Works Buildings: Allen Township has three (3) buildings located at 4714 Indian Trail Road, which are utilized by the Public Works Department as garages for the storage of trucks, equipment, supplies and materials. The cumulative area of these buildings is 16,100 square feet.

Recreation Buildings: Allen Township has two (2) buildings located at the Howertown Park, which are utilized for a fieldhouse (2,372 square feet) and a storage building (1,072 square feet).

Pump Stations: Allen Township owns and operates sanitary sewer pump stations, which are located at Willow Green and at Horwith-Hokendauqua.

Trucks and Major Equipment: Allen Township currently has eleven (11) trucks and a wide variety of equipment that are utilized by the Public Works Department for maintenance and other community services. Allen Township also has a cooperative agreement with North Catasauqua Borough and Lehigh Township for shared equipment. A complete inventory of all trucks and major equipment is maintained by the Allen Township Public Works Department.

Municipal Budget: The Allen Township Board of Supervisors adopts a municipal budget each year in order to account for revenues and expenditures. Further discussion on the municipal budget has been included under Chapter 7 (Fiscal Impact and Economic Development) of this Comprehensive Plan.

Section 7.B: Police, Fire and Ambulance

Police Protection

Police protection is a vital public service that benefits the entire community. The traditional role of the police involves law enforcement, order and community service. Law enforcement involves the application of legal sanctions that have been passed into law by local, county, state and federal levels of government. Order involves the handling and management of disputes that arise from a variety of situations. Community service is a variable factor that is dependant upon the size of the department and the needs of the community.

Allen Township is provided police protection by Troop M of the Pennsylvania State Police operating out of the Bethlehem Barracks. The Pennsylvania State Police was established in 1905 as the first uniformed police organization of its kind in the United States. The authorized complement of the Pennsylvania State Police is currently includes 4,719 sworn members and 1,850 civilians serving a variety of roles throughout the Department. The following table represents a summary of the calls to service to Allen Township by Troop M of the Pennsylvania State Police.

Allen Township Police Calls for Service (2011 - 2015)							
Classification of Activity or Response for Police Service	Total Number of Responses by Year					5 Year Average	Percentage of Total
	2011	2012	2013	2014	2015		
Assault	15	22	14	15	21	17.4	2.4 %
Burglary	20	25	22	11	8	17.2	2.4 %
Criminal Mischief, Suspicion	38	44	30	37	36	37.0	5.1 %
Death via Natural Causes, Suicide or Homicide	2	1	3	5	1	2.4	0.3 %
Disorderly Conduct	3	7	7	1	5	4.6	0.6 %
Drugs, Alcohol and DUI	19	7	9	11	9	11.0	1.6 %
Sex Offence	1	1	1	6	4	2.6	0.4 %
Theft, Fraud and Forgery	36	26	36	35	39	34.4	4.8 %
Traffic Accident or Collision	68	86	61	84	81	76.0	10.5 %
Traffic Violation	24	10	5	8	9	11.2	1.5 %
Police Assistance, Referrals and Legal Obligations	63	83	99	107	108	92.0	12.7 %
Other Administrative and Miscellaneous Services	183	215	273	215	191	215.4	29.8 %
Cancelled Calls, False Reports and 911 Disconnections	177	186	219	240	185	201.4	27.9 %
Total Service Calls	649	713	779	775	697	722.6	100.00 %

Source: Pennsylvania State Police, Troop M (August 2016)

Based upon the calls for police service within Allen Township that have been responded by Troop M of the Pennsylvania State Police between 2011 through 2015, the following observations can be made:

- (1) During this 5-year time period, a total of 3,613 service calls or 722.6 service calls per year were assigned to Troop M of the Pennsylvania State Police.
- (2) During this 5-year time period, a total of 633 calls to service have been in response to violent or serious crimes, which include: assault; burglary; criminal mischief; disorderly conduct; domestic dispute; drug and alcohol violations; homicide and man slaughter; and theft. These violent or serious crimes represent 17.5 percent of the total calls to service and have a general occurrence rate of 126.6 times during a calendar year.
- (3) During this 5-year time period, a total of 2,980 calls to service have been in response to non-violent crimes as well as general services and duties, which include: traffic accidents and violations; referral and assistance; responses to false alarms and reports; civil surface duties; legal proceedings; and miscellaneous services and duties performed by the Pennsylvania State Police. These non-violent crimes, general services and duties represent 82.5 percent of the total calls to service and have a general occurrence rate of 596.0 times during a calendar year.
- (4) During this 5-year time period, a total of 1,007 calls to service were the result of cancelled calls, false alarms and 911 disconnections. These types of responses represent 27.9 percent of the total calls to service and have a general occurrence rate of 201.4 times during a calendar year.
- (5) Administrative duties and miscellaneous service calls include a wide variation of activities including: community relations; public safety and education; missing persons and animals; removal of debris from the cartway; crisis intervention; training; warrants; and reports. These miscellaneous services and duties are often overlooked but are essential for the community.

Cooperation between the Pennsylvania State Police and other emergency management services within the region is considered excellent. All communications are tied with the Northampton County Emergency Management Services (911 Communication Center) who dispatches the police calls. The Pennsylvania State Police also provides assistance to neighboring municipalities as the primary enforcement agency or to provide coverage and assistance.

Fire Protection and Emergency Response Services

Fire protection and emergency response services are a basic public safety service that is essential to any community. The Allen Township Fire Company is located at 3530 Howertown Road has first-call responsibilities within Allen Township (11.26 square miles) and also provides assistance to other communities within the region (84.4 square miles).

The Allen Township Fire Company was established in 1944 as a volunteer department that currently provides: fire protection; search and rescue; extrication and vehicle rescue; confines space rescue; trench rescue; fire police functions; forest and brush fire response; and other emergency response services within the community. There are currently 16 volunteers, of which includes: 11 trained (basic and advanced) volunteer fire fighters; 4 trained volunteer fire police; and 1 EMT volunteer. The Allen Township Fire Company encourages all volunteer members to take part in training and certification programs.

In 2015, the Allen Township Fire Company responded to a total of 258 calls, which included 105 calls within Allen Township and 153 regional calls (outside of Allen Township). All communications are tied with the Northampton County Emergency Management Services (911 Communication Center) who dispatches the calls to the Allen Township Fire Company. The following is an inventory of the apparatus that is currently available to the Allen Township Volunteer Fire Company.

Allen Township Fire Company #45 Apparatus List (2016)				
ID	Apparatus Type	Year	Manufacturer	Specifications / Utilization
4511	Pumper and Rescue	2012	KME	750 Gallons; 1,500 GPM
4512	Class A Pumper	2007	Spartan/KME	1,000 Gallons; 1,500 GPM
4531	Tanker	2002	Central States	3,000 Gallons; 1,500 GPM
4541	Heavy Rescue	1999	Central States	Full Service Rescue
4542	Brush Truck	2004	Ford F-550	Forest and Brush Fire Response
4543	Utility Pick-Up	2016	Ford F-350	Equipment and Quick Response
4544	Fire Police Pick-Up	1996	Chevrolet	Fire Police Response
4549	Gator Utility Vehicle	2013	John Deere	Remote Access and Response

Source: Allen Township Fire Company

Funding to support the Allen Township Fire Company is provided through public revenue sources, contributions and donations. In 2015, Allen Township contributed \$80,000 from its general fund in order to support 60 percent of the budget of the Allen Township Fire Company. The remaining 40 percent of the operating costs were received from donations, fund raisers and grants.



Allen Township does not charge its landowners or residents a user fee or special tax assessment for fire protection or emergency response services. Revenue sources that are generated from contributions, donations and grants cannot be guaranteed from year to year. Trained volunteers, dependable vehicles/equipment and stable financial resources are essential components for a volunteer fire department to efficiently function within the community.

Ambulance Service

The Northampton Regional Emergency Medical Services (NREMS) is a non-profit, volunteer directed and regional ambulance service provider. The NREMS provides primary ambulance, basic life support and emergency medical services to Allen Township as well as Lehigh Township, North Catasauqua Borough, Northampton Borough, East Allen Township, Moore Township, Catasauqua Borough and Hanover Township (Lehigh County). The NREMS operates out of sub-stations within the Lehigh Valley, including a sub-station located across from the Allen Township Fire Company.

The NREMS is licensed by the Pennsylvania Department of Health. The professional staff members include 50 certified paramedics and EMTs (20 full time and 30 part time) and 11 support volunteers. The emergency medical technicians and paramedics provide basic and advanced life support ambulance services, non-emergency transports, standby services, and community outreach programs.

The NREMS staff utilizes 5 ambulances that are fully equipped for basic and advanced life support transport. Transportation services are typically designated to the hospitals and medical centers within the Lehigh Valley. All communications are tied with the Northampton County Emergency Management Services (911 Communication Center) who dispatches the calls to the NREMS.

The NREMS is funded by a combination of revenue sources that includes membership subscriptions, insurance reimbursements, patient billing, donations and fund raisers. Allen Township contributes approximately \$1,000 in fuel on an annual basis.



Emergency Operations Plan

Allen Township has prepared and adopted an Emergency Operations Plan (EOP) in 2015. The purpose of the EOP is to prescribe those activities to be taken by municipal government and other community officials in accordance with the Pennsylvania Emergency Management Services Code. The scope of the EOP includes all activities in the entire emergency management cycle, including prevention, preparation, response and recovery phases. The EOP is applicable to all response organizations acting for or on behalf of Allen Township. A copy of the EOP is available at the Allen Township Municipal Building.

Section 7.C: Parks and Recreation

The planning for both passive and active recreation opportunities is a vital component to any planning effort. Allen Township is presently in the process of preparing a comprehensive update to the Park, Recreation and Open Space Plan, which is expected to be completed in 2017.

Currently, there are a total of 408.01 acres that are classified as public parks and recreation areas plus 18,550 linear feet of trails within Allen Township. The following chart provides an inventory of these existing facilities.

Existing Park and Recreation Facilities within Allen Township				
Facility Name	Land Area	Type of Facility	Primary Ownership and/or Maintenance	General Classification or Facility Description
Howertown Park	21.59 acres	Community Park	Allen Township	Active Recreation and Passive Open Space
Allen Twp. Dog Park	12.68 acres	Community Park	Allen Township and Northampton County	Passive Open Space
Covered Bridge Park	15.92 acres	Community Park	Allen Township	Passive Open Space and Nature Preserve
Kreidersville Park	0.63 acres	Neighborhood Park	Allen Township	Active Recreation
Lehigh River Properties	84.99 acres	Nature Preserve	Allen Township	Passive Open Space and Nature Preserve
Dry Run Trail	9,100 linear feet	Trail	Allen Township	Passive Open Space
Wayne A. Grube Memorial Park	196 acres	Regional Park	Northampton County	Active Recreation and Passive Open Space
Nor-Bath Trail	9,450 linear feet	Trail	Northampton County	Passive Open Space
Bodnarczuk Tract Recreation Easement	29.1 acres	Scenic Easement	Northampton County	Passive Open Space and Nature Preserve
Catasauqua Area School District	47.1 acres	Education Facility	Catasauqua Area School District	Athletic Fields and Passive Open Space
<i>Source: Allen Township and Northampton County</i>				

There are also other privately owned and/or maintained recreation areas within Allen Township, which include areas within Homestead Estates, Wynnefield Estates and Stone Ridge Phase 2.

The Park Recreation and Open Space Plan should include: a complete inventory and assessment of the parks, recreation, trails and open space areas; an assessment of community needs; an evaluation of recreation programs; a safety inspection of equipment and infrastructure; a review of finances, fees and budgetary constraints; and recommendations to be implemented by Allen Township.

Section 7.D: Education and Libraries

Educational facilities and services are indirectly related to municipal planning efforts since the projected growth and development of a municipality has an impact on the school district. Therefore, it is imperative to coordinate future planning efforts between Allen Township and the Northampton Area School District.

Northampton Area School District

The Northampton Area School District (NASD) was established to provide educational opportunities (Kindergarten through 12th grade) to students within an area encompassing 97.3 square miles in portions of Northampton County that include: Allen Township; East Allen Township; Lehigh Township; Moore Township; Northampton Borough; Bath Borough; and Chapman Borough. The total population of these municipalities is estimated at 41,714 persons (2010 Census) of which 5,554 students (2016 Enrollment) attend the NASD. The following chart provides the student enrolment projections.

Northampton Area School District Enrollment Projections (2016 through 2022)							
Grade Level	Total Students by Student Enrollment Year						Enrollment Change 2016 - 2022
	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	
K - 5	2,448	2,370	2,302	2,195	2,111	2,067	- 381
6 - 8	1,301	1,298	1,286	1,349	1,329	1,281	- 20
9 - 12	1,805	1,829	1,833	1,767	1,810	1,789	- 16
Total	5,554	5,497	5,421	5,311	5,250	5,137	- 417

Source: Pennsylvania Department of Education (PDE)

The NASD has also prepared population projections, which indicated that the student enrollment is expected to decrease between 2016 and 2022. In order to verify these student enrollment projections, the population projections of the municipalities within the NASD should be evaluated. The following chart provides historic and projected municipal population projections between 2010 and 2040.

NASD Municipal Population Projections (2010 - 2040)						
Municipalities within NASD	2010 Base Population	Population Projections (2020-2040)			Projected Change (2010-2040)	
		2020	2030	2040	Count (+ / -)	Percentage
Allen Township	4,269	5,433	6,821	8,195	+ 3,926	92.0 %
East Allen Township	4,903	5,937	6,381	6,861	+ 1,958	39.9 %
Lehigh Township	10,526	11,544	12,417	13,350	+ 2,829	26.8 %
Moore Township	9,198	11,471	13,545	15,120	+ 5,922	64.4 %
Northampton Borough	9,926	10,135	10,829	10,829	+ 903	9.1 %
Bath Borough	2,693	2,776	2,967	2,967	+ 274	10.2 %
Chapman Borough	199	154	165	177	- 22	- 11.1 %
Total NASD Population	41,714	47,450	52,599	57,499	+ 15,785	37.8 %

Source: Lehigh Valley Planning Commission

Based upon the population projections supplied in the previous chart, the Northampton Area School District may experience an increase of population of 37.8 percent by the year 2040. This represents a growth rate of 1.26 percent per year over this 30 year period. By utilizing the current ratio of 1 student per 8.03 persons in the NASD, the total student enrollment may reach 7,161 students by the year 2040. Therefore, the student enrollment projections that have been prepared for the NASD by the PDE appear to be significantly underestimated.

The NASD currently operates a total of six (6) educational centers, including: four (4) elementary schools (Kindergarten through 5th Grades); one (1) middle schools (6th through 8th Grades); and a high school (9th and 12th Grades). The faculty and staffing includes a variety of professionals and several volunteers, who perform their respective duties out of these educational centers and administrative offices. The main campus is located in Northampton Borough. The NASD does not have any immediate plans to increase the size of its buildings or add any new buildings. The NASD also owns and maintains a variety of athletic facilities and recreation uses including: softball fields; baseball fields; football fields; soccer fields; field hockey fields; practice fields; basketball courts; track and field facilities; walking and exercising facilities; tennis courts; weight training facilities; and a variety of playground facilities. Some of the athletic fields and recreation uses are available to the residents within the NASD.

The educational buildings and athletic fields are available to the residents of NASD provided that they are not being utilized by the students for curricular or extra-curricular programs. The NASD also has a Community Education Program that offers various classes throughout the year.

Private Education

There are several private educational opportunities located within the Lehigh Valley. Some of the more prominent schools include: the Allentown Diocese (multiple schools (PK-12); Mercy School for Special Learning (PK-12); Bridgeway Academy (PK-12); Emmaus Baptist Academy (K-12); Children First Community Academy; Kids Peace School (7-12); Lehigh Valley Christian School (9-12); Salem Christian School (K-12); Moravian Academy (K-12); Lehigh Valley SDA School (PK-8); Lehigh Valley Lutheran School (PK-8) and various charter schools.

Higher-Learning and Advanced Education

There are several institutions that offer advanced educational opportunities within the Lehigh Valley, including: Cedar Crest College, DeSales University, Lafayette College, Lehigh University, Moravian College, Muhlenberg College, Penn State Lehigh Valley, Northampton Community College, Lehigh Carbon Community College, Kutztown University and East Stroudsburg University. There are also several medical education and technical training opportunities within the Lehigh Valley.

Community Libraries

The Northampton Area Public Library (NAPL) was established in 1965 as a community library. The NAPL is located within Northampton Borough and is part of the Northampton County Public Libraries. The NAPL serves a population of 40,000 residents and had 56,753 visitors in 2015. The NAPL has a staff that includes librarians, support staff and volunteers. The operating expenses are supplemented through local, state and federal funds as well as private donations and user fees.

Section 7.E: Health Care and Hospitals

Allen Township is not a direct provider of community health care services. The Lehigh Valley has several regional hospitals and medical centers, including: the Lehigh Valley Hospital; Sacred Heart Hospital; Saint Luke's Hospital; Good Shepherd Rehabilitation Hospital; and Easton Hospital. In addition to these major facilities, there are a variety of public and private health care providers that offer health care services to the residents of Allen Township.



Section 7.F: Solid Waste Management

Solid waste management includes the collection, disposal and/or recycling of household waste, hazardous waste, sewage sludge, agricultural waste and/or industrial waste. In addition, the reclamation of contaminated areas, such as Superfund sites or Brownfield sites, are vital issues that must be addressed as part of a solid waste management plan. Although certain issues are typically addressed at the federal, state or county levels, Allen Township must plan for solid waste disposal and recycling.

Solid Waste Disposal

The Pennsylvania Municipal Waste Planning, Recycling and Waste Reduction Act (PA Act 101 of 1988) has placed greater emphasis upon county-wide solid waste management plans versus municipal solid waste management plans. As part of this requirement, Northampton County has prepared and updated a Municipal Waste Management Plan to account for solid waste disposal and recycling efforts.

There are no solid waste disposal facilities (landfills, resource recovery facilities or transfer stations) located within Allen Township. However, there are several solid waste disposal facilities located within a one hundred (100) mile radius, including: Chrin Brothers Sanitary Landfill (Northampton County); the IESI Pennsylvania Landfill (Northampton County); Grand Central Sanitation Landfill (Northampton County); Keystone Sanitary Landfill (Lackawanna County); Commonwealth Environmental Systems (Schuylkill County); Conestoga Landfill (Berks County); and FR&S Landfill (Berks County). Most of these facilities have sufficient capacity to accommodate municipal waste from Allen Township.

Allen Township has evaluated the economic feasibility and cost-benefit ratio of establishing a municipal solid waste collection program. As a result, Allen Township has established a mandatory curbside trash collection program that requires each landowner and resident to participate in a weekly basis. A licensed hauler designated by Allen Township is responsible for the collection and disposal of the solid waste. The cost of this program is paid for by the landowners of Allen Township.

Recycling

The Pennsylvania Municipal Waste Planning, Recycling and Waste Reduction Act (PA Act 101 of 1988) established certain goals and objectives for recycling including: reduce the amount of municipal waste generated within the Commonwealth; recycle at least 25 percent of waste generated; procure and use recycled and recyclable materials in state governmental agencies; and educate the public as to the benefits of recycling and waste reduction. The benefits of a municipal recycling and solid waste reduction plan include reduced pollution risks; conservation of natural resources, energy and landfill space; and reduced disposal costs. There are several recycling centers within the Lehigh Valley.

PA Act 101 requires municipalities with populations of at least 10,000 residents or municipalities with populations between 5,000 and 10,000 residents and more than 300 persons per square mile to implement a mandatory curbside recycling program. Mandated municipalities must collect at least 3 of the following materials: clear glass; colored glass; plastics; aluminum; steel and bimetallic cans; high grade office paper; corrugated paper and newsprint. Commercial, municipal and institutional establishments within a mandated municipality are required to recycle aluminum, high-grade office paper and corrugated paper in addition to other materials chosen by the municipality.



Allen Township has a population of 5,336 residents (2016 estimate by Allen Township) with a residential density of 473.9 persons per square mile. As a result, Allen Township has implemented a municipal recycling program, which requires the landowners and residents to recycle newspaper, magazines, corrugated cardboard, aluminum cans, steel cans, glass and certain plastic on a bi-weekly basis. The cost of the mandatory recycling program is included with the solid waste disposal fee.

Allen Township also offers an its landowners and residents with an optional recycling program for certain types of yard waste, bulk items, electronics and motor oil as part of its municipal recycling program. This effort is voluntary and a disposal fee may apply for certain items. There are several recycling centers and facilities within the Lehigh Valley. Allen Township was also a founding member of the First Regional Composting Authority.

Section 7.G: Planning Implications and Issues

Chapter 6 provides a description and analysis of community facilities and services in Allen Township. The following planning implications and issues shall apply:

- (1) Municipal facilities and services have been managed very efficiently over the past twenty (20) years. Additional staffing, equipment and basic services may need to be considered or improved upon in order to accommodate future growth and development.
- (2) Municipal finances are being utilized to their full capacities on community facilities and services that are essential for a municipal government to survive under unstable economic conditions. In order to continue as a fiscally responsible municipality, Allen Township should consider establishing a capital improvements fund as part of the budget for future needs and investments.
- (3) Police protection is considered sufficient with respect to response times and low crime rate over the past five (5) years. This level of service should be closely monitored as growth and development occur within Allen Township and the surrounding region.
- (4) Fire protection and emergency response services are considered sufficient with respect to response times and regional coverage. The Allen Township Fire Company should be viewed as an excellent model for municipal cooperation within the region. Funding opportunities need to be secured and volunteerism needs to be promoted to establish stability for this essential service.
- (5) Ambulance and health care services are considered sufficient with respect to response times, regional coverage and services. This level of service should be monitored as growth and development occur within Allen Township and the surrounding region.
- (6) A comprehensive update to the Allen Township Park, Recreation and Open Space Plan should be completed in 2017. This plan should provide emphasis on: the existing condition of the parks and recreation facilities; the need to acquire additional land to provide active and passive recreation opportunities; the need to add or replace equipment considering public safety; and to actively pursue viable funding opportunities.
- (7) Allen Township should consider establishing a local Park and Recreation Board to provide community oversight relating to the areas and facilities devoted to recreation and open space.
- (8) Educational facilities and services are adequate considering the existing student population within the Northampton Area School District (NASD). However, the population of the municipalities within the NASD is expected to grow at a rate of 1.26 percent per year over the next 30 years, which could increase the enrollment at the NASD to 7,161 students by the year 2040. The projections formulated by the Lehigh Valley Planning Commission contradict the student enrollment projection formulated by the Pennsylvania Department of Education. This discrepancy needs to be resolved so the NASD can plan for a realistic growth rate.
- (9) Solid waste disposal and recycling services are considered acceptable given the residential density and land use composition of Allen Township.

Section 7.H: Community Facilities and Services Plan

The overall community goals for community facilities and services, as contained within Chapter 3 of this Comprehensive Plan Update are as follows:

- ❖ *To provide community facilities and services, which meet the needs of the community while staying within fiscal budget limitations*
- ❖ *To provide park, recreation and open space areas, which meet the needs of the residents.*
- ❖ *To achieve a high level of intergovernmental planning by coordinating efforts with local and regional groups within the public and private sectors.*

In order to guide these community goals, several objectives and policies were initially formulated that are also specified within Chapter 3 of this Comprehensive Plan. The following plan for community facilities and services has been established for this Comprehensive Plan.

- (1) Continue to effectively provide community facilities and services, which meet the needs of the landowners and residents while staying within the fiscal budget limitations of Allen Township. The Allen Township Board of Supervisors should continue to develop a reasonable budget each year considering the recommendations contained within this Comprehensive Plan and the overall needs of the community.
- (2) The Allen Township Municipal Building is geographically located within a centralized setting within Allen Township. This historic building currently has sufficient area for office space, meeting rooms, garages, maintenance equipment, storage and off-street parking. As the population increases, the need for additional space or a new municipal building should be evaluated. This is a significant project that should be considered as a long range effort, which should be initiated by the year 2020.
- (3) Monitor population, age, household and social trends in order to plan for future facilities and services. Although there is limited room for new growth and development, Allen Township should experience certain social changes within the next 10 to 20 years. With a median age of 43.9 years of age (2010 Census), younger residents must help to continue to shape the future of Allen Township as a vibrant and prosperous community within the Lehigh Valley.
- (4) Continue to maintain and improve the Allen Township Website in order to provide the residents of the community with information concerning meetings, announcements, codes, ordinances, maps, emergency response services (police, fire and ambulance), refuse and recycling collection, parks and recreation facilities, community services and other vital news. The municipal website could serve as community tool for providing information to the residents and business owners.
- (5) Continue to improve communications between municipal officials and residents within the community. As part of this effort, Allen Township could prepare a summary report of all municipal meetings and publish the summary report as an alert on the Allen Township Website. This information will increase public awareness of issues within the community.

- (6) Continue to evaluate administrative staff levels and needs in order to provide a high level of service to the residents within the community. If the population projections are accurate, there will be 2,859 new residents occupying an estimated 1,200 new housing units in Allen Township by the year 2040. The Board of Supervisors should coordinate efforts with the Manager to prioritize administrative needs and expenditures as part of the budget process on an annual basis.
- (7) Encourage volunteerism to develop a sense of community, increase public awareness, and to utilize the diverse skills, knowledge and ideas of the local residents. Allen Township should provide periodic alerts via press releases or social media in order to establish a list of volunteers who could provide their assistance within the community.
- (8) Implement a capital improvements program to anticipate and plan for future financial needs including buildings, vehicles, computers, roads, storm sewers, equipment, parks, and other facility or infrastructure improvements. The capital improvements program should be utilized as a framework for financing needed capital improvements incurred each year over a 5 to 10 year period of time. The Board of Supervisors should prioritize these community needs on an annual basis as part of the budget.
- (9) Explore the use of cooperative agreements with other municipalities for the purchase of materials, equipment and services in an effort to be more efficient and cost effective. This task should be considered as a continuous process that is dependant upon current circumstances.
- (10) Initiate dialogue between representatives of the Northampton Area School District and/or the adjacent municipalities concerning the feasibility of joint or regional projects. As part of this process, explore grants or other funding sources that can assist the community with the implementation of certain projects.
- (11) Allen Township has evaluated local and regional police coverage options over the past 10 years. The Board of Supervisors has determined that Troop M of the Pennsylvania State Police provides adequate police protection, coverage and response to serve its residents and landowners. This decision has been recently confirmed by the Allen Township Comprehensive Plan Survey, which determined that local or regional police coverage was not a top priority within the community. The level of service, response times and reported activities should be evaluated by the Board of Supervisors on an annual basis.
- (12) The total number of violent or serious crimes remained low over the past five (5) years, which is consistent with most rural municipalities. Based upon the statistical correlation between population and crime, it is anticipated that the calls to service will increase over the next 25 years. Troop M of the Pennsylvania State Police has the resources, equipment and personnel to accommodate the police coverage needs of Allen Township through the year 2040. It is recommended that the calls to service be evaluated each year to determine if any trends develop.
- (13) The Pennsylvania State Police responds to an average of 201.4 calls to service each year that are classified as cancelled calls, false alarms or 911 disconnects. Police coverage in Allen Township could be improved if the officers on duty are available to respond to calls that require their presence. Allen Township should work with the Pennsylvania State Police on a public education effort to inform the residents within the community of the importance of understanding and maintaining their security systems. This information could be issued in the form of a brochure or a link could be established on the Allen Township Website.

- (14) Establish a link on the Allen Township Website for information pertaining to police coverage within Allen Township. The Website could contain categorical information, including how to contact the Pennsylvania State Police, community programs and statistical information. This effort should be coordinated with the Pennsylvania State Police.
- (15) Allen Township should continue to support the Allen Township Fire Company. As part of the 2016 municipal budget, a contribution of \$80,000 was made from its general fund in order to support 60 percent of the budget of the Allen Township Fire Company. The remaining 40 percent of the operating costs were received from donations, fund raisers and grants. Trained volunteers, dependable vehicles/equipment and stable financial resources are essential components for a volunteer fire department to efficiently function within the community. Allen Township should consider establishing a local emergency services tax to provide financial support to the Allen Township Fire Company.
- (16) Establish and maintain dedicated links on the Allen Township Website to the Pennsylvania State Police, Allen Township Fire Company, the Northampton Regional Emergency Medical Service and other emergency response agencies servicing the community. This effort should be coordinated with the local and regional emergency response agencies.
- (17) Schedule periodic tours of commercial, industrial and institutional facilities with select emergency management personnel. This should provide vital background information for police, fire and ambulance personnel to respond to an emergency at these facilities.
- (18) Publicize the efforts and accomplishments of the Pennsylvania State Police, Allen Township Fire Company and the Northampton Regional Emergency Medical Service. A positive image for the emergency management personnel is vital when the respective departments conduct fundraisers or when they perform other duties.
- (19) Continue to maintain contact and coordinate efforts with the Northampton County Emergency Management Services (911 Communication Center) to notify emergency response services of new roads, road names and street addresses. Input from the emergency management personnel concerning emergency response issues is vital during the planning phase. As part of this effort, a base map showing all roads within Allen Township should be updated on an annual basis and forwarded to all emergency response agencies.
- (20) Prepare, adopt and implement a comprehensive update to the Allen Township Parks, Recreation and Open Space Plan. This planning effort should include: a complete of inventory of existing facilities; an assessment of community needs; an evaluation of recreation programs; a safety inspection of equipment and infrastructure; a review of finances, fees and budgetary constraints; and recommendations to be implemented by Allen Township. The comprehensive update of the Allen Township Park, Recreation and Open Space Plan T is scheduled to be completed in 2017.
- (21) Allen Township currently does not have a Park and Recreation Board. The Board of Supervisors should appoint five (5) residents to serve on the Allen Township Parks and Recreation Board. The principal duties of the Park and Recreation Board should be outlined within the Allen Township Park, Recreation and Open Space Plan.

- (22) Allen Township has acquired 85 acres of land along the east side of the Lehigh River for the purposes of providing riparian, open space and recreational opportunities to the public. This land acquisition project is consistent with other regional planning efforts for the Lehigh River. Allen Township should continue to seek alignment and interagency cooperation regarding the development of goals and objectives for the properties along the Lehigh River. A Strategic Master Plan should be completed to implement these goals and objectives.
- (23) Establish a cooperative relationship with the Northampton Area School District (NASD) and other educational facilities within the community. By maintaining a positive relationship with these educational centers, a cooperative partnership can be developed that provides a variety of benefits to the residents within the community.
- (24) Encourage the development of advanced communication technology to enhance educational opportunities and accessibility among businesses, government, schools, libraries and the residents in the community. The Northampton Area School District does provide opportunities and programs to benefit the residents of the community. The Allen Township Website should identify these opportunities and programs.
- (25) Continue to establish a cooperative agreement for parks, recreation, education and cultural activities between Allen Township and the NASD. The purpose of this agreement is to provide recreation programs and facilities through the efforts of both groups.
- (26) Continue to establish public relations between students and residents by coordinating community service and/or civic duty projects with the NASD.
- (27) Schedule periodic meetings with the NASD to discuss how student population increases will be managed over the next 25 years. As part of this effort, a regional assessment on how the educational facilities and services that will need to be completed to determine how the projected growth and development within the municipalities of the NASD will need to be resolved. These meeting should include representation from each municipality within the NASD.
- (28) Continue to evaluate the methods of solid waste disposal and recycling efforts by the residents and landowners within Allen Township.



Chapter 8: Fiscal Impact and Economic Development

Chapter 8 of this Comprehensive Plan provides an overview of the fiscal impacts and economic development characteristics within Allen Township. A fiscally responsible municipality combined with a healthy economy provides opportunities for local and regional success. Economic development is fundamentally about enhancing the factors of productive capacity including land, labor, capital, and technology within a municipality. Chapter 8 will also focus on the abilities for Allen Township to remain fiscally responsible while considering economic development opportunities.

Section 8.A: Municipal Finances and Budget

Fiscal control is vital to maintain effective levels of community facilities and services. Proper management of municipal finances is essential to ensure that the municipal officials meet the needs and expectations of the community. This is generally accomplished through the municipal budget process, which involves estimating revenues and preparing an annual expenditure plan that is essentially the plan for spending money within that period of time. Although the focus of the budget tends to be on expenditure of revenues, fiscal responsibilities extend beyond this obligation. The following table is a summary of the Allen Township Budget for 2016.

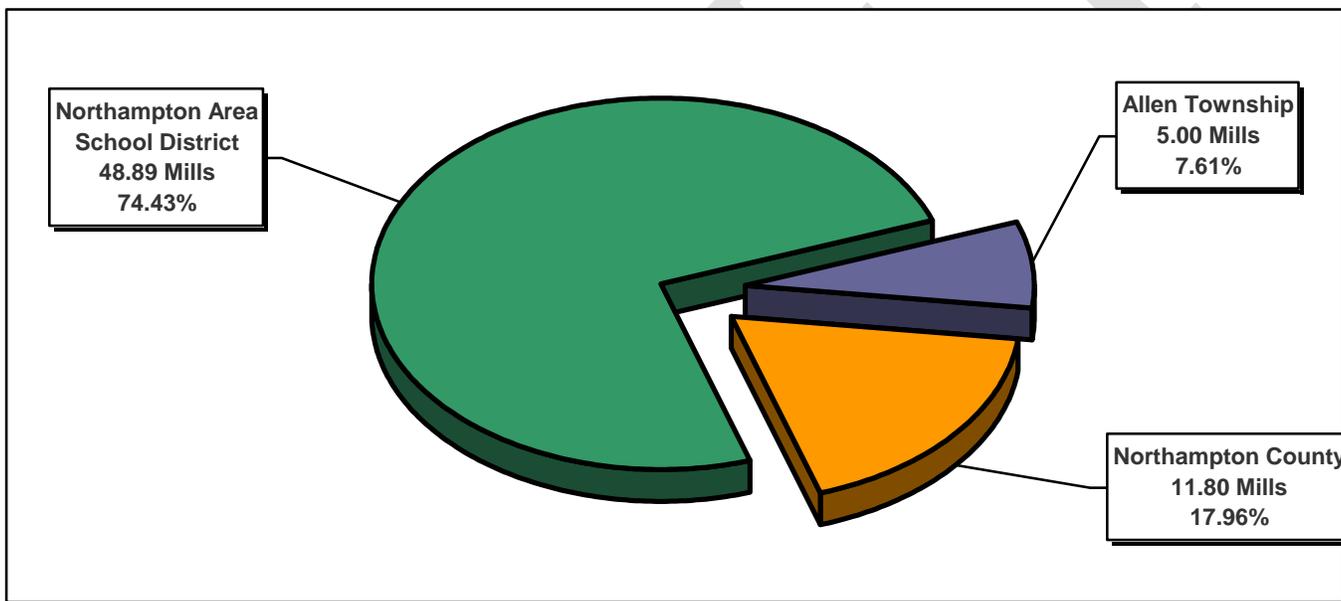
Allen Township Municipal Budget for 2016					
Budget Expenditure or Revenue Item	Total Projected Revenues	Total Resources Available	Total Projected Expenditures	Net Revenue from Activity	Ending Fund Balance
General Fund	\$ 1,658,603.91	\$ 3,165,219.91	\$ 1,875,034.44	- \$216,430.53	\$ 1,290,185.00
Liquid Fuels	\$ 150,434.00	\$ 176,434.00	\$ 148,000.00	\$ 2,434.00	\$ 2,434.00
Roadway Improvements	\$ 100.00	\$ 28,756.00	\$ 0.00	\$ 100.00	\$ 28,756.00
Capital Reserve	\$ 65,100.00	\$ 262,763.00	\$ 0.00	\$ 65,100.00	\$ 262,763.00
Recreation	\$ 222,949.15	\$ 319,583.15	\$ 60,000.00	\$ 162,949.15	\$ 259,583.00
Wastewater	\$ 381,150.00	\$ 883,800.00	\$ 255,700.00	\$ 125,450.00	\$ 628,100.00
Municipal Waste and Recycling	\$ 499,285.10	\$ 726,100.10	\$ 494,757.07	\$ 4,528.03	\$ 231,343.00
Non-Uniform Pension	\$ 102,266.00	\$ 546,224.00	\$ 14,289.40	\$ 879,76.60	\$ 531,935.00
Escrow	\$ 10,350.00	\$ 20,350.00	\$ 10,350.00	\$ 0.00	\$ 10,000.00

The total projected revenues for Allen Township in 2016 are estimated at \$3,090,238.10 while the projected expenditures are estimated at \$2,858,130.80. The General Fund is supported by revenues collected from real estate taxes, local enabling taxes, licenses, permits and fees. Most of the expenditures are allocated for capital improvements, buildings, public roads, safety, maintenance and general services, which are all line items within the municipal budget.

The preparation of the 2016 Budget included a number of factors that made it a demanding task for Allen Township. Although certain expenditures have increased at a moderate rate to reflect the overall cost of living, new expenditures have been added to the municipal budget in order to address specific community needs. In 2016, the local mileage of 5.00 mills per \$1,000 has been established to balance the itemized revenues and expenditures within the budget.

In the overall real estate tax structure, the municipal real estate taxes collected by Allen Township are 7.61 percent of the overall real estate taxes collected. This is a relatively small amount as compared to the real estate taxes collected by the Northampton Area School District (74.43 percent of the overall real estate taxes) and Northampton County (17.96 percent of the overall real estate taxes). Based upon the graphic illustration in the following chart, it can be concluded that the municipal fees, charges and taxes, that are collected by Allen Township are utilized in an efficient manner considering the municipal services that are provided to the residents and landowners of Allen Township.

Real Estate Tax Structure for 2016



The expenditures are categorized by specific categories, which provide an itemized value for spending during the budget year. In order to finance the projected expenditures, revenues are gained by Allen Township through a variety of means such as taxes, service charges, fees, intergovernmental transfers, interest and other miscellaneous proceeds. Additional revenues are also collected via special assessments or fees, which include:

Real Estate Transfer Tax: 2% of total sales price (1% to PA; 0.5% to NASD; 0.5% to AT)

Local Services Tax: \$52 per year deducted from earning by employer

Earned Income Tax: 1.2 % of gross earned income (0.7% to NASD and 0.5% to AT)

The combination of real estate taxes, special assessments and other revenue sources are utilized to provide municipal services to the residents and business owners within Allen Township.

Section 8.B: Local and Regional Economy

Employment Composition

Historically, commercial, institutional and industrial growth has been considered prosperous within Pennsylvania and New Jersey. Over the past 50 years, the residents from Allen Township have had numerous employment opportunities as a result of the improvements to the transportation system, technology, communications, economic investment, and other infrastructure improvements. The following chart reflects the composition and ranking of the civilian labor force within Allen Township as it compares to Lehigh County and Northampton County.

Employment Composition for Allen Township and Lehigh Valley						
Occupation (2009-2013)	Allen Township		Lehigh County		Northampton County	
	Employees	Percentage	Employees	Percentage	Employees	Percentage
Management, Business, Science, Arts	855	39.2%	58,833	35.8 %	48,298	34.3 %
Service Occupations	186	8.5 %	27,114	16.5 %	23,852	16.9 %
Sales and Office	669	30.6 %	42,047	25.6 %	35,688	25.3 %
Construction, Maintenance and Natural Resources	236	10.8 %	11,679	7.1 %	11,993	8.5 %
Production, Transportation, Material Moving	238	10.9 %	24,686	15.0 %	21,060	15.0 %
Employment Totals	2,184	100.0 %	164,359	100.0 %	140,891	100.0 %
<i>Sources: Commonwealth of Pennsylvania and Lehigh Valley Planning Commission</i>						

Based upon current economic development trends within the Lehigh Valley, it can be concluded that the employment composition has become more diversified over the past 50 years. The manufacturing sector has experienced a significant decline while emerging markets that are indirectly related to the transportation, technology and communication sectors have significantly increased. Within Allen Township, most of the residents have found employment opportunities within management, business, sales and general office professions as opposed to manufacturing and service professions. Most of the work force (95.3%) is employed outside of Allen Township

Economic and Socio-Economic Profiles

The United States Census Bureau and Pennsylvania Department of Labor and Industry have developed economic and socio-economic profiles for the counties within the Commonwealth of Pennsylvania. These profiles include statistical information regarding current employment and wage rates for all sectors of the workforce. Based upon its geographic proximity, economic vitality and transportation network, the Lehigh Valley has emerged as an “inland port”. The profiles for Lehigh County and Northampton County have been included in Appendix D of this Comprehensive Plan.

Section 8.C: Economic Development and Employment Projections

The Lehigh Valley Workforce Development Board (LVWDB) has recently released a Regional and Local Transitional Plan (2016-2017) for the Lehigh Valley. This document provides an analysis of the economic conditions, including existing and emerging in-demand industry sectors and occupations as well as the employment needs of the employers in those industry sectors and occupations. Based upon existing trends and in-demand needs of employers, the LVWDB has determined that the fastest growing industries that are projected within the Lehigh Valley between years 2012 and 2022.

Fastest Growing Industries within the Lehigh Valley (2012 - 2022)				
North American Industry Classification System (NAICS)	NAICS Code	Title of Selected Industry	Employment Increase	Percent Increase
Health Care and Social Assistance	62	Child Day Care Services	590	26.3 %
		Community Care Facility for the Elderly	730	21.2 %
		General Medical and Surgical Hospitals	2,390	15.9 %
		Home Health Care Services	830	42.4 %
		Individual and Family Services	620	23.1 %
		Nursing Care Facilities	730	20.2 %
		Offices of Health Care Practitioners	660	36.9 %
		Ambulatory Health Care Services	200	20.6 %
		Outpatient Care Centers	330	24.4 %
Professional, Scientific and Technical Services	54	Architectural and Engineering Services	420	20.6 %
		Computer Systems Design	420	27.8 %
		Professional and Technical Services	350	29.9 %
Administrative and Support, Waste Management, Remediation	56	Employment Services	3,110	39.2 %
		Services to Buildings and Dwellings	360	8.3 %
Transportation and Warehousing	48, 49	General Freight Trucking	540	19.9 %
		Warehousing and Storage	1,260	15.2 %
Construction	23	Building Equipment Contractors	520	16.8 %
		Non-Residential Building Construction	180	20.2 %
		Residential Building Construction	350	38.5 %
		Specialty Trade Contractors	470	38.2 %
Accommodation and Food Service	72	Restaurants and Other Eating Places	2,270	14.0 %
Arts, Entertainment and Recreation	71	Amusement and Recreation Industry	430	18.5 %
Management Occupations	55	Management of Companies and Enterprises	1,250	12.5 %
Retail Trade	44, 45	General Merchandise Stores	330	17.1 %
Wholesale Trade	42	Machinery and Supply Merchant Wholesale	220	16.9 %
Manufacturing	31-33	Cement / Concrete Product Manufacturing	210	21.4 %
<i>Sources: Lehigh Valley Workforce Development Board and Long-Term Industry Employment Projections (2012-2022)</i>				

The LVWDB utilized long-term occupational employment projections to identify the fastest growing future occupations within the Lehigh Valley. The future occupational forecast reinforces current employment demand trends. The following chart identifies the fastest growing occupations that are projected within the Lehigh Valley between the years 2012 and 2022.

Fastest Growing Occupations within the Lehigh Valley (2012 - 2022)				
Standard Occupational Classification (SOC)	SOC Code	Title of Selected Occupation	Employment Increase	Percent Increase
Construction and Extraction Occupations	47	Construction Laborers	380	21.6 %
		Carpenters	350	17.0 %
		Construction and Extraction Supervisors	140	15.9 %
		Plumbers, Pipefitters and Steamfitters	120	15.8 %
Transportation and Material Moving Occupations	53	Laborers, Freight Stock, Material Movers	770	12.9 %
		Heavy and Tractor Truck Drivers	680	13.9 %
		Packers and Packaging	330	13.2 %
Office and Administrative Support Services	43	Customer Service Representatives	610	9.8 %
		Office Secretaries and Medical Secretaries	600	27.1 %
Healthcare Practitioners and Technical Occupations	29	Registered Nurses	1,290	19.1 %
		Licensed Practical and Vocational	340	18.4 %
		Emergency Medical Technicians	140	16.1 %
		Pharmacy Technicians	120	15.6 %
Food Preparation and Serving Related Occupations	35	Combined Food Preparation and Serving	960	15.9 %
		Restaurant Cooks, Waiters and Waitresses	720	27.4 %
Personal Care and Service Occupations	39	Personal Care Aides	540	32.0 %
		Children Workers	510	14.3 %
Buildings and Ground Cleaning and Maintenance Occupations	37	Maids and Housekeeping Cleaners	390	11.4 %
		Janitors and Cleaners	300	6.3 %
Healthcare Support Occupations	31	Home Health Aides	660	27.7 %
		Nursing Assistants	520	10.6 %
Production Occupations	51	Machinists	250	17.1 %
Education, Training and Library Occupations	25	Elementary School Teachers	380	9.2 %
		Middle School Teachers	190	22.1 %
Installation, Maintenance, Repair	49	Industrial Machinery Mechanics	340	30.4 %
Computer and Mathematical Occupations	15	Computer System Analysts	190	23.2 %
		Software Developers, Applications	190	17.6 %
Business and Financial Operations	13	Market Research Analysts	270	26.2 %
Management Occupations	11	Medical and Health Services Managers	130	16.9 %
<i>Sources: Lehigh Valley Workforce Development Board and Long-Term Industry Employment Projections (2012-2022)</i>				

Section 8.D: Economic Development Resources and Programs

There are numerous economic development resources and programs that are available to assist Allen Township with the implementation of this Comprehensive Plan. The following economic development resources and programs are offered through local, county, state and federal agencies.

Economic Development Resources

Lehigh Valley Economic Development Corporation (LVEDC): The purpose of the LVEDC is to market the economic assets of the Lehigh Valley and to serve as a regional shared services and resource center to help businesses to come, grow, and start here. The vision is of a Lehigh Valley with a diverse economic base in our cities and counties that enable businesses to come here, start here and flourish here in order to create jobs and opportunities for all of our residents. The priorities of the LVEDC are stated on their website and summarized as follows:

- Marketing Economic Assets
- Coordinating a Prepared Workforce
- Focusing on City and Urban Development
- Serving as a Shared Services Center
- Providing Access to Capital
- Building our Resources and Engaging Stakeholders

The LVEDC is a vital link to promote economic development opportunities within the Lehigh Valley. The LVEDC staff is capable of providing leadership and experience to the local municipalities of the Lehigh Valley. Information regarding the LVEDC including the LVEDC Strategic Plan is posted on the website at www.lehighvalley.org/ or by contacting them at (610) 266-6775.

Lehigh Valley Workforce Development Board (LVWDB): The purpose of the LVWDB is to establish a demand-driven world class workforce system aligned with economic development, education and the community focusing on targeted industry clusters within the Lehigh Valley. Through the enactment of the Workforce Innovation and Opportunity Act, the LVWDB has been created to focus on the following community and economic development goals:

- Analyze and identify those clusters with sustainable growth industries in the region as the primary workforce focus
- Develop data driven innovative and cost effective workforce strategies that meet employer needs
- Build key partnerships to align education, economic development and workforce development to meet employer needs
- Restructure Career Link Operations to enhance employer and job seeker services to support family-sustaining employment opportunities
- Maximize resource effectiveness at the federal, state, regional and local levels

The LVWDB has recently prepared and issued a Regional and Local Transitional Plan (2016-2017) for the Lehigh Valley. Section 7.C of this Comprehensive Plan has referenced the Fastest Growing Industries (2012-2022) and the Fastest Growing Occupations (2012-2022), which shall be applied to support the recommendations contained within this Comprehensive Plan. Additional information regarding the LVWDB can be found at www.lvwib.org/Home.aspx or by telephone at (610)437-5622.

Pennsylvania Economic Development Association (PEDA): PEDA is the unified organization for individuals whose livelihood involves responsibilities for area development. Examples of typical members include county/regional economic developers, state economic development employees, utility executives whose primary responsibility is area development, industrial development authority directors, operators of industrial incubators, chamber of commerce executives, and municipal directors of development.

Pennsylvania Department of Community and Economic Development (DCED): The mission of the PA DCED is to foster opportunities for businesses and communities to succeed and thrive in a global economy, thereby enabling Pennsylvania to achieve a superior quality of life. In an effort to ensure growth and development within communities across Pennsylvania, the PA DCED [Customer Service Center](#) assists residents and businesses with inquiries and programs that specifically provide assistance for community and economic development.

Technology 21 Initiative: The Technology 21 provides Pennsylvania's high-tech leaders with designing a comprehensive, industry-led strategy to ensure Pennsylvania's place as a technology leader in the new economy. This initiative was developed to seek industry input as to what is needed from state government in order for high-tech firms to succeed in today's environment. Technology 21 members were organized around six (6) broadly defined industry clusters including: advanced manufacturing; advanced materials; agribusiness; biotechnology; environmental technology; and information technology.

Northampton County Department of Community and Economic Development: This office engages in the administration of grants from various federal, state and local programs. The primary programs include the Federal Community Development Block Grant Program, Federal Home Investment Partnership Program, Federal Emergency Shelters Grant Program, State Housing and Community Development Program, and Affordable Housing Program. The Community Development Office cooperates with various offices and agencies within Northampton County.

Lehigh Valley Planning Commission (LVPC): The LVPC has developed relationships with a number of economic development organizations in order to identify emerging economic opportunities and key economic indicators. Through data sharing, collaboration and proactive planning, the LVPC works with these partners and the municipalities within Lehigh County and Northampton County. The LVPC continues to work towards identifying and addressing economic development issues faced by current and prospective companies and residents by fostering partnerships with the region's rich resource pool of public and private sector representatives with similar goals and interests.

Economic Development Programs

Keystone Opportunity Zones (KOZ): KOZ's are defined parcels within specific areas with greatly reduced or no tax burden for property owners, residents and businesses. KOZ's have been designated by local communities and approved by the state. As part of the procedures required to establish a KOZ, a partnership must be established between the community and the state and local taxing bodies, including

school districts, economic development agencies and community organizations. To be considered as a Keystone Opportunity Zone, a site must have:

- Displayed through a vision or strategy statement how this property through targeted growth could impact the property positively;
- Displayed evidence of adverse economic and socioeconomic conditions within the proposed zone such as high poverty rates, high unemployment rates, percentage of abandoned or underutilized property, and/or population loss;
- Passed binding resolutions or ordinances forgoing certain taxes; this included school districts, county and municipal governments;
- Public and private commitment of resources;
- Linkages to regional community and economic development activities including Team Pennsylvania and initiatives under the DCED's Center for Community Building;
- A written plan discussing the implementation of quality school improvements and local crime reduction measures; and
- A demonstrated cooperation with surrounding municipalities.

Local Economic Revitalization Tax Assistance Act (LERTA): LERTA is an act established by the Commonwealth of Pennsylvania in 1977 to allow local taxing bodies the ability to temporarily exempt any improvements to certain deteriorated industrial, commercial, and other business properties located within a designated deteriorated area. The local taxing body then can gradually decrease the amount of exemption over a period of time (maximum period 10-years), until the taxes have no exemption. The objectives of the program are to promote growth and revitalization efforts to enhance the local tax base over a given period of time.

Small Business Alliance: The Small Business Alliance is a local non-profit membership group dedicated to bringing small businesses together to help each other grow. Members are encouraged to be actively involved in helping other member companies through networking and the exchange of services. Full membership is open to any individual or business with 25 or fewer permanent, full-time employees. Larger organizations may join the Small Business Alliance as associate members. The Small Business Alliance provides its members with immediate, tangible benefits such as discounts on business services and products.

Industrial Sites Reuse Program (ISRP): The ISRP offers grants and low interest loan packages through Pennsylvania Department of Community and Economic Development to perform an environmental assessment and remediation work at former industrial sites. This ISRP is offered to public entities, private nonprofit economic development entities, and companies involved in reuse of former industrial land that did not cause or contribute to environmental contamination. Funds from the ISRP may be utilized for Phase I, II or III environmental assessments as well as for remediation of hazardous substances on the site.

Infrastructure Development Program (IDP): The IDP offers grants and low interest loan packages through Pennsylvania Department of Community and Economic Development for public and private infrastructure improvements. The IDP is offered to municipalities, industrial development authorities and corporations, municipal authorities, redevelopment authorities and local development districts may apply for IDP assistance on behalf of eligible private companies engaged in the following enterprises: agriculture, industrial, manufacturing, research and development, and export services or real estate developers who are developing sites for eligible private companies. Eligible uses include transportation facilities and airports; clearing and preparation of land and environmental remediation; water and sewer systems; energy facilities; parking facilities; storm sewers; bridges and waterways; rail facilities; and port facilities at former industrial sites only.

Pennsylvania Economic Development Regional Grant Program: This Program is designed to provide assistance for local and/or regional economic development agencies to conduct advertising, public relations and other promotional programs associated with the attraction and/or retention of businesses in their region. A maximum of \$10,000 per county is available, providing that it is a cooperative effort between multiple counties. The concept of the grant is to encourage local economic development groups to work regionally. The applications must demonstrate a tie-in to a regional plan or the marketing plan of the Pennsylvania Department of Community and Economic Development.

Opportunity Grant Program (OGP): The OGP offers grant packages through the Pennsylvania Department of Community and Economic Development to create or preserve jobs. The ORG is offered to businesses and municipalities on behalf of businesses that will create or preserve a significant number of jobs within the Commonwealth of Pennsylvania. Eligible activities include manufacturing; industrial; research and development; agricultural processors; export services; and businesses establishing a national or regional headquarters.

New Communities/Enterprise Zone Program: This Program offers grant packages through the Pennsylvania Department of Community and Economic Development to financially disadvantaged communities for preparing and implementing business development strategies within municipal Enterprise Zones. The New Communities/Enterprise Zone Program is offered to municipalities, redevelopment authorities and nonprofit economic development organizations. Eligible uses include business development strategy preparation, revolving fund business loans and program administration.

Team Pennsylvania Business Resource Network (TPBRN): The TPBRN is a collaborative tool and data source for employers, job creators and economic developers providing comprehensive access to state, local, and regional information critical in making decisions about location, expansion, and workforce development.

Economic Development Initiative (EDI): The EDI provides grants to local governments to enhance both the security of loans guaranteed through the Section 108 Loan Program and the feasibility of the economic development and revitalization projects they finance. The EDI has been the catalyst in the expanded use of loans through the Section 108 Program, one of the most potent public investment tools that U.S. Department of Housing and Urban Development (HUD) offers to local governments. HUD awards EDI funds as competitive project grants, to be used in conjunction with Section 108 loan commitments. EDI grant funds can only be used in projects also assisted by the Section 108 Loan Program; such projects may involve activities such as property acquisition; rehabilitation of publicly owned property; housing rehabilitation; economic development activities; acquisition, construction, reconstruction, or installation of public facilities; and other public site improvements.

Brownfields Economic Development Initiative (BEDI): The BEDI is one of the key competitive grant programs that HUD administers to stimulate and promote economic and community development activities under the Housing and Community Development Act. BEDI is designed to assist communities with the redevelopment of abandoned, idled and underused industrial and commercial facilities with expansion and redevelopment of sites that have potential environmental risks. BEDI funds are used to stimulate economic and employment opportunities through the revitalization projects. The funds are used as the stimulus for local governments and private sector parties to commence redevelopment or continue phased redevelopment efforts on brownfields sites where either perceived or actual environmental conditions are known and redevelopment plans exist.

Economic Development Administration (EDA) Program: This federal Program provides a variety of loans and grants available to assist with economic development activities in distressed communities. Eligible uses include business expansions, public works projects, technical assistance, and development and implementation of strategies to halt or reverse long-term economic decline. EDA provides loans to fill the gap in long-term, fixed asset financing for small businesses. Any small business that meets the standards and objectives may apply through municipalities, states, counties, and public development agencies.

Section 8.E: Planning Implications and Issues

Chapter 8 provides a description and analysis of the local economy. The following planning implications and issues should be considered by Allen Township:

- (1) Allen Township has been commonly known as an agricultural based community. The existing agricultural uses and businesses are vital assets to the local and regional economy, since they provide employment opportunities, stabilize the local tax base, and are typically not dependant upon community facilities and services.
- (2) Based upon employment data from the 2000 Census, there were a total of 42 persons within Allen Township employed with an occupation or professional trade in agriculture, forestry, fishing, hunting and/or mining. However, there are approximately 5,000 acres of land within Allen Township utilized for agricultural uses, which include crop production, dairy farming, livestock production, tree farms, and pastures. These land uses are vital to support the local and regional needs of our community.
- (3) There are numerous economic development corridors or centers within close proximity to Allen Township that offer a wide-range of regional land use opportunities, such as industrial parks, office or business parks, medical research parks, hospitals, shopping centers, shopping malls, central business districts, recreation facilities and cultural centers. These regional land uses are typically dependant upon their employees, customers or clients residing within a fifty (50) mile radius. As a result of the existing competitive markets and lack of infrastructure to support such regional land uses, Allen Township should examine the sound land use and development options that are most appropriate for the conditions.

- (4) The Lehigh Valley Based has emerged as an “inland port” as a result of its geographic proximity, economic vitality and transportation network. As a result, unique land use, zoning and development opportunities may be considered by Allen Township. These choices will have a significant impact on economic, social and transportation issues. Allen Township has recently experienced this impact with land development plan applications over the past five (5) years.
- (5) Based upon a review of the municipal budget, residential land uses require significant amount of attention in terms of community facilities and services. As a result, the local tax base can easily be depleted since it must account for municipal services, transportation improvements, emergency management services, educational opportunities, utility services, and other community essentials. Therefore, there is a need for a diversified tax base to provide economic balance and stability.

Section 8.F: Fiscal Impact and Economic Development Plan

The overall community goal for economic development, as contained within Chapter 3 of this Comprehensive Plan Update is as follows:

- ❖ *To promote employment and economic development opportunities to ensure a continuation of sound economic growth.*

In order to guide these community goals, several objectives and policies were initially formulated that are also specified within Chapter 3 of this Comprehensive Plan. The following plan for fiscal impact and economic development has been established for this Comprehensive Plan.

- (1) Retain and expand existing businesses to preserve a sound tax base and provide employment opportunities within the Lehigh Valley. Solicit the assistance of public agencies specializing in community and economic development including the Lehigh Valley Economic Development Corporation (LVEDC), the Lehigh Valley Workforce Development Board (LVWDB) and the Lehigh Valley Planning Commission.
- (2) Maintain an inventory of commercial and industrial sites within Allen Township. As part of this effort, employ a summer planning or engineering intern to conduct a land use survey of Allen Township every five (5) years.
- (3) Enhance communications with the agricultural community to address issues that have an impact on the retention and expansion of farming within the community. As part of this effort, host periodic meetings with representatives of the agricultural community.
- (4) Continuously monitor the needs and deficiencies of the local workforce. Coordinate efforts with the local educational institutions and the local business community to offer educational and workforce development programs in order to further develop a skilled, adaptable, and competitive workforce.
- (5) Promote adaptive reuse and revitalization efforts for abandoned non-residential uses or buildings. Allen Township should consider an amendment to the Zoning Ordinance, which establishes an overlay district to permit the planned reuse, division and/or redevelopment of existing buildings, structures and land areas within the certain Zoning Districts and subject to special requirements.

- (6) Evaluate programs and funding opportunities that enhance the appearance of the gateways and main arteries within Allen Township. As part of this effort, consider landscaping, pedestrian circulation, lighting, visual effects and other beautification efforts.
- (7) Develop partnerships that endorse regional and intergovernmental cooperation. As part of this effort host periodic meetings with representatives of the Northampton Area School District, local educational institutions, adjacent municipalities, and the Lehigh Valley Planning Commission to evaluate planning opportunities that will assist with the implementation of this Comprehensive Plan.
- (8) Continue to improve the municipal website to provide the business community with information concerning meetings, announcements, codes, maps, police, refuse collection, services and other vital news. The municipal website could also be utilized as a database providing a community profile and demographic information.
- (9) Publicize the accomplishments and success stories of the local business community. The municipal website should have a link that features the “local business of the month”.
- (10) Develop and maintain an economic database, community profile, and website in an effort to promote a business friendly environment. This information is vital to existing business owners who may be undecided on a location that may be appropriate for their intended use.
- (11) Continue to create an atmosphere that promotes and supports local agricultural community. As part of this effort, consider flexible zoning requirements that could facilitate agricultural related business uses and agricultural support business uses.
- (12) Develop a Future Land Use Plan with specific emphasis on zoning techniques and economic development opportunities within Allen Township, while considering the potential impacts relating to municipal expenditures associated with community facilities, services and infrastructure that will be required to support targeted development.
- (13) Review programs and funding opportunities that may be available for infrastructure improvements to enhance the marketability of Allen Township. Coordinated efforts with county and state agencies to determine which economic development programs and funding opportunities would be beneficial to Allen Township.
- (14) Evaluate prototypical zoning and development regulations that provide unnecessary restrictions and/or limitations for existing businesses that wish to expand their operations or future businesses that are looking to develop in Allen Township. As part of this process, evaluate all municipal provisions that are related to subdivision and land development activity such as, but not limited to, access, off-street parking, building height, tract size, signs and buffer yards.

Chapter 9: Utilities and Stormwater Management

Utilities are essential services that affect future land use and growth areas, stormwater management, and energy use. Chapter 9 of this Comprehensive Plan will focus on the existing and planned utility investment within Allen Township to evaluate appropriate ways to improve services, expand service to support future growth and development in appropriate areas, and policies to limit expansion to conserve agricultural land and open space. Much of this information was utilized to develop the recommendations contained within Chapters 4 and 6 of this Comprehensive Plan.

Section 9.A: Sewage Disposal Facilities and Services

Many of the households and developments in Allen Township have connections to, and are serviced by, the Northampton Borough Sanitary Sewer Collector System, which is managed by the Northampton Borough. The NBMA provides billing for sewer service on behalf of Allen Township. Allen Township and Northampton Borough have an Inter-Municipal Sewer System Agreement effective January 1st, 2012. Under this agreement, the Borough grants Allen Township the right to collect, transport, deliver, and discharge wastewater from the Township Sewer System to the to the Borough Sewer System for treatment at the Northampton Borough Wastewater Treatment Plan (BWWTP). The Township was authorized to purchase additional capacity of up to 531 Equivalent Dwelling Units (EDUs). The payment structure for additional EDUs was set at the following rates:

- \$2700 per EDU purchased in the calendar year 2012
- \$2900 per EDU purchased in the calendar year 2013
- \$3100 per EDU purchased in the calendar year 2014
- \$3300 per EDU purchased in the calendar year 2015
- \$3500 per EDU purchased in the calendar year 2016

Allen Township should maintain current agreements with Northampton Borough, or possibly explore additional options with Catasauqua Borough, which also has wastewater treatment facility and may have excess capacity. Allen Township should begin negotiations with one or both Boroughs on a new sewer agreement(s) for purchase of additional sewer capacity for the next several years.

Allen Township is responsible for maintaining all sewer systems in the Township, preserving the integrity of the system, identifying and remediating illegal connections, and other matters related to the Township's system. Likewise, Northampton Borough is responsible for maintenance of the Borough's sewer systems and the Northampton BWWTP. The sanitary sewer system service area of Allen Township is depicted on Map 12 of this Comprehensive Plan.

Generally speaking, most of the Township's current sewer system is located in the western and southern portions of the Township in the denser residential areas. Much of the remaining development within the rural areas of Allen Township, including the Whispering Hollow manufactured home neighborhood, have private on-lot treatment sites. The Township's ordinance §18-103 requires connections to public sewers for any improved property adjoining and adjacent to and whose principal building is within 150 feet of, Allen Township's sanitary sewer system.

On-lot sewage systems and community small flow systems are also present in the northern areas of Allen Township. All rules and standards relating to these systems are contained in provisions established by the Pennsylvania Department of Environmental Protection. If permitted, the on-lot sewage systems are located, tested and permitted by the appointed Sewage Enforcement Officer, who follows the provisions established by the Pennsylvania Department of Environmental Protection.

The Pennsylvania Sewage Facilities Act

The Pennsylvania Sewage Facilities Act (PA Act 537, as amended), enacted by the Pennsylvania State Legislature in January of 1966 requires that every municipality within the Commonwealth of Pennsylvania develop and maintain an up-to-date Sewage Facilities Plan. The purpose of the Sewage Facilities Act is outlined as follows:

- To protect the public health, safety and welfare of its citizens through the development and implementation of plans for the sanitary disposal of sewage waste.
- To promote inter-municipal cooperation in the planning, implementation and administration of such plans by local government.
- To prevent and eliminate pollution of waters of the Commonwealth by coordinating planning for the sanitary disposal of sewage wastes with a comprehensive program of water quality management.
- To provide for the issuance of permits for on-lot sewage disposal systems by local government in accordance with uniform standards and to encourage inter-municipal cooperation to this end.
- To provide for and insure a high degree of technical competency in local government in the administration of this act.
- To encourage the use of the best available technology for on-site sewage disposal systems.
- To insure the rights of citizens on matters of sewage disposal as they may relate to this Act and the Constitution of this Commonwealth.

PA Act 537 requires that the municipality review its Official Sewage Plan every five (5) years to determine effectiveness and/or to determine the need for revisions. An update can be flexible to include the evaluation of on-site sewage disposal technology and/or the complexity of planning for the design and construction of a public sewage treatment system. An Official Sewage Plan must evaluate the existing and proposed wastewater treatment facilities to compensate the needs of the planning area.

Allen Township last performed a complete Act 537 Plan in 1999 and the latest addendum was adopted in 2001. Of the 1752 residential units in the Township, 871 of them, or nearly half (49.7%) have been built since the year 2000. In addition, there are numerous proposed developments in the Township including the High Meadow residential subdivision just east of Cherryville Road, completion of the Graystone Drive sub-division just south of Nor Bath Boulevard, potential residential developments west of Cherryville Road, a proposed industrial warehouse along Nor Bath Boulevard, and a proposed distribution center in the southern area of the Township along Willowbrook Road. Due to the development since 2000, the major proposed developments, and the expiration of the 2012 sewer agreement with Northampton Borough, the Township should consider a new, updated Act 537 Plan. A new plan can help the Township plan for future developments, estimate how much additional capacity will be necessary, assess growth areas where new sewer infrastructure should be considered, conservation areas where expanded sewer infrastructure is less desirable.

Section 9.B: Water Supply Facilities and Services

Water for Allen Township residents is provided through on-site wells or through public water systems. The largest systems are the City of Bethlehem and Northampton Borough Municipal Authority (NBMA). Note the manufactured home park located along Old Carriage Road uses own sewer system and community well.

The areas served by NBMA are located in the western and southern areas of Allen Township and the City of Bethlehem serves several areas in the eastern portion of Allen Township. Allen Township is also home to a large water transmission line owned by the City of Bethlehem, which runs from the northern border roughly following Howertown Road to Savage Road to Willowbrook Road and then exists the southern border of Allen Township. The water supply transmission features are depicted on Figure 8.1 and the water supply service areas are depicted on Map 13 of this Comprehensive Plan.

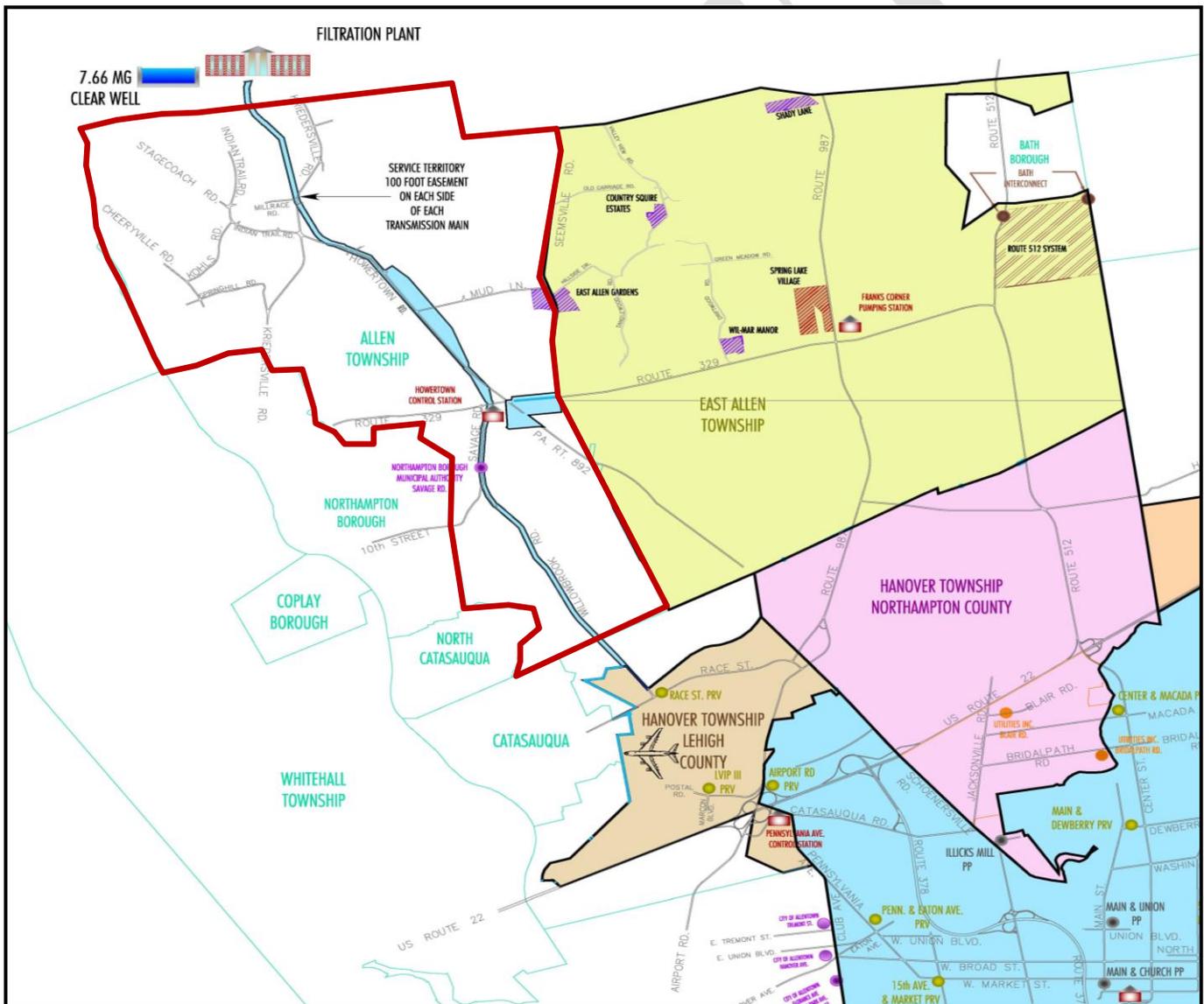


Figure 9.1: Water Transmission Features

Allen Township Ordinance §26-102 requires all owners of property abutting NBMA water supply system. Exceptions to this requirement include the following:

- Industries and farmers that have their own supply of water for uses other than human consumption
- Unimproved (vacant) real estate
- Improved real estate where no portion of a habitable structure is closer than 250 feet to the closest point on connection.

Water Conservation

Allen Township has a water conservation ordinance (§26 Part 2 – Water Conservation) that governs the types of fixtures for water closets, urinals and associated flushing mechanisms, showerheads, and faucets. Water will not be provided for use to any structure that does not meet the standards as defined in §26-202 Water Conservation Performance Standards to Plumbing Fixtures and Fittings.

Section 9.C: Stormwater Management

The water that runs off the land into low land, valleys and surface waters during and immediately following a rainfall event is referred to as stormwater. In a developing watershed, the volume of stormwater resulting from a particular rainfall event increases due to the amount of impervious surface that is required to support the improvements. The conversion of natural land and topography to residential, commercial, industrial, institutional, and even agricultural and recreational uses, results in decreased infiltrations of rainfall and an increased rate and volume of stormwater. As subdivision and land development activity occurs, the increased quantity of stormwater must be properly addressed. Failure to do so can result in greater flooding, stream channel erosion, sedimentation and reduced groundwater recharge. Provisions for stormwater management must be addressed in every subdivision and land development application in Allen Township. Past efforts to manage stormwater have usually focused upon controlling the rate of discharge on a municipal basis, but this focus is changing to consider stormwater impacts on a watershed-wide basis.

Individual subdivision and land development projects are often viewed as separate incidents, and not necessarily as part of a regional planning issue. However, the cumulative nature of individual subdivision and land development applications dramatically affects flooding conditions. This cumulative effect includes flooding, stream bank erosion, sedimentation, and property damage, which sometimes result in expensive repairs or even loss of life.

Pennsylvania Act 167

Recognizing the need to resolve serious problems associated with flooding, the Pennsylvania General Assembly enacted Act 167, the Pennsylvania Stormwater Management Act. The following statements of legislative findings sum up the critical relationship between development, accelerated runoff and floodplain management:

- Inadequate management of stormwater runoff from development increases flood flows and velocity, contributes to erosion and sedimentation, overloads the carrying capacity of streams and storm sewers, generally increases the cost of public stormwater facilities, undermines floodplain

management and floodplain control efforts in downstream communities, reduces groundwater recharge, and threatens public health and safety.

- A comprehensive stormwater management program including reasonable regulation of development and activities causing accelerated runoff, is fundamental to the public health, safety, and welfare, and protection of the people of the Commonwealth of Pennsylvania, their resources and environment.

Act 167 changed the local stormwater management theories to a watershed-based, comprehensive program of regional stormwater management. Act 167 requires all counties within Pennsylvania to prepare and adopt stormwater management plans for each watershed within the county, as designated by the Pennsylvania Department of Environmental Protection (DEP). Most importantly, these plans are to be prepared in consultation with municipalities within the Watershed, working through a Watershed Plan Advisory Committee. The plans are to contain stormwater controls to manage stormwater runoff from proposed subdivision and land development applications.

All proposed watershed management plans within Allen Township should be consistent with Allen Township's Comprehensive Plan; they should consider regional planning efforts; they should include a comprehensive evaluation of the hydrological conditions of the watershed; and the criteria used to develop the plans should be from sound technical evaluations performed in the planning process. The final product of the Act 167 watershed planning process is to form a comprehensive, practical, and systematic planning and engineering approach that considers the overall needs of the municipalities within the watershed.

Federal Clean Water Act and Municipal Separate Stormwater Systems (MS4s) Overview

In October of 1999, the National Pollution Elimination Discharge System (NPDES) Phase II Stormwater Permitting Regulations were signed into law. The Environmental Protection Agency's objective for Phase II regulations includes the following:

- Provide a comprehensive stormwater program that designates and controls additional sources of stormwater discharges to protect water quality;
- Address discharges of stormwater activities including: construction activities disturbing between 1 and 5 acres; light industrial activities not exposed to stormwater; municipal separate storm sewer systems (MS4s); and municipally owned industrial facilities previously exempt under Phase I; and
- Facilitate and promote watershed planning as a framework for implementing water quality programs whenever possible.

While certain activities and facilities are easily defined, MS4s are defined as stormwater conveyance or system of conveyances owned by the state, county or municipality that discharges into the water of the United States of America and is not a combined sewer or part of a publicly owned treatment works. The Phase II regulations identify 20 urban areas encompassing more than 700 municipalities. In addition, there are 16 additional areas encompassing 200 municipalities that will be evaluated by the Pennsylvania Department of Environmental Protection (EPA) on a case-by-case basis to determine if permits are required.

Allen Township has an MS4 plan that was most recently updated in 2014. These reports require the Township to report of six (6) criteria set up by the EPA. For each criterion, Allen Township has met measurable goals, as indicated in the 2014 update.

- Public education and outreach to the general public concerning stormwater impacts;
- Public participation in the development of the stormwater management program;
- Detection and elimination of illicit discharges, including the development of a storm sewer map showing the location of all facilities and topographic features;
- Management of stormwater runoff from subdivision and land development sites;
- Management of post-construction stormwater runoff from new development sites; and
- Pollution prevention and good housekeeping practices at municipal operations.

Stormwater Management in Allen Township

Allen Township has very comprehensive stormwater management regulations detailed in §8 of Allen Township's Ordinance. The Township has identified requirements for development within designated Stormwater Management Districts. These requirements are appropriate and adequate, although they should be periodically reviewed by the Township engineer to ensure that they are applying the most appropriate and up-to-date strategies and best practices.

In order to address the municipal separate storm sewer (MS4) requirements, the Township has identified and mapped Urbanized Areas (UAs), where Minimum Control Measures (MCMs) are required. The most recent MS4 report from 2014 indicates that all appropriate MCMs have been met and the Township has reported on the locations and condition of all existing outfalls.

Section §8-227 describes water quality requirements for Drainage Plans for regulated earth disturbances in the Township. The Water Quality Volume (WQv), which is the first 1.25 inches for a typical 2-year storm, must be captured and treated. If the WQv cannot be handled through infiltration, it must be managed through one of several BMPs. The ordinance lists several BMPs that may be used by developers to treat the runoff volume. These BMPs include:

- Bio-retention
- Capture reuse
- Constructed wetlands
- Dry extended retention ponds
- Minimum disturbance
- General maintenance practices
- Reduction in impervious cover
- Stormwater filters (sand, peat, etc.)
- Vegetated buffers
- Vegetated roofs, (Green Roofs)
- Water quality inlets
- Wet detention pond

The ordinance also requires pre-treatment for "Hot Spot" locations such as public works storage, vehicle service centers, and other areas that may have a high concentration or specific types of pollutants. Sections §8-228 and §8-229 set criteria for stormwater recharge and stormwater infiltration requirements, respectively. The criteria take into account issues such as geological features and soil conditions and sets standards for where certain impervious surfaces may be placed and minimum separation distances. Overall, Allen Township has a very comprehensive stormwater management system in place and detailed standards that regulate development and other activities in the Township.

Best Management Practices (BMPs) and Green Stormwater Infrastructure

Best Management Practices (BMPs) are techniques that have been shown to be most effective for stormwater management associated with subdivision and land development activity, in a manner that is more consistent with the natural characteristics of the receiving watershed resources. BMPs are a broad series of land and water management strategies designed to minimize the adverse impacts of subdivision and land development activity. Stormwater and watershed management is fundamentally concerned with developing programs to protect the natural resources in order to sustain the diverse needs of our community. BMPs provide opportunities to reduce impacts associated with subdivision and land development activity in a manner that endorses conservation management. In particular, Green Stormwater Infrastructure (GSI) measures are becoming increasingly popular.

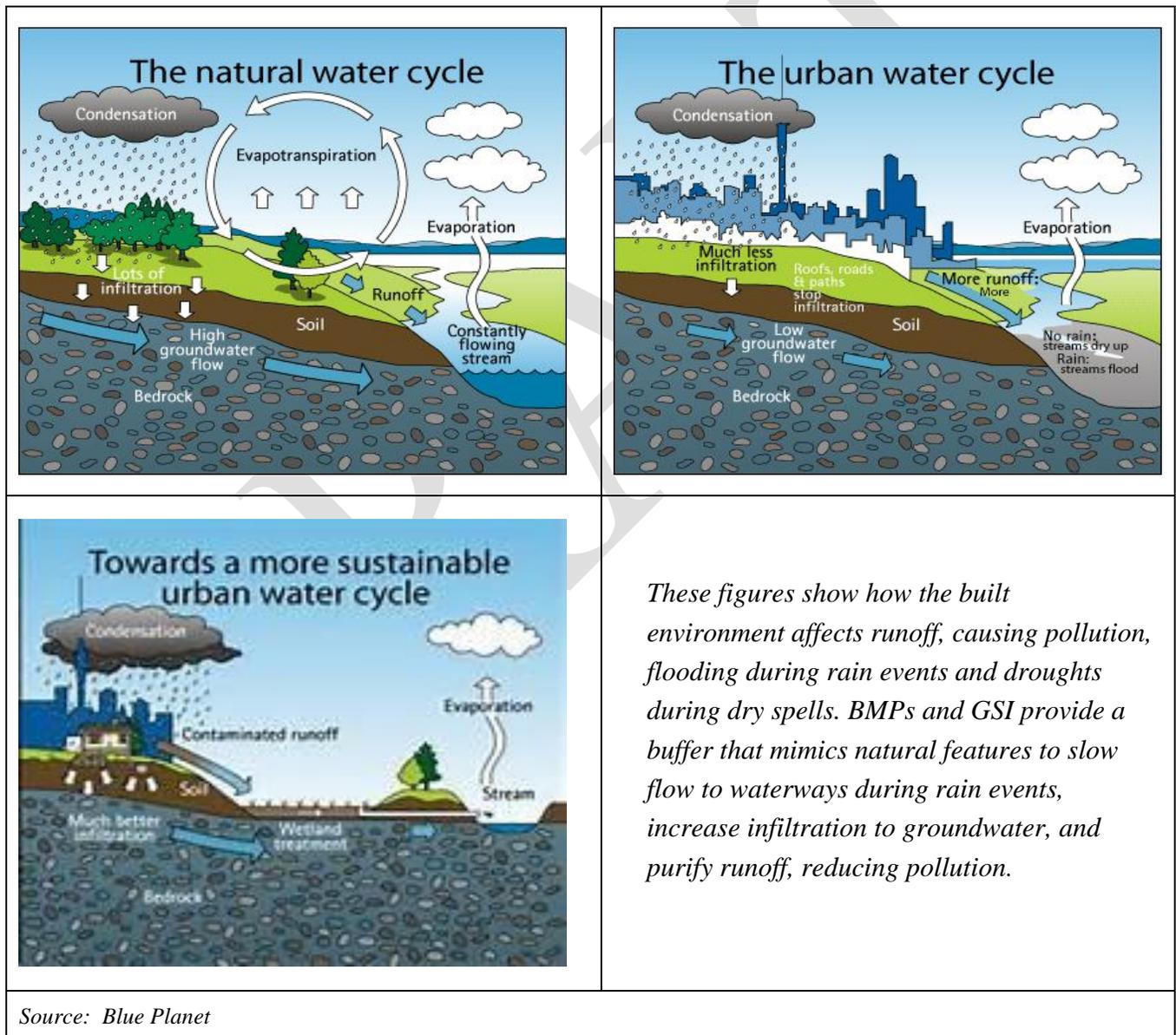


Figure 9.2: The Water Cycle and Impacts of Development

These features include rain gardens, bio-swales, vegetated planting strips, green roofs, tree pits, constructed wetlands, and other green features intended to mimic natural features, as shown in Figure 8.2. In addition to providing improved stormwater management, these features provide aesthetic benefits for the community, increased habitat areas for wildlife, improve air quality, and enhance water quality.

BMPs can be “structural” or “non-structural”. Structural BMPs are measures that require the design and physical constructions of a facility to assist with reducing or eliminating a non-point source of pollution and control stormwater. Non-structural BMPs are approaches to planning, site design or regulations that positively affect water quality and reduce stormwater runoff. Non-structural BMPs are generally implemented through the enactment of municipal ordinances that specify site design and construction activities for all subdivision and land development plan applications.

Section 9.D: Other Utility Providers and Services

The following is a description of the other utility providers and services in Allen Township. Electrical lines, cable lines, and telephone lines are generally placed overhead on utility poles, although The Subdivision and Land Development Ordinance requires new construction to place of these utilizes underground where feasible.

Electrical Service

Pennsylvania Power and Light (PP&L) provides electrical service to Allen Township. The majority of existing electrical lines are located above ground on utility poles. The Township is also home to a major PP&L electrical substation between Cherryville Road and the Lehigh River. In the summer of 2017, PP&L is planning the construction of another substation farther up the hill east of the existing one and one section of the existing substation will be decommissioned. All applications involving subdivision, land development or other major improvements should notify PP&L to inquire upon service, availability, land use restrictions and/or setback requirements.

Transmission Lines and Pipelines

In addition to the basic utility service lines, there are several major transmission lines and pipelines that are located in Allen Township located within utility easements, as designated on Map 11 and 13 of this Comprehensive Plan. Many of these are power transmission lines radiating out from the substation near the Lehigh River. The other is the water supply pipeline running through the Township from the northern to the southern border. Some residential areas in the southern areas of the Township are in the UGI natural gas service area

Natural Gas

Natural Gas lines are provided in some service areas of Allen Township by UGI. Some of these areas include Cherryville Heights, the homes near Savage Road and Nor Bath Road (PA Route 329) close to Northampton Borough.

Section 9.E: Energy Conservation

Pursuant to Section 301.1 of the Pennsylvania Municipalities Planning Code (MPC), this Comprehensive Plan Update may include an energy conservation element to address the following:

To promote energy conservation and the effective utilization of renewable energy sources, the comprehensive plan may include an energy conservation plan element which systematically analyzes the impact of each other component and element of the comprehensive plan on the present and future use of energy in the municipality, details specific measures contained in the other plan elements designed to reduce energy consumption and proposes other measures that the municipality may take to reduce energy consumption and to promote the effective utilization of renewable energy sources.

In order to meet the objectives of this task on the municipal level, Allen Township should develop recommendations for land use, housing and transportation with some degree of emphasis on energy conservation. This could be accomplished by considering the following issues:

- Encourage efficient growth and development in areas that have existing infrastructure with suitable capacities and incorporate Low-Impact Development (LID) practices.
- Develop regulations or codes that encourage or incentivize the use of renewable energy supplies from solar, wind, water and geothermal sources. Some examples would be fast-tracking approvals for developments that would generate at least 50% of their power from renewable resources, density bonuses based on renewable quotas or possibly LEED certification, and not classifying solar panels as “impervious surface,” just to name a few.
- Institute a Tree Replacement Ordinance, which would require the planting of trees cut down or damaged during construction activities. More trees would increase tree canopies, which reduces the urban “heat island” effect and can reduce cooling costs in the summer.
- Continue to develop, enhance, adopt and implement building code requirements that promote energy conservation practices.
- Place a high priority on the enforcement of all housing and property maintenance codes.



Section 9.F: Planning Implications and Issues

This Chapter provided a description and analysis of the utility facilities and services within Allen Township. The following summarize key planning implications relative to sewage, water, stormwater, energy conservation and other utility providers should be considered by the Township:

- (1) The last Act 537 Plan was performed in 1999. Since that time, the number of housing units in the Township has doubled. While most of the development has been in areas adjacent to Northampton Borough, some sewer expansions to serve residential and industrial uses have been expanding into the northern and central areas of the Township. A new Act 537 Plan would help to efficiently plan development in accordance with the Future Land Use and Zoning Plan.
- (2) The sewer agreement between Allen Township and Northampton Borough expired at the end of 2016. Allen Township should consider purchasing additional Equivalent Dwelling Units (EDUs) of sewer capacity prior to expiration of the agreement and should negotiate a new agreement with Northampton Borough.
- (3) Allen Township has very strong stormwater regulations with regards to water quality, although it was last revised in 2007. New stormwater management techniques (such as “blue roofs”) and design standards, particularly for Green Stormwater Infrastructure (GSI), have been developed, so this section should be updated.
- (4) Policies, regulatory actions and incentives for energy conservation have been previously viewed as a national issue, with the federal and state government has held the lead roles. Municipalities also play a key role, however, and an energy conservation plan should be developed with emphasis on zoning, land use regulations and code enforcement.
- (5) Northampton County has a number of regional non-profit and volunteer environmental, conservation, and watershed groups. Allen Township could partner with these groups to plan and coordinate clean-ups, plantings, and other environmental enhancement projects.



Section 9.G: Utilities and Stormwater Management Plan

The overall community goals for utilities and stormwater management, as contained within Chapter 3 of this Comprehensive Plan Update are as follows:

- ❖ *To improve, maintain and plan sewage disposal facilities, water supply facilities and other public utilities in an effort to meet the needs of the community, protect the environment and compliment land use plans.*
- ❖ *To establish, implement and enforce a stormwater management plan considering local and regional compliance issues.*

In order to guide these community goals, several objectives and policies were initially formulated that are also specified within Chapter 3 of this Comprehensive Plan. The following plan for utilities and stormwater management has been established for this Comprehensive Plan.

- (1) Update the Allen Township's Act 537 Plan to properly plan out future sewer lines and expansions to be compatible with desired future development patterns. Adopt effective growth management techniques, which promote the development of land areas that have the utility infrastructure to support land development activity, while preserving land areas considered environmentally sensitive and agriculturally significant. Examples of areas that have infrastructure to support development include areas near Northampton Borough, areas surrounding Nor Bath Road (Route 329), and some areas south of Nor Bath Road. Many of the areas within the northern portion of Allen Township that are agricultural or natural and should be preserved.
- (2) Initiate negotiations with Northampton Borough and Catasauqua Borough on a new Sewer Service Agreement and purchase additional EDUs of capacity.
- (3) Work to establish an Environmental Advisory Council (EAC) comprised of volunteer or appointed members of the community. Advice on the precise methods for establishing an EAC, operating an EAC, and many of the projects EACs typically handle can be found in *The EAC Handbook – A Guide for Pennsylvania's Environmental Advisory Councils* at:

<http://eacnetwork.org/wp-content/uploads/sites/4/2014/05/PEC-EAC-Handbook-web.pdf>

This handbook was developed by the EAC Network and funded, in part, by the Pennsylvania Department of Community and Natural Resources (DCNR). It includes sample ordinances, sample resolutions, sample bylaws, and other tools to help municipalities set up and operate EACs. Some of the projects the EAC could be tasked with include:

- Research measures to protect habitats and promote wildlife diversity, such as ordinances to preserve tree canopy coverage and hedgerows.
- Provide public education sessions on ways residents can promote environmental stewardship, such as guides for building residential rain gardens, utilizing rain barrels, how to reduce energy usage, and options to encourage alternate energy sources.

- Undertake an education program to improve public awareness of the importance of water conservation practices. The Northampton County Conservation District conducts numerous education programs and may be used as a resource for these efforts.
 - Become members of, or work with, the Bertsch-Hokendauqua-Catasauqua Watershed Association (BHCWA) to coordinate volunteer watershed improvement projects and clean-ups in Allen Township.
 - Organize the installation of rain gardens in public places, possibly during Township-wide events, to illustrate how these features are designed and built, educate the public as to their benefits, and showcase their aesthetic qualities.
- (4) Update Zoning and Subdivision and Land Development Ordinances with the following modifications:
- Reduce the stormwater exemption size of 10,000 square feet of impervious surface in Section §8-205 to developments where the entire lot size is 5,000 square feet or less.
 - Incentivize the use of Green Stormwater Infrastructure (GSI) BMPs and other environmental stewardship efforts. This can be accomplished through a number of methods such as providing density bonuses or additional impervious cover for developments that use Green Stormwater measures (such as rain gardens, cisterns, etc.), and/or meet certain environmental standards (such as LEED certification), Low-Impact Development (LID) standards as summarized in Appendix F of Section §8 of the Township’s Code, and renewable energy use percentages.
 - Update GSI design standards, include standards and examples in ordinance, and incorporate innovative new measures such as blue roofs and stormwater tree trenches.
 - Examine the ordinance with respect to renewable energy sources to remove any barriers to their installation, such as not classifying solar panels as “impervious surfaces”
 - Consider adoption of a Well Drillers Ordinance, which regulates the procedures, locations and construction of wells within rural areas. The Well Drillers Ordinance may contain application procedures, design standards and specifications, flow requirements, well certification requirements and permit procedures.
- (5) Use the *MAP Decisions* program to continuously track and monitor water and stormwater management measures and features, such as BMPs (particularly municipal rain gardens and other large features), private wells, stormwater outfalls, and sewer conditions.
- (6) Continue regular updates of the Allen Township MS4 Annual Reporting.
- (7) Evaluate the implementation of on-lot sewage system fees, program, or education efforts. Some of the research about these fees or education efforts could be done with support from the Allen Township Environmental Advisory Committee and Sewage Enforcement Officer.

Chapter 10: Transportation and Circulation

The transportation and land use patterns of a given area have a distinct correlation. The location and functional classification of transportation routes often determine the general direction of growth within a community and are often deciding factors of residential, commercial, institutional and industrial developments. The effectiveness of a transportation system is measured by its ability to provide safe and efficient modes of travel on a local and regional level. Therefore, it is imperative to develop an effective transportation and circulation plan to support and guide development within Allen Township.

Section 10.A: Composition and Classification of Public Roads

The public roads in Allen Township are mostly rural in nature, intended to carry small volumes of traffic. Nor Bath Boulevard (PA Route 329), a major east-west state road, bisects Allen Township and serves as a regional connector between Northampton Borough and Bath Borough. Indian Trail Road, Howertown Road and Weaversville Road are the primary north-south roadway through Allen Township traveling from the northwest area of the Township to the southeast, exiting Allen Township just south of Nor Bath Road. Other connector roads include Savage and Willowbrook Roads, which connect the residential areas in the southern part of Allen Township south to Airport Road and the Allentown-Bethlehem-Easton corridor along US Route 22. Kreidersville Road and Cherryville Road connect Northampton Borough to areas north of the Township and Seemsville Road extends north from Nor Bath Road, skirting the eastern border of the Township. Old Carriage Road acts as another east-west connector extending east from Howertown Road connecting the northern areas of Allen Township to locations farther east. All other roadways within Allen Township are local roadways and carry very small volumes of traffic.

Roadway Classification

Allen Township has three basic roadway classifications: Arterials/Highways, Collectors, and Local Streets. According to the Allen Subdivision and Land Development Ordinance (SALDO), the desired Right-of-Way and Paving Width for each different classification are listed in the following table.

Desired Roadway Cross Section from Allen Township SALDO		
Street Type	Right-of-Way Width	Paving Width
Arterial or Highway	80 feet	44 feet
Collector Street	60 feet	40 feet
Local Street	50 to 60 feet	28 to 40 feet

Arterial: Generally speaking, arterials systems are heavily traveled routes (8,000 to 20,000 trips per day). The system is designed for relatively high speeds (30 to 55 MPH) and are the main corridors that facilitate truck transport. Mobility is the major function and accessibility should be limited to help preserve the functional classification of major arterials roads.

Collector: These roadways are intended for local and regional trips. They typically contain fairly well-traveled roads (1,000 to 8,000 trips per day) leading to specific destinations or to major collector and arterial routes. The system is designed for moderate speeds (30 to 45 MPH) with interference with a number of designed intersections to permit some through traffic. Mobility is a function for minor

collector routes and while new access points should be controlled, access to individual driveways should be preserved, particularly in rural areas of the township.

Local Roads: These roads serve local trips and are low volume roads (less than 1,000 trips per day) leading to collector and arterial routes. The system is designed for lower speeds (20 to 35 MPH) with numerous intersections. These roads focus less on mobility and more on access to private driveways.

Private Roads: These roads are located within or provide access to private developments or uses. The system is designed for lower speeds (20 to 35 MPH) with numerous intersections or access points. These roads focus less on mobility and more on access to the private development or uses.

Nor Bath Boulevard (PA Route 329), Indian Trail/Howertown/Weaversville Road, Cherryville Road, Kreidersville Road, Seemsville Road, and Old Carriage Road are the state roads located in Allen Township. Based on the most recent Nor Bath Boulevard and Indian Trail/Howertown/Weaversville Road are classified as arterials and the other state roads are collectors. The other collector roadways in the Township, Willowbrook Road and Savage Road, are owned and maintained by the Township. A complete list is indicated in the following table. Average Daily Traffic (ADT) is included where available.

Major Roadways within Allen Township			
Road Name	Classification	ADT (PennDOT 2014 and 2015)	Control (Owner)
Nor Bath Road (PA Route 329)	Arterial	13,000 (west of Weaversville)/ 8,000 - 11,000 (east of Weaversville)*	PennDOT
Indian Trail Road	Arterial	3016	PennDOT
Howertown Road	Arterial	3,017 - 6,100	PennDOT
Weaversville Road	Arterial	8,600	PennDOT
Willowbrook Road	Collector	9,500*	Allen Twp.
Cherryville Road	Collector	3,019	PennDOT
Kreidersville Road	Collector	3,200 - 4,003	PennDOT
Seemsville Road	Collector	3,021	PennDOT
Old Carriage Road	Collector	3,018	PennDOT
Savage Road	Collector	Daily Traffic Not available	Allen Twp.
* From Automatic Traffic Recorder (ATR) data collected as part of the Allen Township Industrial Development Transportation Impact Study – <i>The Pidcock Company</i>			
Note 1: All other roads within Allen Township shall be classified as a minor roadway or local access road.			
Note 2: Traffic counts conducted by PennDOT are completed within cycles over 5-year intervals, which may be considered lower than current conditions and should be verified to determine their accuracy.			

As noted in the table, the Howertown/Indian Trail Road section of roadway has relatively low volumes (8,000 trips/day) for an arterial. In addition, the offset intersection at Kreidersville Road would likely experience large delays if traffic volumes were to be increased significantly. Therefore, reclassification of this section of roadway should be considered so that lower volumes can be maintained to preserve the capacity of the corridor and this intersection. The Lehigh Valley Planning Commission’s (LVPC’s) MOVELV plan has slightly different classifications than Allen Township’s plan. The MOVELV plan defines Howertown Road between Nor Bath Boulevard and Kreidersville Road as a Collector, Indian Trail Road west of Kreidersville Road as a local road, and Old Carriage Road as a local road. While the

Allen Township plan doesn't need to match LVPC's plan, the roadways should be re-classified to be generally consistent with the MOVELV plan.

The existing roadway features, functional classifications, and other information on existing conditions are indicated in Map 14 of this Comprehensive Plan. The planned developments within the southern portion of Allen Township are projected to increase the average daily trip counts along certain road, which may create the need to make adjustments with the functional classification of certain roads.

Section 10.B: Traffic Deficiencies, Needs and Planned Expansions

Traffic Deficiencies and Needs

Allen Township's roadway system currently has only two existing signals, both along Nor Bath Boulevard (PA Route 329), one at the intersection of Howertown/Weaversville Road and one at Savage Road. The signal at Howertown/Weaversville Road experiences major delays during the PM peak hour, with many individual cycle failures and Shore Lane intersects with Weaversville Road at the intersection, forming a de facto fifth leg traveling away from the intersection. Allen Township is coordinating efforts with PennDOT on the review of improvements to this intersection at Savage Road. The specific improvements will be described in more detail below.

Few other traffic capacity issues were noted in the area. The intersections of Indian Trail Road & Kreidersville Road, Old Carriage Road & Seemsville Road, and Savage Road & Willowbrook Road/Buckingham Drive are all-way stop controlled (AWSC) intersections. The remaining intersections are two-way stop controlled intersections (TWSC).

The intersection of Indian Trail Road & Kreidersville Road is located in the middle of the traditional rural village center of Kreidersville. It is an offset intersection with older, historic structures located very close to the pavement. Improvements at this intersection would be difficult and costly, as they would require demolition of one or more structures.

The Willowbrook Road and Buckingham Drive intersection will be impacted by the distribution centers planned in the southern portion of Allen Township. This development will add traffic to the intersection, but it is still anticipated to operate at a LOS B by 2017, according to the *Traffic Assessment for North Side Access for the Allen Township Industrial Development* prepared by the Pidcock Group.

Most of the other deficiencies to the roadway network consist of a general lack of bikable shoulders and sidewalks to accommodate pedestrians. While sidewalks and bikable shoulders are likely not appropriate, or even desired, in some very rural areas of Allen Township, some non-motorized connections to public parks and established trails should be considered. Likewise, sidewalks would not be required in most rural areas. Along low-volume, rural roads, pedestrians can often be accommodated with a 5 foot wide shoulder and, in very rural areas, specific accommodations may not be feasible or necessary.

The Lehigh Valley Planning Commission (LVPC) Congestion Mitigation Plan

LVPC completed an update of their Congestion Mitigation Plan (CMP) in July 2016. The CMP identified 45 roadway segments that are or are expected to be congested in the future in the LVPC region. Two segments are in Allen Township, the Weaversville Road corridor from Nor Bath Boulevard (PA Route 329) to US Route 22, and Nor Bath Boulevard (PA Route 329) from PA Route 145 to Howertown/Weaversville Road.

Out of the 45 congested corridors, a small number were identified as “Priority Corridors” by the CMP. This designation was based on the percentage of truck traffic, its location on the National Highway Systems (NHS), functional classification, and location in an urban development area. The Nor Bath Boulevard (PA Route 329) corridor was identified as one of the Priority Corridors. Several congestion mitigation strategies were recommended for the Priority Corridors. The strategies that were identified as most appropriate for the Nor Bath Boulevard (PA Route 329) corridor were:

- **Signal Improvements:** Types of action include revising signal timing and/or phasing, coordinating adjacent signals, installing adaptive signal control systems that manage a network of signals in order to maximize vehicular progression.
- **Intersection Improvements:** Some of the intersection improvement strategies include those are currently under design for the intersections along Nor Bath Boulevard (PA Route 329) such as adding turn lanes or re-aligning intersections. Another option for intersection improvement would be the installation of roundabouts. Roundabouts offer benefits such as lower overall average intersection delay, improved safety, and lower operating and maintenance costs.
- **Access Management:** These improvements involve strategies that address the location, spacing, and design of driveways along a corridor to reduce the amount of locations where turning vehicles conflict with through vehicles. Limiting the number of access points and properly designing them can help improve overall vehicular progression, safety, and capacity of a corridor. LVPC prepared a guide entitled *Access Management on Arterial Roads: Best Management Practices for the Lehigh Valley* in December 2000. Some of the strategies in this guide include:
 - Restricted access from arterial roads (access required from local roads)
 - Frontage or reverse frontage roads
 - Minimum driveway spacing on arterial roads
 - Driveway throat standards
 - Maximum number of access points per property
 - Shared driveways
 - Turning lanes

PennDOT also provides background data in PennDOT Publication 574: *Access Management: Model Ordinances Pennsylvania Municipalities Handbook*.

- **Enhancing Public Transit:** While two transit lines intersect Nor Bath Boulevard (PA Route 329), and neither of them is within Allen Township, expansion of transit service particularly in light of major proposed industrial developments could help to reduce single occupancy vehicles (SOV) along the corridor. LVPC has prepared a report, *Community Planning and Transit* which discusses several transit enhancement strategies in more detail.

Maintenance

The LVPC Long Range Transportation Plan (LRTP) uses PennDOT guidelines to identify roadway segments and bridges that need to be replaced. The LRTP provides a map that indicates roadway segments that PennDOT defines as being in poor condition. PennDOT uses two indices to identify priority projects, the International Roughness Index (IRI) and the Overall Pavement Index (OPI). The IRI

is used to evaluate roadways by quantifying general roughness. The OPI is a more comprehensive metric that combines IRI data with additional measures to assess both pavement distress and roughness. The overall LRTP map and Allen Township detail are show within this Comprehensive Plan. Several segments are classified as having poor IRI's including:

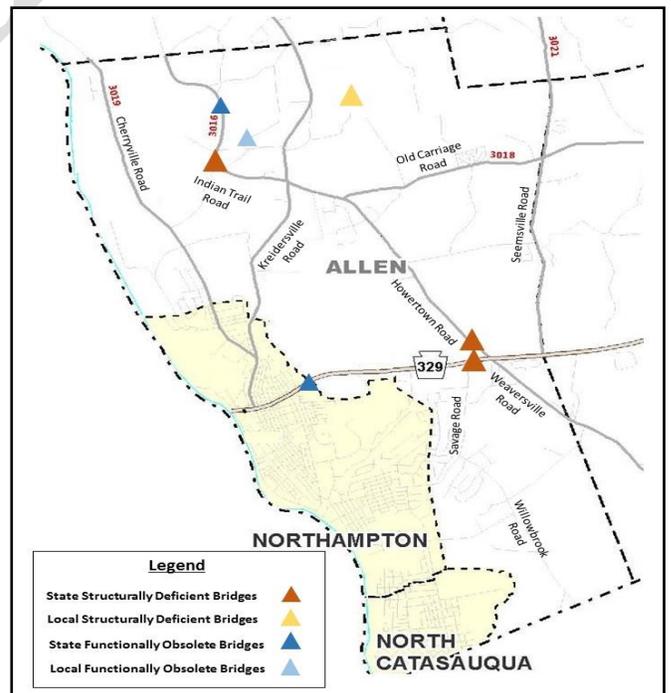
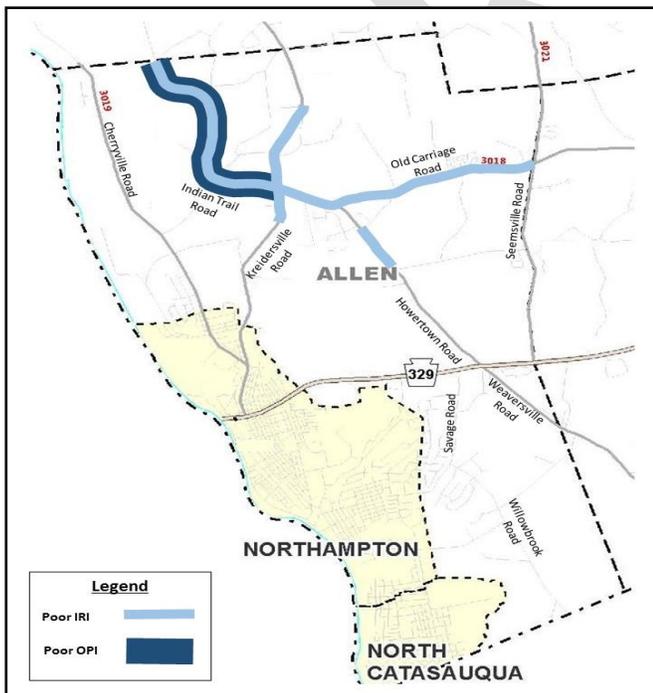
- Howertown Road between Old Carriage Road and Nor Bath Road (PA Route 329)
- Howertown/Indian Trail Road from Old Carriage Road to the northern border of the Township
- Old Carriage Road from Howertown Road to the eastern border of the Township
- Kreidersville Road from just south of Howertown/Indian Trail Road to just north of Howertown/Indian Trail Road

One section of roadway was identified as having poor IRI and OPI. This section was:

- Indian Trail Road from just west of Kreidersville Road to the northern border of the Township.

PennDOT also identifies bridges that are Structurally Deficient. Structurally Deficient bridges typically require significant maintenance and repair to remain in service and eventual require rehabilitation or replacement to address deficiencies. Five (5) bridges in Allen Township are identified as Structurally Deficient, as referenced and depicted in this Comprehensive Plan. These bridges include:

- Nor Bath Road (PA Route 329) over Dry Run (State Bridge) – ***Scheduled to be replaced as part of Roadway Expansion for the FedEx Regional Distribution Hub***
- Indian Trail Road over Hokendauqua Creek (State Bridge)
- Howertown Road over Dry Run
- Stonebridge Road over Hokendauqua Creek
- Willowbrook Road over Catasauqua Creek (Northampton County Bridge Program)



There are major development projects that include warehouse and distribution facilities that are currently planned along Willowbrook Road in the southern area of Allen Township and at the abandoned quarry site on the northwest corner of Nor Bath Boulevard (PA Route 329) and Howertown/Weaversville Road. As a result of these developments, roadway expansions are planned along Willowbrook Road and Nor Bath Boulevard (PA Route 329).

Improvements at Nor Bath Boulevard & Howertown/Weaversville will consist of:

- An eastbound left-turn lane
- A westbound left-turn lane
- A northbound left-turn lane
- A southbound left-turn lane
- Replace, re-time, and re-phase signal
- Remove the Short Lane connection to Weaversville with a cul-de-sac south of the intersection

All lanes will be 12' wide and provide 5' shoulders. To accommodate these expansions, the farmhouse and associated carriage house on the southern side of Nor Bath Boulevard (PA Route 329) will be demolished. The Structurally Deficient Bridge over Dry Run will also be replaced as part of this project.

Improvements at the intersection of Nor Bath Boulevard (PA Route 329) & Savage Road will consist of:

- A right-turn lane and left-turn lane on the eastbound approach
- A left-turn lane on the westbound approach
- A right-turn lane on the northbound approach

In addition, one option that is being considered is the extension of Savage Road from Nor Bath Boulevard (PA Route 329) to Howertown Road. The preliminary road design (as of July 13, 2015) was done by McCarthy Engineering Associates. The Highway Occupancy Permit (HOP) has been prepared by Langan Engineering and Environmental Services showing the construction drawings for these improvements.

The Rockefeller Subdivision will include large warehouse and distribution facilities that will require improvements along Willowbrook Road. The roadway will be realigned near West Bullshead Road, removing the exiting curvature and expanding the intersection to include:

- Signalization
- A 350' northbound left turn lane
- A 325' eastbound left-turn lane (bridge replacement required)
- Bridge replacement and realignment

Note that, while the preliminary design includes the 8' bike lane along the north side of West Bullshead Road, it does not indicate the crossing to the bike trail on the eastern side of the road. The design should include a pedestrian phase to ensure safe and efficient crossing opportunities for non-motorized travel. While the signal timings in the TIS do not include a dedicated pedestrian phase, the 22 second green time for traffic on West Bullshead is sufficient to accommodate an adequately timed pedestrian phase.

Just south of this intersection, Willowbrook Road will be widened to four (4) lanes, two (2) northbound and two (2) southbound lanes. A total of five (5) new intersections will provide access to the development, including two (2) signals, one at the northern warehouse & truck-out access at the existing Fuller Road intersection and another at the Employee/Southern Combined Access.

At the Northern Warehouse and Truck-out Access, the new intersection will consist of:

- Signalization
- A 175' southbound left-turn lane
- A 425' northbound channelized right-turn lane
- Three westbound lanes existing the site consisting of a channelized westbound right turn lane, a left-turn lane, and a shared through/left turn lane

The other proposed signalized intersection at Employee/Southern Combined Access will consist of:

- Signalization
- A 250' northbound left turn lane
- A 275' northbound channelized right-turn lane
- A 175' southbound left-turn lane
- Three westbound lanes existing the site consisting of a channelized westbound right turn lane, a left-turn lane, and a shared through/left turn lane

Three (3) unsignalized access points will also be installed along Willowbrook Road, an Employee Secondary Access point between the two signals, a Southern Warehouse Employee Access just south of the Employee/Southern Combined Access, and one just south of this unsignalized intersection, a Southern Warehouse Truck Access/RDH Truck Access.

The Employee Secondary Access intersection will include:

- A northbound right-turn lane
- A southbound left-turn lane
- The access road to the RDH site is one-way into the site

The Southern Warehouse Employee Access intersection will include:

- A northbound left-turn lane
- A right-out only channelized exit from the Southern Warehouse site

The Southern Warehouse Truck Access/RDH Truck Access intersection will include:

- A northbound right-turn lane
- A northbound left-turn lane
- A southbound left-turn lane
- An eastbound right-turn only channelized exit from the Southern Warehouse site. The other access point to the RDH site is a one-way into the site

The conceptual plans showing all these intersections from the TIS were prepared by the consulting engineer and will be likely adjusted with the formal submission and review of a land development plan.

In addition to these planned improvements, other roadway extensions and new roadways are planned as part of these and other developments in Allen Township. A map of existing roadways, areas of planned improvements, and available traffic data is contained on Map 14 of this Comprehensive Plan.

Section 10.C: Vehicular Crash Records

The LVPC Long Range Transportation Plan identifies 16 High Priority Crash Corridors and 24 High Priority Crash intersections. None of the corridors or intersections are located in Allen Township, although the Schoenersville Road from Weaversville to Hanover is close. However, a review of crash statistics obtained from PennDOT did reveal several crash clusters, or “hot spots” in the Township that may benefit from safety improvements. Overall, a total of 104 crashes were recorded for the three-year period between 2013 and 2015. A summary of some of the overall crash data is summarized in the following table:

Vehicular Crashes within Allen Township (2013 through 2015)					
Severity of Crash	2013	2014	2015	Total	Percentage
Fatality	0	0	0	0	0.00 %
Major Injury	3	0	1	4	3.8 %
Moderate Injury	3	4	2	9	8.7 %
Minor Injury	7	6	11	24	23.1 %
Unknown	0	5	3	8	7.7 %
Property Damage Only	16	26	17	59	56.7 %
Total	29	41	24	104	100.0 %

Source: Pennsylvania State Police and PennDOT

Vehicular Crashed by Type within Allen Township (2013 through 2015)		
Hit Fixed Object	40	38.4 %
Rear-End	25	24.0 %
Angle	20	19.2 %
Animal	9	8.7 %
Non-Collisions	3	2.9 %
Sideswipe	2	1.9 %
Head-on	2	1.9 %
Bike	1	1.0 %
Pedestrian	1	1.0 %
Sideswipe/Hit Fixed Object	1	1.0 %
Total	104	100.0 %

Source: Pennsylvania State Police and PennDOT

Crash Clusters

Two Crash Clusters, or “Hot Spots,” were identified in the Township. For the purposes of this review, these “Hot Spots” were defined as locations or segments along a corridor that had an average of three (3) or more crashes per year that may be correctable.

Hot Spot #1: Nor Bath Road (PA Route 329) near Howertown/Weaversville Road

Fifteen (15) crashes occurred along section of PA Route 329 from just west of Savage Road to just east of Howertown/Weaversville Road. Many of these crashes appear to be related to operations at the signals, with seven (7) rear-end collisions and five (5) angle collisions. At least five (5) of the crashes cited “Running Red Light” or “Careless Turning” as the contributing circumstances and involved vehicles attempting to make a turn. These types of crashes are very common along single lane intersection approaches with shared through and turning movements. Many of these collisions can likely be avoided with the addition of turning lanes, which are planned to be installed with the upcoming roadway upgrades. It may be beneficial to do an evaluation crash study 12 months or 24 months after installation to assess the safety implications of the upgrades.

Hot Spot #2: Indian Trail Road from Church Road to Millrace Road

Eleven (11) crashes occurred along Indian Trail Road from just west of Church Road to just past the bridge over the Hokendauqua Creek. While this is a long stretch of roadway and just over the three (3) crashes per year criteria, it was selected because all eleven (11) crashes were Hit Fixed Object (HFO) collisions, representing more than 25% of all HFO collisions in the Township. Several trends were noted in analyzing the data including:

- Seven (7) of the crashes (64%) cited excessive speed as a contributing factor
- Seven (7) of the crashes (55%) occurred in conditions that were dark or had street lighting only
- Six (6) of the crashes occurred at or near the bridge over the Hokendauqua Creek
- Weather (ice or snow) was cited in only four (4) of the crashes (36%)

Speed advisory warnings of 30 MPH are posted along Indian Trail Road at both of the curves through this stretch. Despite this, many of the crashes are due to high speeds and poor lighting, so additional measures to slow and calm traffic as well as improve delineation along the roadway, particularly at the Hokendauqua Creek, should be explored.

Within Section 10.B of this Comprehensive Plan, the pavement along roadway segment is in poor condition based on the International Roughness Index (IRI) and the Overall Pavement Index (OPI) and will require resurfacing in the near future. Many improvements could be incorporated as part of a comprehensive repaving effort. Specific improvements will be included within Sections 10.G and 10.H of this Comprehensive Plan.



Section 10.D: Bicycle and Pedestrian Travel

Available Non-Motorized Infrastructure

Allen Township is classified as a “rural municipality” by the LVPC’s *Walk LV* study. Despite this classification, the study gives Allen Township a “Walk Score” of 3.41, the highest among rural municipalities, higher than all but three suburban municipalities, higher than a couple of cities + boroughs, and higher than the 3.23 average in the LVPC region. “Walk Score” is a measure of population density compared to the availability of sidewalk infrastructure. This indicates that the availability of sidewalks is generally good in areas of higher density population, mostly areas closer to Northampton Borough in the southern and western portions of Allen Township.

Allen Township is home to portions of two regional trail systems, the Nor Bath Trail and the D&L Trail. The Nor Bath Trail extends from Northampton Borough near Clear Springs and Horwith Drive, travels along Hollow Lane, through the Allen Township Dog Park, skirts the edge of residential developments east of Savage Road, and ends just south of Bath Borough at an industrial site. A proposed segment of the trail would extend from Northampton Borough across the Lehigh River to connect to the Ironton Rail-Trail, possibly using an abandoned rail bridge. Additional connections to the trail in Allen Township are made east of Savage Road on Dry Run Trail. One section of this trail skirts the eastern edge of a new development and another travels through a small subdivision along Country Road, both connecting to a trailhead in Wayne A. Grube Memorial Park. Dry Run Trail continues south to the southern area of the park and the intersection of West Bullshead Road, where a high visible crossing of Willowbrook Road connects to an existing sidewalk section and bicycle lane on the western side of the road.

Along the east side of Lehigh River, a spur of the D&L Trail is if proposed from a location just north of the electrical substation traveling south of Spring Pond to Northampton Borough. At this point, a connection can be made along PA Route 329 (W. 21st Street/Main Street) to the Cementon trailhead on the west side of the river. The section of the D&L Trail on the west side of the river continues north and connects to the Appalachian Trail that runs along the northern border of Northampton County. This proposed spur would therefore connect the Allen Township waterfront to the D&L Trail and eventually the Appalachian Trail.

A DRAFT Trail Plan is being developed as part of the ongoing Allen Parks, Recreation, and Open Space Plan (PROSP). This plan illustrates several “Primary” trail opportunities, as well as opportunities for “Connector/On-Road” routes. Several improvements to provide safe crossing opportunities of roadways in the Township could be considered to make the routes safe and help to publicize any new trail system. Specific improvement concepts will be described in **Section G**.

In addition to the numerous trails available for non-motorized use in the Township, over the years, a system of connectors on minor, low volume roads and easements for off-road connections have been created through the development process. This system, however, is largely unmarked and not mapped in any official way. Signing these routes and creating a walking map that could be sent out, posted, and made available to residents would help to notify residents of available non-motorized routes and could help encourage walking and biking not only for recreational and health purposes, but also for daily transportation needs.

Section 10.E: LANTA Services

Currently, no LANTA bus routes provide service within Allen Township. The closest routes are the Route 103 line, which runs through Northampton Borough along Main Street ending at the Cherry Square Shopping Center, just south of the Allen Township border. The next closest line is the 219 line, which runs along Race Street and through Catasauqua Borough along 14th and Walnut, well to the south and west of Allen Township.

Due to the rural nature of Allen Township, few areas with a “critical mass” exist to justify transit service. One area that may be an exception is the neighborhood surrounding the intersection of Savage Road and Willowbrook Road, which is largely moderate density residential. The northeast corner of this intersection has also generated some development interest as a potential retail site, which could benefit from transit service. With this potential development, the anticipated industrial developments along Nor Bath Boulevard (PA Route 329), and the proposed Fed Ex Regional Distribution Hub (RDH) along Willowbrook Road, future LANTA expanded service through Allen Township should be considered, as this “critical mass” of workers could be achieved. An additional connection could extend from the current LANTA 103 route that travels through Northampton Borough, east along Nor Bath Boulevard (PA Route 329) to Savage Road, then south along Savage Road to Willowbrook Road and continuing south to Race Street and LANTA’s 319 Route.



Potential LANTA connection with major future trip generators (Base Map Source: LANTA)

Section 10.F: Transportation Programs and Resources

The following plans were referenced in preparation of Chapter 10 of this Comprehensive Plan.

Pennsylvania 12 - Year Transportation Program

- The Pennsylvania 12-Year Transportation Program is a list of potential projects and project phases for funding over the next 12-years. It can be accessed via: www.talkpatransportation.com/docs/2017TYP.pdf
- The Structurally Deficient Bridge over the Hokendauqua Creek is listed as a project on the 12-year TIP.

The Lehigh Valley Planning Commission (LVPC)

The LVPC has a wealth of plans and guidelines available. Some of these related to transportation include:

- MOVELV Long Range Transportation Plan – Long range plan to 2040
- MOVELV Lehigh Valley Regional Freight Plan – Long range plan focusing on freight movement
- MOVELV Congestion Mitigation Process – Details the currently congested roads in the county, those that are expected to be congested by 2040, and priority corridors to improve.
- WALKLV Regional Sidewalk Inventory – Inventory of the available of sidewalks and pedestrian features in the LVPC area.
- Access Management on Arterial Roads: Best Management Practices for the Lehigh Valley



Section 10.G: Planning Implications and Issues

Transportation and land use policies are inextricably connected and must be considered in conjunction with one another. While specific land use and zoning options were evaluated within Chapter 6 of this Comprehensive Plan, many of the transportation and circulation enhancements will be based on the growth and development projections of Allen Township and the Lehigh Valley.

The results of the community survey indicated that the rural nature of the Township is one of the most important positive aspects of the community. Generally speaking, the strategy for rural areas of the community in the north should be preservation, whereas the strategies in the southern areas of the Township should focus more on investment.

Future Roadway Investments

Additional vehicular roadway infrastructure should focus on areas where additional development is desired and where it can be accommodated. The biggest investments are scheduled for Nor Bath Boulevard (PA Route 329) and Willowbrook Road to accommodate traffic from new developments. These roadway expansions are expected to handle the increased traffic. The extension of Savage Road north from Nor Bath Road to Howertown Road will provide another route for vehicles to avoid the busy Nor Bath Boulevard (PA Route 329) & Howertown/Weaversville Road intersection. These types of additional connections help form a grid, providing relief valves for traffic during peak hours.

Future Bicycle and Pedestrian Investments

While Allen Township has a relatively high “Walk Score” for a rural municipality, many neighborhoods would benefit from better connections to area parks and open space resources provided in the Township. In addition, other areas of the Township that have a critical mass of population or development should provide some non-motorized connections where feasible and enhance the routes that are already available.

In addition to public investment, new residential and commercial developments should be required by code to provide for bicycles and pedestrians. At minimum, all developments should provide internal sidewalks on both sides of the roadways, bicycle-compatible shoulders, and connections to public roads, even if sidewalks do not currently exist. In addition, destinations, such as retail areas should have minimum bicycle parking requirements to provide bicycle parking to encourage bicycle travel.

Future Transportation and Circulation Initiatives

Specific recommendations regarding transportation and circulation policies have been incorporated into Section 10.H and depicted on Map 14 of this Comprehensive Plan. Transportation planning is an evolving process that is generally predicated on community needs and available resources. Allen Township will need to coordinate efforts with the Lehigh Valley Planning Commission and Pennsylvania Department of Transportation to maintain reasonable updates to Section 10.H and Map 14 of this Comprehensive Plan.

Significant portions of the transportation and circulation plan and corresponding maps will be updated or modified as a result of the preparation of the Allen Township Parks, Recreation and Open Space Plan as well as possible revisions or updates to the Allen Township Official Map.

Section 10.H: Transportation and Circulation Plan

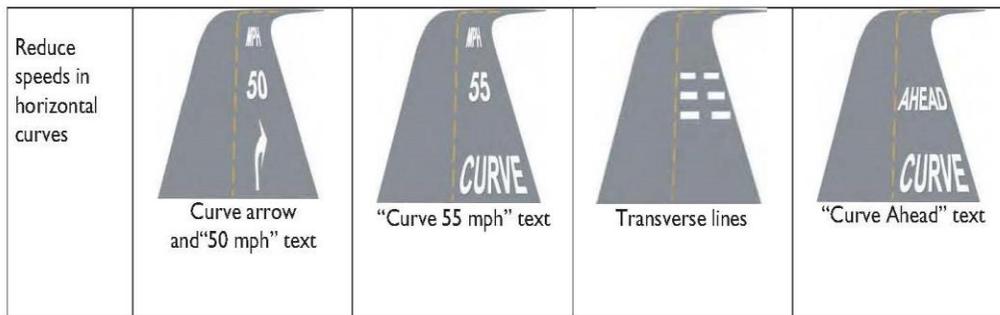
The overall community goals for transportation and circulation, as contained within Chapter 3 of this Comprehensive Plan Update are as follows:

- ❖ **To provide and maintain a safe and efficient transportation system, which optimizes mobility, improves accessibility and protects the environment.**
- ❖ **To plan for non-motorized transportation opportunities, which can be designed and integrated as part of a regional planning effort.**

In order to guide these community goals, several objectives and policies were initially formulated that are also specified within Chapter 3 of this Comprehensive Plan. The following plan for transportation and circulation has been established for this Comprehensive Plan.

- (1) **Bridges:** Focus on bringing existing bridges within Allen Township to a state of good repair. For bridge rehabilitation and replacement Allen Township should:
 - Coordinate with Northampton County to rehabilitate the Structurally Deficient (SD) stone arch bridge on Stonebridge Road, potentially transferring ownership to Allen Township.
 - Work with PennDOT to rehabilitate or replace the other Structurally Deficient Bridges in Allen Township consisting of:
 - Indian Trail Road over the Hokendauqua Creek/Mill Race (notice to proceed for rehab anticipated on 7/04/2022)
 - Howertown Road over Dry Run Creek
 - *Note that the bridge on Nor Bath Boulevard (PA Route 329) is Structurally Deficient, but expected to be replaced as part of an approved development*
 - Work with Northampton County and PennDOT to assess the Functionally Obsolete bridges in Allen Township and determine appropriate upgrades or remediation. Township should request that PennDOT owned bridges be added to the 10-year Transportation Improvement Program (TIP) and County-owned bridges be added to County's Private-Public Partnership (P3) program.
 - Nor Bath Boulevard (PA Route 329) over the Hokendauqua Creek (PennDOT)
 - Indian Trail Road over Indian Creek (Northampton County)
 - Tomahawk Trail over the Hokendauqua Creek (Northampton County)
 - Work with Northampton County and the Rockefeller Group to replace bridge along Willowbrook Road over Catasauqua Creek.
- (2) **Roads:** Focus on bringing existing roads within Allen Township to a state of good repair. For Road Rehabilitation and Replacement Allen Township should:

- Work with PennDOT to prioritize resurfacing or replacement of the section of poor OPI (Overall Pavement Index) along Indian Trail Road from Apple Road to Kreidersville Road. In conjunction with the repaving, low-cost safety measures could be incorporated between Church Street and Millrace Road in order to lower speeds and reduce the number of run-off-the-road collisions noted along this stretch of roadway. Specific improvements should be evaluated with an engineering safety study. Some of the improvements could include including:
 - Add rumble strips along the edge lines and centerlines
 - Use 8," rather than 4," longitudinal shoulder striping
 - Add longitudinal pavement grooving, or use High Friction Surface Treatments (HFST) at the curves
 - Add additional roadside delineators
 - Increase number of delineators and add warning signs approaching Stone Bridge
 - Potentially add in snow plowable Raised Pavement Markings (RPMs) along the edge lines and centerlines
 - Add in a "Curve" Pavement marking warning or use other options
 - Replace static signing with dynamic, lighted signing



Source: *Low-Cost Treatments for Horizontal Curve Safety 2016*, FHWA

- Plan for future roadway rehabilitation along Howertown Road and Kreidersville Road in the areas where they exhibit a poor IRI (International Roughness Index), and the entire length of Old Carriage Road, which also exhibits a poor IRI.
- (3) Develop and publicize a Non-Motorized Transportation Map for Allen Township. This map should include all existing trails, bicycle lanes, and easements that residents can use to travel, as well as proposed future routes based on the ongoing Parks, Recreation, and Open Space Plan. This "Getting Around Allen" map should be made available on the Township website, sent via e-mail to all residents on the e-mail list, and publicized by the Supervisors in their newsletters to residents. Enlarged high-quality signs of the maps should also be placed in public parks and trails. The maps should highlight where the township facilities connect to trails and sidewalks from LVPC's *WalkLV* document.

- (4) In light of the ongoing *Parks, Recreation, and Open Space Plan (PROSP)*, crossings along existing and proposed walking routes on the Non-Motorized Transportation Map, particularly for connections that lead to public parks and existing trails should be improved. Improvements at several “High Priority” crossing locations would help to publicize these routes and ensure safety for users. The schematics are also intended to be used as examples, or “blueprints,” for treatments that could be incorporated in the future at other crossing locations. The “High Priority” locations and schematic designs are further described below.

4-1: High Priority Location #1: Crossing of Willowbrook Road at West Bullshead Road. This intersection is being signalized and improved as a result of the FedEx Regional Distribution Hub (RDH) development and the associated widening of Willowbrook Road. It is a critical crossing point for the Township trails system and it is the only area of the Township that has a striped bicycle lane. Since it represents the northern extent of the improvements being implemented as part of the RDH, it should incorporate physical, geometric features to signal an arrival point and change in the character of the road from a large, industrial road to a local, residential road. Improvements at the intersection should be designed to limit the number of trucks, slow down any additional traffic, and enhance the trail crossing. Proposed improvements could consist of:

- Median traffic calming island and pedestrian refuge
- High-Visibility (Zebra-style) Crosswalk
- Pedestrian push-buttons and countdown signal heads
- Reconstruct sidewalk on the west side of Willowbrook Road
- Bump-out on east side of Willowbrook Road to reduce crossing distance



High Priority Location #1 Schematic

4-2: High Priority Location #2: Primary Trail connection to and through Howertown Park. The PROSP indicates that a Primary off-road trail will likely travel through Howertown Park and connect many residential areas to this asset. Allen Township should seek to help establish this important connection by starting construction of the trail through this park, including a safe and high-visibility connection to Atlas Road. This would include:

- Bump-out on the northwestern corner of intersection to reduce crossing distances with new landing for trail and ADA ramps
- High-Visibility (Zebra-style) crosswalks



High-Priority Location #2 Schematic

4-3: High Priority Location #3: Crossing on Kreidersville Road to Covered Bridge Park. Covered Bridge Park is one of the only parks in the northern part of the Township and a connection to the park along Millrace Road would provide safe crossings of Kreidersville Road to many residents of the Township. In the future, connections could be extended south to the Kreidersville Village. Improvements at this location would be intended to slow vehicle speeds and create a safe mid-block crossing. They would include:

- Median pedestrian refuge/traffic calming island
- New sidewalks
- High-Visibility (Zebra-style) crosswalk
- A Rectangular Rapid Flashing Beacons¹ (RRFB), which consists of actuated flashing beacon signs at the crossing and in advance of the crossing. Interim approval was granted for RRFB treatments by the USDOT.



High-Priority Location #3 schematic



Example of a Rapid Rectangular Flashing Beacon (RRFB)

4-4: High Priority Location #4: Road Crossing at Walker Drive and Willowbrook Road: This location is a crossing of a major road at an unsignalized intersection. It is the location on the on-road trail connection that would allow non-motorized users to cross the Dry Run Creek from the east to the west bank to take advantage of the open space and trail opportunities. Improvements at this intersection would consist of:

- Bump-outs at the western leg of the intersection to reduce crossing distances with new landings and ADA ramps
- Median pedestrian refuge/traffic calming island
- High-Visibility crosswalk



High Priority Location #4 Schematic

4-5: High Priority Location #5: Pedestrian Crossing Enhancements at Cherryville Road and West 30th Street. This location is the transition between Allen Township and Northampton Borough and could act as a gateway for both municipalities, so improved aesthetics may be desirable. At the same time, while Allen has a decidedly more rural character than Northampton Borough, this section of the Township has many homes and businesses and improvements include measures to keep vehicle speeds down. Improvement options at this location would consist of:

- Median traffic calming island and pedestrian refuge
- Colorized, stamped asphalt crosswalks to slow vehicles, improve pedestrian safety, and enhance gateway opportunities
- New landings and ADA ramps at the eastern side of the intersections



High Priority Location #5 Schematic

- (5) Change the Functional Classifications of Roadways within Allen Township including:
- Upgrade the function classification of Willowbrook Road from West Bullshead Road to the border of the Township from Collector to Arterial. This new classification will reflect the increase in use that will result from the planned Fed Ex RDH.
 - Downgrade the functional classification of Indian Trail Road/Howertown Road from the northern Township border to Nor Bath Boulevard (PA Route 329) from an Arterial to a Collector. The *MOVELV Long Range Transportation Plan* classifies Howertown Road from Nor Bath Boulevard (PA Route 329) to Kreidersville Road as a “Collector,” and Indian Trail Road west of Kreidersville Road as a “Local” road. The volumes on the roadway are inconsistent with an arterial and the awkward intersection at Kreidersville Road limits the amount of additional capacity that can be handled, so re-classifying it will reflect this reality and make the Township map more consistent with the LVPC classification. In addition, in order to direct development away from the Township’s northern rural area, the classification of the roadway system should designate roads traveling through this area as lower volume roads less conducive to attracting development. Weaversville Road (south of Nor Bath Boulevard) will remain an Arterial.
- (6) Work with PennDOT and developers to include pedestrian push-buttons, crosswalks, and countdown signal heads at all signalized intersections. The intersections where these features should be added in the short-term would include many of those being improved as part of the proposed developments including:
- The new signal at the entrance to the proposed industrial development along Nor Bath Boulevard just west of Savage Road
 - Nor Bath Boulevard (PA Route 329) and Savage Road
 - Nor Bath Boulevard (PA Route 329) and Kreidersville Road
 - New signal at Willowbrook Road and West Bullshead Road
- (7) Work with LVPC, Lehigh Valley International Airport and neighboring municipalities on a North-South Mobility Study to assess appropriate routes and required improvements to accommodate vehicles and truck traffic traveling in this area of the Lehigh Valley, particularly between the US 22 corridor and PA Route 248 as well as PA Route 329.
- (8) Modify Allen Township Ordinances to consider the following objectives:
- Require new residential developments to provide sidewalks on both sides of internal roads and sidewalks and shoulders along frontages of public roads.
 - Modify commercial zoning to allow more small scale, “Main Street” development, the favored form of retail development indicated in the community survey by 55% of respondents. This type of zoning would encourage small scale, walkable, neighborhood centers. Modifications may include installing wide sidewalks (10’), bicycle parking, build-to-line requirements for buildings to form a “street wall” reminiscent of traditional “Main Street” development.

- Apply best practices in Access Management, possibly through overlay zoning along Nor Bath Road (PA Route 329).

- (9) Complete the proposed extension of Stagecoach Road, as indicated within the Official Map for Allen Township by the private development community. Consider temporary and permanent alternatives with the private development community as part of a future subdivision or land development plan application.
- (10) Coordinate with PP&L about suitability of utility easements as multi-use trails.
- (11) Develop and adopt construction standards for the different roadway classifications used within Allen Township.



Chapter 11: Implementation

The Allen Township Comprehensive Plan shall be strategically implemented in an integrated, coordinated and opportunistic manner. Chapter 11 has been prepared in order is to provide direction concerning the following issues:

- How will the Allen Township Comprehensive Plan be implemented;
- How will the assignments be managed and delegated by Allen Township;
- Who will be assigned the responsibilities for implementing specific tasks;
- What are the tasks that will be required to successfully implement the assignments;
- When should the tasks and assignments be completed;
- What priorities should be assigned to each task and assignment; and
- Who monitors the effectiveness of the Allen Township Comprehensive Plan.

The Allen Township Comprehensive Plan should be considered as a continuous process that provides sound guidance and direction over the next twenty (20) years. The content of the preceding chapters and maps have a direct and indirect correlation with each other, but ultimately reflect the vision of Allen Township. The municipal officials should continuously monitor the effectiveness of each chapter in an effort to effectively implement the recommendations established within this Comprehensive Plan in accordance with the schedule contained within Chapter 11.

Section 11.A: Recommendations for the Strategic Action Plan

The following is an explanation of the recommendations and plan reference that are contained within Chapter 11 of the Comprehensive Plan:

Recommendations: The recommendations contained within Chapter 11 have been summarized, paraphrased or abbreviated in order to emphasize the point or to provide specific direction. The sequence of the recommendation has no significance to its overall priority or how it compares to another recommendation. Most of the recommendations have been identified in the sequence that it has been presented from Chapter 4 through Chapter 10 of this Comprehensive Plan.

Plan Reference: The plan reference identifies the primary location of the recommendation by chapter and page number(s), as it appears within the Comprehensive Plan. Where supportive documentation has been provided, additional references have been included to orientate and direct the reader to other complimentary sections of the Comprehensive Plan. The plan references have been assigned in a sequence of priority.

Section 11.B: Responsibilities, Funding and Schedule

The implementation strategies and action plan that are contained within this provide a summary of the recommendations contained within this Comprehensive Plan. The following is an explanation of the responsibilities, funding sources and project schedule assigned to each of the recommendations.

Responsibilities: The responsibilities for implementing the recommendation is assigned to a specific board, department, authority, group, agency, special task force or person (in ranking order) who may delegate the task to another responsible party listed on the chart. An example of this delegation may be for the Board of Supervisors to assign the responsibility of overseeing the preparation of an amendment to the Zoning Ordinance to the Planning Commission and assign the preparation of the same amendment to a planning consultant. Most of the responsibilities assigned to the action or recommendation commence with the Board of Supervisors. The following table provides the codes or abbreviations for the responsible agencies or authorities for implementing the Allen Township Comprehensive Plan.

Codes and Responsibilities for Implementation			
Code	Designated Authority/Responsibility	Code	Designated Authority/Responsibility
AT BOS	Allen Twp. Board of Supervisors	LVPC	Lehigh Valley Planning Commission
AT PC	Allen Twp. Planning Commission	LVEDC	Lehigh Valley Economic Development Corp.
AT ZHB	Allen Twp. Zoning Hearing Board	LVWDB	Lehigh Valley Workforce Development Board
AT Staff	Allen Township Staff	NCDCED	Northampton County DCED
AT PWD	Allen Township Public Works Dept.	Sewer	Local Agency for Sanitary Sewage Disposal
AT Codes	Allen Township Code Officials	Water	Local Agency for Water Supply
AT Zoning	Allen Township Zoning Officer	WSA	Local Water Shed Associations
AT PRB	Allen Township Park and Recreation	NCCD	Northampton County Conservation District
AT HB	Allen Township Historic Commission	NCFPO	Northampton Co. Farmland Preservation Office
AT EAC	Allen Twp. Environmental Advisory Comm.	NCHD	Northampton County Health Department
Website	Allen Township Website	NCEMA	Northampton County Emergency Management
Residents	Allen Township Residents	NCPRD	Northampton Co. Parks and Recreation Dept.
Commerce	Allen Township Business Owners	PA DOT	Pennsylvania Department of Transportation
Consultants	Allen Township Consultants	PA DEP	PA Department of Environmental Protection
Police	Pennsylvania State Police	PA DCNR	PA Dept. of Conservation/Natural Resources
Fire	Allen Township Fire Company	PA DCED	PA Dept. of Community & Economic Develop.
Ambulance	Northampton Regional EMS	PA HMC	PA Historical and Museum Commission
School	Northampton Area School District	PSATS	PA State Association of Township Supervisors
Library	Northampton Area Public Library	Developers	Private Development Community
Region	Lehigh Valley Region	Realtors	Greater Lehigh Valley Realtors

Funding Source(s): The funding sources identified within the chart provide guidance for possible financial assistance for that specific recommendation. Since funding sources constantly change, the recommended funding sources should point the reader in the correct direction. The funding sources have been assigned in a sequence of priority or availability.

Projected Schedule: The Allen Township Comprehensive Plan should be considered as a continuous process that provides sound guidance and direction over the next twenty (20) years. The projected schedule provides a priority ranking and timeframe on when action of the recommendation should commence and when the project or assignment should conclude. The following table provides defined guideline for the priority rankings and projected schedule.

Defined Guidelines for the Priority Rankings and Projected Schedule			
Priority Ranking	Defined Guidelines for Implementation	Projected Schedule	
		Commence	Conclude
Low	Action on the recommendation should not be considered as an immediate need to implement. The responsible agency or authority should focus on moderate, high or continuous priorities as well as budgetary constraints before action on the recommendation is considered.	2020	2037
Medium	Action on the recommendation should be considered as a moderate need to implement. The responsible agency or authority should focus on high or continuous priorities as well as funding alternatives or budgetary constraints before action on the recommendation is considered.	2020	2032
High	Action on the recommendation should be considered as an immediate or vital need to implement. The responsible agency or authority should focus on the recommendation considering funding alternatives or budgetary constraints before action on the recommendation is considered.	2017	2027
Continuous	Action on the recommendation should be considered as an on-going need to implement. The responsible agency or authority should provide continuous focus on the recommendation considering funding alternatives or budgetary constraints before the action is continued to progress.	2017	2037

The municipal officials should continuously monitor the effectiveness of each chapter in an effort to effectively implement the recommendations established in this Plan. Further, the entire Comprehensive Plan should be completely reviewed and updated by the year 2027 to ensure that the vision of today is consistent with current goals, objectives and policies, thus satisfying the overall vision of this Comprehensive Plan for the year 2030.

Section 11.C: Strategic Action Plan for Implementation

The following table provides the recommendations, plan references, responsibilities, funding sources and priority that should be considered the strategic action plan for implementation by Allen Township. The municipal officials are responsible to monitor and evaluate the implementation strategy aimed at achieving the goals, objectives and policies developed in this Comprehensive Plan. A cooperative and coordinated approach among all administrative bodies and levels of government shall be an essential component to undertake the ambitious assignments and to successfully achieve the end results of the recommendations. Through the implementation of this Comprehensive Plan, Allen Township will continue to be an exceptional and beautiful place.

ATCP Strategic Action Plan for Implementation

Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
		Chapter	Page(s)	Primary	Secondary		
1	Adopt effective growth management techniques, which promote the development of land areas that have the infrastructure and capabilities to support development activity, while preserving land areas considered environmentally sensitive, agriculturally significant and have the greatest potential for groundwater recharge.	4		AT BOS AT PC AT EAC AT Staff	Consultants LVPC NCCD	Budget PA DCED PSATS	High
2	Establish water supply budgets for subdivision and land development activity. Where water supply demands exceed 2,500 gallons per day per gross acre of land area, a hydrogeological analysis should be conducted to verify that the groundwater yield can provide a dependable supply of water without creating any adverse effects to other on-lot wells within the immediate aquifer	4		AT BOS AT PC AT EAC AT Staff	Consultants LVPC NCCD	Budget PA DCED PSATS	High
3	Continue to require groundwater recharge through infiltration should be considered for all proposed subdivision and land development activity.	4		AT BOS AT PC AT Staff	Consultants LVPC	Budget PA DEP PA DCED	Continuous
4	Where site conditions are questionable, a geotechnical investigation should be conducted to determine how the site improvements can be completed satisfactorily. This condition should be applied to all subdivision plans, land development plans and building permits.	4		AT BOS AT PC AT Staff	Consultants Developers LVPC	Budget Escrow	High
5	Construction, subdivision and land development activity should be carefully planned and consideration should be provided for soils with severe limitations. Areas that are prone to sinkholes, karst formations, pinnacles, bedrock, wetness, poor drainage, steep slopes, low structural stability, cemented pan and frost action should be thoroughly investigated by a geotechnical engineer and soil scientist and/or improved in accordance with accepted construction techniques.	4		AT BOS AT PC AT EAC AT Staff	Consultants AT Codes Developers LVPC	Budget Escrow	High
6	Where on-site sewage disposal technology is to be utilized for any proposed developments, a qualified soil scientist should evaluate the site's capacities to accommodate wastewater flows on both a primary system and an alternate system. Further, an effective on-lot sewage management program should be developed for areas and uses dependant upon on-site sewage disposal technology	4		AT BOS AT PC AT EAC AT Staff	Consultants AT Codes Developers LVPC	Budget Escrow	High

ATCP Strategic Action Plan for Implementation

Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
		Chapter	Page(s)	Primary	Secondary		
7	Hydric soils and high water table soils are vital hydrological resources, which should be carefully identified, preserved and protected. Mandatory setback requirements or buffer yards should be considered to promote groundwater recharge and protect wildlife habitats. Allen Township should consider amendments to the Subdivision and Land Development Ordinance	4		AT BOS AT PC AT EAC AT Staff	Consultants AT Codes Developers LVPC	Budget Escrow	High
8	Soils considered “prime” or “significant” in terms of their agricultural rating should be considered as a natural resource that is essential for many agricultural uses to prosper. In order to avoid future planning conflicts, subdivision and land development activity should be directed to other areas of Allen Township that has existing and/or planned infrastructure.	4		AT BOS AT PC AT Staff Residents	AT Codes Consultants Developers LVPC	Budget Escrow	High
9	Allen Township should evaluate strategies to promote effective agricultural preservation and rural conservation management techniques. Comprehensive amendments to the Zoning Ordinance should be considered to incorporate conservation development and preservation strategies.	4		AT BOS AT PC AT Staff	Consultants Developers Residents LVPC	Budget	High
10	Allen Township in conjunction with the Northampton County Farmland Preservation Office should work together in order to perpetually preserve productive farmland and conservation uses within Allen Township. Large contiguous tracts of land should be evaluated to determine if they qualify for the ACE Program.	4		AT BOS AT PC AT Staff	Consultants NCFPO Residents	Budget	High
11	Allen Township should continue to promote and evaluate adaptive reuse opportunities and farm-support business uses that could be considered in order to promote agricultural preservation and conservation management strategies within the Allen Township Zoning Ordinance.	4		AT BOS AT PC AT Staff	Consultants LVPC Residents	Budget	High
12	Endorse and implement Agricultural Best Management Practices (BMPs), which include educational programs to address soil erosion control measures, nutrient management and pest control. Solicit support from qualified professionals and agricultural consultants who can provide their recommendations to local farmers in order to implement this agricultural strategy.	4		AT BOS AT PC AT Staff	Consultants LVPC NCCD NCFPO	Budget PA DEP NCCD Residents	Medium

ATCP Strategic Action Plan for Implementation

Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
		Chapter	Page(s)	Primary	Secondary		
13	Endorse and implement Conservation Best Management Practices (BMPs), which include educational programs to address soil erosion, control measures and stabilization techniques. Solicit support from qualified engineers, environmental specialists and planning consultants should be considered to implement this conservation management strategy.	4		AT BOS AT PC AT EAC AT Staff	Consultants LVPC NCCD Residents	Budget PA DEP NCCD Escrow	Medium
14	Endorse Stormwater Management Best Management Practices (BMPs), which include requirements that adequately address surface drainage, groundwater recharge and soil erosion control measures. Solicit the support from qualified engineers, planners and environmental specialists who can provide recommendations considering regional hydrological factors and natural features.	4		AT BOS AT PC AT EAC AT Staff	Consultants LVPC NCCD Residents Developers	Budget PA DEP NCCD Escrow	Medium
15	Endorse and implement Land Development Best Management Practices (BMPs), which include requirements that adequately address design requirements and conservation management techniques.	4		AT BOS AT PC AT Staff	Consultants LVPC Developers	Budget PA DEP Escrow	Medium
16	The Hokendauqua Creek, Indian Creek, Catasauqua Creek, Dry Run and Lehigh River have local and regional significance within the Lehigh Valley. The land uses within each watershed should be carefully planned so the water quality levels are protected at their current standards. Solicit the support of qualified environmental specialists who have experience with hydrological enhancements and ecological preservation efforts.	4		AT BOS AT PC AT EAC AT Staff	Consultants LVPC NCCD Residents Developers	Budget PA DEP PA DCNR NCCD Escrow	High
17	Understand and appreciate the power, velocity and volume of flood waters by observing flood levels and updating floodplain management regulations in accordance with the guidelines established by FEMA. Continue to work with local, state and federal agencies to promote floodplain management and enforcement. Update floodplain management ordinances so that the land areas located within the limits of the 100-year floodplain are planned and zoned to permit the proper land uses.	4		AT BOS AT PC AT EAC AT Staff	Consultants LVPC NCCD Residents Developers	Budget PA DEP PA DCED NCCD Escrow	High

ATCP Strategic Action Plan for Implementation

Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
		Chapter	Page(s)	Primary	Secondary		
18	Identify first and second order streams to recognize their vulnerability to low stream flows and water quality impairment. Develop setback regulations for improvements and other earth disturbance activities. As part of the subdivision and land development planning process, identify and enforce the regulations pertaining to first order perennial streams	4		AT BOS AT PC AT EAC AT Staff	Consultants LVPC Residents Developers	Budget PA DEP PA DCED Escrow	Medium
19	As part of all subdivision and land development plan applications, require areas classified as hydric soils and/or high water table soils to be evaluated by a qualified and trained professional to determine if wetlands are present on the property. Continue to establish mandatory setback requirements for areas that have been delineated as wetlands.	4		AT BOS AT PC AT EAC AT Staff	Consultants LVPC Residents Developers	Budget PA DEP PA DCNR Escrow	High
20	Understand the parameters and ingredients that are required to develop a plan for sustainability considering existing and future water supply demands. As part of this endeavor, coordinate efforts with adjacent municipalities within the regional watersheds and undertake the necessary steps to implement local and regional planning efforts.	4		AT BOS AT PC AT EAC AT Staff	Consultants LVPC Residents Developers	Budget PA DEP PA DCNR Escrow	High
21	Review the effectiveness of steep slope provisions to account for varying degrees of slope with consideration towards land use, impervious surfaces, construction methods, aesthetic features, scenic vistas and procedural requirements. Consider a Steep Slope Overlay District consisting of Category 1 Slopes (20 to 30 percent slopes) and Category 2 Slopes (over 30 percent).	4		AT BOS AT PC AT EAC AT Staff	Consultants LVPC Residents Developers	Budget PA DEP NCCD Escrow	High
22	Prepare and adopt zoning and development regulations to consider and maintain scenic vistas and viewsheds within Allen Township. Solicit the support of qualified professionals to provide recommendations to achieve success.	4		AT BOS AT PC AT Staff	Consultants Residents Developers	Budget NCCD Escrow	Medium
23	Consider resource protection measures to maintain natural diversity by preserving and protecting vital environmental features and vacant land areas, which support plant and animal species. Solicit the support of county and state agencies, as well as the surrounding municipalities, to initiate a campaign to implement the goals, objectives and policies of the regional planning efforts. As part of this effort, identify local and regional wildlife biodiversity corridors, which provide vast land areas and/or waterways for animal and plant species to spread beyond a confined area.	4		AT BOS AT PC AT EAC AT Staff	Consultants LVPC PA DEP PA DCNR NCCD Residents Developers	Budget PA DCNR PA DCED NCCD Escrow	High

ATCP Strategic Action Plan for Implementation

Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
		Chapter	Page(s)	Primary	Secondary		
24	Utilize native plant species, which do not pose a serious threat to local plant or animal species. As part of this effort, develop and adopt effective landscaping provisions, which identify a broad list of acceptable trees, shrubs and other plant species. These provisions should be utilized for development projects and private landowners who may consider landscaping related improvements on their property.	4		AT BOS AT PC AT EAC AT Staff	Consultants NCCD Residents Developers	Budget PA DCNR NCCD Escrow	Medium
25	Develop an effective tree replacement and protection regulations for all subdivision and land development plan applications. Solicit recommendations from qualified foresters, landscape contractors and landscape architects.	4		AT BOS AT EAC AT Staff	Consultants NCCD Developers	Budget NCCD Escrow	Medium
26	Develop effective forest management and woodland extraction requirements for timber harvesting operations. Solicit recommendations from qualified foresters, timber harvesting contractors and landscape architects.	4		AT BOS AT EAC AT Staff	Consultants NCCD Developers	Budget NCCD Escrow	Medium
27	Establish a conservation management and volunteer program, which endorses the goal of planting of one hundred (100) new trees within Allen Township per year. As part of this effort, solicit the support of private development community, local schools and special interest groups to work together on establishing new forested areas and woodland reclamation projects. Efforts should be focused on riparian buffers along perennial streams in Allen Township	4		AT BOS AT PC AT EAC AT Staff	Consultants LVPC NCCD Residents Developers	Budget PA DCNR PA DCED NCCD Escrow	Medium
28	Promote smart-growth techniques as an effective method to perpetually preserve large contiguous tracts of land within residential development. These techniques should be considered in an effort to: provide an optional approach to community development with provisions to permit more efficient utilization of land and of community facilities and services; encourage innovative residential land development that will conserve open space and environmental amenities; and protect environmentally sensitive areas.	4		AT BOS AT PC AT EAC AT Staff	Consultants LVPC NCCD Residents Developers	Budget PA DCNR PA DCED NCCD Escrow	High
29	The Allen Township Historic Commission (previously known as the Historical Society) should be reorganized through the appointment of 3 to 5 residents who have an interest in historic preservation and cultural resources planning efforts.	5		AT BOS AT HB AT Staff	Consultants Residents Commerce	Budget PA HMC PA DCED	High

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
		Chapter	Page(s)	Primary	Secondary		
30	Formulate and adopt an official policy statement for the protection and preservation of historic and cultural resources within Allen Township. This policy statement should be initially drafted by the Allen Township Historical Commission. A formal draft should be presented to the Allen Township Board of Supervisors for consideration	5		AT BOS AT HB AT Staff	PA HMC Consultants Residents Commerce	Budget PA HMC PA DCED LVPC	High
31	Formulate and adopt administrative procedures for the Allen Township Historical Commission to ensure that consistency is maintained over the years. Utilize the publication, <i>A Manual for Pennsylvania Historical Architectural Review Boards and Historical Commissions</i> , as developed by the Pennsylvania Historical and Museum Commission as a reference manual. A formal draft should be presented to the Allen Township Board of Supervisors for consideration.	5		AT BOS AT HB AT Staff	PA HMC Consultants Residents Commerce	Budget PA HMC PA DCED LVPC	Medium
32	Coordinate planning efforts with local, regional and state-wide agencies who may share similar visions for the protection and preservation of historical and cultural resources. As part of this effort, consider: becoming familiar with programs, resources and opportunities that are available to local volunteers and organizations; coordinating efforts with the adjacent municipalities to discuss local and regional planning efforts; and hosting periodic meetings with experts in the field of historical preservation and cultural resource planning.	5		AT BOS AT HB AT Staff	PA HMC Consultants Region Residents Commerce	Budget PA HMC PA DCED LVPC	Medium
33	Conduct a comprehensive site survey of all known or potential historic sites and cultural resources within Allen Township considering the following objectives: review the surveys and inventories that may have been established by other agencies or volunteers; develop a list of significant historic areas, buildings and sites. Take pictures and interview the landowners to ascertain as much documentation; solicit qualified consultants in the fields of historic preservation, architecture and planning to review the results of the survey and prioritize the significance of the historic and cultural resources; develop a draft list of short term and long term strategies that will protect and preserve each historical and cultural resource; develop a resource map; and update the surveys for each historic and cultural resource site every 15 years.	5		AT BOS AT HB AT Staff	PA HMC Consultants Region Residents Commerce	Budget PA HMC PA DCED LVPC	Low

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
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34	Establish a community education program on the benefits of effective historical and cultural preservation efforts by considering the following: consider the following issues: attempt to meet with the owners and tenants of the historical sites with the highest significance to gain support and discuss preservation strategies; promote the historic and cultural heritage of the community by forming a reference library to showcase the evolution of Allen Township; develop a municipal database with a link to historic and cultural resources; compile resource materials and reference manuals to assist local officials; and participate in training sessions, conferences and seminars sponsored by local, regional and state agencies.	5		AT BOS AT HB AT Staff	PA HMC Consultants Region Residents Commerce	Budget PA HMC PA DCED LVPC	Medium
35	Nominate significant historic and cultural resources to the National Registry of Historic Places. As part of this effort, consider the following issues: a comprehensive historic survey of the areas, building and sites should be completed; solicit the input of qualified professionals or volunteers to determine if the building, site, structure, object or district is eligible for listing; and submit the nomination forms to the agencies with jurisdiction.	5		AT BOS AT HB AT Staff	PA HMC Consultants Region Residents Commerce	Budget PA HMC PA DCED LVPC	Low
36	Identify potential funding opportunities, which could provide financial assistance for historic preservation activities and nominations within Allen Township. Solicit the support of the Pennsylvania Historical and Museum Commission as well as other public and private agencies to add their expertise in this effort.	5		AT BOS AT HB AT Staff	PA HMC Consultants Region Residents Commerce	Budget PA HMC PA DCED LVPC	Medium
37	Prepare and adopt amendments to the Allen Township Zoning Ordinance and the Allen Township Subdivision and Land Development Ordinance considering the following issues: provisions for historic zoning overlay districts, permitted land uses within defined zoning districts, lot size and dimensional requirements, buffer provisions, signs, and conservation management techniques; provisions for procedural requirements, historical impact provisions, landscaping, lighting, road construction, and other design requirements to protect historical and cultural resources; maximize scenic accents and minimize visual intrusions within the natural and rural landscape of Allen Township; preserve the integrity of scenic roads, vistas and viewsheds by evaluating appropriate zoning and land use techniques; and funding opportunities to preserve and restore the stone walls along the scenic roads of Allen Township	5		AT BOS AT HB AT Staff	PA HMC Consultants Region Residents Commerce	Budget PA HMC PA DCED LVPC	Medium

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
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38	Evaluate alternatives to restructure building code provisions so they do not devalue the integrity of historic buildings and properties. Utilize the historic site surveys to prioritize the significance of historic buildings and properties. If appropriate, establish a Building Code Appeals Board to determine if alternate restoration measures can be employed to retain the historic value of the building.	5		AT BOS AT HB AT Codes AT Staff	PA HMC Consultants Region Residents Commerce	Budget PA HMC PA DCED LVPC	Medium
39	Allen Township will be celebrating its 300 th municipal anniversary in the year 2048. As part of this celebration, consider preparing an historic reference book, which documents the evolution of Allen Township with pictures, stories and events that have taken place over the years	5		AT BOS AT HB AT Staff	PA HMC Region Residents Commerce	Budget PA HMC PA DCED LVPC	Low
40	Designate growth boundaries in order to establish a balance of “conservation areas” and “planned growth areas”. The conservation areas should include the rural landscape and the planned growth areas should encompass areas that have adequate infrastructure (sewer, water and roads) to accommodate growth and development.	6		AT BOS AT PC AT Staff	Consultants LVPC Residents	Budget	High
41	An area designated as Rural Conservation (RC) should be established to preserve, protect and manage the rural landscape or conservation areas of Allen Township. The areas should encourage the continuation, evolution and preservation of: agricultural uses; floodplains, wetlands and stream valleys; woodlands and meadows; steep slopes; historic and cultural resources; scenic vistas and viewsheds; ecological and biodiversity corridors; and natural features. Conservation development techniques should be considered as the method to permit rural residential uses (single family detached dwellings) on conforming lots containing a minimum of one (1) net acre of land, which should be served by on-lot sewage disposal and water supply systems.	6		AT BOS AT PC AT EAC AT Staff	Consultants LVPC NCCD NCFBO Residents Developers	Budget PA DCNR PA DCED NCCD NCFBO	High
42	An area designated as Low Density Residential (R-1) should be established as a transition between the rural and suburban landscape of Allen Township. These areas contain low-density residential uses, agricultural, woodlands, steep slopes, stream valleys, municipal and institutional uses. Subdivision and land development activity should be limited to single-family dwelling units and certain compatible non-residential uses considering the transportation system, utility provisions and environmentally sensitive land area.	6		AT BOS AT PC AT EAC AT Staff	Consultants LVPC NCCD Residents Developers	Budget PA DCED NCCD	High

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
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43	An area designated as Medium Density Residential (R-2) should be established as part of the suburban landscape of Allen Township. These areas contain low to medium density residential uses, agricultural, stream valleys, municipal and institutional uses. Subdivision and land development activity should be limited to single-family (detached or attached) dwelling units and certain compatible non-residential uses considering the transportation system, utility provisions and environmentally sensitive land area.	6		AT BOS AT PC AT EAC AT Staff	Consultants LVPC Residents Developers	Budget PA DCED	High
44	An area designated as High Density Residential (R-3) should be established as part of the suburban landscape of Allen Township. These areas contain medium to high density residential uses, agricultural, stream valleys, municipal and institutional uses. Subdivision and land development activity should include a variety of residential uses and certain compatible non-residential uses considering the transportation system, utility provisions and environmentally sensitive land area.	6		AT BOS AT PC AT EAC AT Staff	Consultants LVPC Residents Developers	Budget PA DCED	High
45	An area designated as Modular Home Park (MHP) should be established as part of the suburban landscape of Allen Township. These areas contain high density residential uses with modular or manufactured dwelling units that are developed as a unified community serviced by sanitary sewage disposal facilities and water supply facilities.	6		AT BOS AT PC AT EAC AT Staff	Consultants LVPC Residents Developers	Budget PA DCED	High
46	An area designated as Neighborhood Commercial (C-1) should be established as part of the suburban landscape. These areas contain low volume mixed uses that establish a neighborhood or village center. Infill development activity should be encouraged. The permitted uses should be served by a road system and utilities with sufficient capacities. Redevelopment opportunities through conversions, adaptive reuse and creative land development designs should be considered.	6		AT BOS AT PC AT EAC AT Staff	Consultants LVPC LVEDC LVWDB NDCED Commerce	Budget PA DCED	High
47	An area designated as Highway Commercial (C-2) should be established as part of the suburban landscape. These areas contain high volume commercial, institutional and municipal uses, which are located along arterial transportation corridors. Subdivision and land development activity should be encouraged provided that the projects are designed to mitigate transportation and environmental impacts. The existing and/or proposed land uses should be served by an arterial road system and public utilities with sufficient capacities. Redevelopment opportunities through conversions, adaptive reuse and creative land development designs should be considered.	6		AT BOS AT PC AT EAC AT Staff	Consultants LVPC LVEDC LVWDB NDCED Commerce Developers	Budget PA DCED	High

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
		Chapter	Page(s)	Primary	Secondary		
48	An area designated as Commercial/Industrial (I-1) should be established as part of the transition between highway commercial and industrial areas. These areas contain high volume commercial, light industrial, institutional and municipal uses. Subdivision and land development activity should be encouraged provided that the projects are designed to mitigate transportation and environmental impacts. The existing and/or proposed land uses should be served by an arterial road system and public utilities with sufficient capacities. Opportunities for transitional development or redevelopment should be considered to accommodate new business opportunities.	6		AT BOS AT PC AT EAC AT Staff	Consultants LVPC LVEDC LVWDB NDCED Commerce Developers	Budget PA DCED	High
49	An area designated as General Industrial (I-2) should be established as part of the industrialized landscape of Allen Township. These areas contain industrial, institutional and municipal uses. Subdivision and land development activity should be encouraged provided that the projects are designed to mitigate transportation and environmental impacts. The existing and/or proposed land uses should be served by an arterial road system and public utilities with sufficient capacities. Opportunities for industrial development or redevelopment should be considered to accommodate new business opportunities and enhance economic development opportunities.	6		AT BOS AT PC AT EAC AT Staff	Consultants LVPC LVEDC LVWDB NDCED Commerce Developers	Budget PA DCED	High
50	Allen Township should consider special overlay zones to supplement the provisions of the underlying land use or zoning classifications. The following special overlay districts should be contained in the Allen Township Zoning Ordinance: Agricultural Conservation Easement (ACE) Overlay District; Airport (AP) Overlay District; Historic Preservation (HP) Overlay District; Floodplain (FP) Overlay District; Riparian Buffer (RB) Overlay District; and Steep Slope (SS) Overlay District	6		AT BOS AT PC AT EAC AT Staff	Consultants LVPC Residents Commerce Developers	Budget PA DCED	High
51	Allen Township should continue to provide opportunities for residential growth and development within the designated growth areas of Allen Township. As part of this effort, Allen Township should consider and adopt 4 zoning districts to specifically accommodate existing, proposed and projected residential land uses and densities.	6		AT BOS AT PC AT Codes AT Staff	Consultants LVPC Residents Developers	Budget PA DCED LVPC	High
52	Continue to provide opportunities for housing to meet all income levels for its existing and future residents. Allen Township has zoned several acres of land to permit medium to high density residential uses (townhouses, apartments and manufactured homes) that are within the designated growth areas.	6		AT BOS AT PC AT Codes AT Staff	Consultants LVPC Residents Developers	Budget PA DCED LVPC	High

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
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53	The population and housing projections should account for “pipeline development projects” within the “defined growth areas” and for some nominal growth within the conservation areas. Allen Township has determined that an average growth rate of 2.10 percent per year through the year 2040 is reasonable and achievable. The LVPC should consider the 2.10 average growth rate with their projections.	6		AT BOS AT PC AT Staff	Consultants LVPC Residents Developers	Budget LVPC	High
54	Allen Township does not anticipate that it will reach an ultimate build-out condition until the year 2060, which can be examined in further detail when this Comprehensive Plan is updated. This assumption should be evaluated periodically.	6		AT BOS AT PC AT Staff	Consultants LVPC	Budget LVPC	Low
55	There are infill development opportunities on vacant lots within the designated growth areas or established neighborhoods. These areas could provide: affordable housing opportunities on existing or nonconforming lots; maximize public utility services; utilize existing public roads; and increase the values of older homes. Zoning regulations and land development procedures should be more flexible.	6		AT BOS AT PC AT Codes AT Staff	Consultants LVPC Residents Developers	Budget PA DCED LVPC	Medium
56	Allen Township should continue to exercise the conditional use and/or special exception process to ensure that new residential developments are planned in a harmonious and environmentally conscious manner.	6		AT BOS AT PC AT Staff	Consultants LVPC	Budget LVPC	Medium
57	Continue to support the planning and development of retirement communities or other forms of elderly housing in the community. The zoning provisions should continue to provide opportunities for the planning and development of retirement communities, assisted living care facilities and nursing homes.	6		AT BOS AT PC AT Staff	Consultants LVPC Residents Developers	Budget PA DCED	Medium
58	Continue to support the establishment of successful neighborhood organizations and homeowners associations. As residential developments are planned, improved and occupied, it is sometimes vital to enact special guidelines, covenants, restrictions, agreements and bylaws for overall best interest of the community. These controls assist with maintaining the health, safety and general welfare of the community while enhancing property values.	6		AT BOS AT PC AT Staff	Consultants LVPC Residents Developers	Budget PA DCED	Medium

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
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59	Continue to effectively provide community facilities and services, which meet the needs of the landowners and residents while staying within the fiscal budget limitations of Allen Township. The Allen Township Board of Supervisors should continue to develop a reasonable budget each year considering the recommendations contained within this Comprehensive Plan and the overall needs of the community.	7		AT BOS AT PC AT Staff	Consultants PSATS LVPC Residents Developers	Budget PA DCED PSATS	High
60	The Allen Township Municipal Building is geographically located within a centralized setting within Allen Township. This historic building currently has sufficient area for office space, meeting rooms, garages, maintenance equipment, storage and off-street parking. As the population increases, the need for additional space or a new municipal building should be evaluated.	7		AT BOS AT PC AT Codes AT Staff	Consultants PSATS LVPC Residents Developers	Budget PA DCED PSATS	Medium
61	Monitor population, age, household and social trends in order to plan for future facilities and services. Allen Township may experience social changes. With a median age of 43.9 years of age, younger residents must help to continue to shape the future of Allen Township as a vibrant and prosperous community.	7		AT BOS AT PC AT Staff	Consultants LVPC Residents Developers	Budget PA DCED PSATS	Low
62	Continue to maintain and improve the Allen Township Website in order to provide the residents of the community with information concerning meetings, announcements, codes, ordinances, maps, emergency response services, refuse and recycling collection, parks and recreation facilities, community services and other vital news. The municipal website should serve as community tool.	7		AT BOS AT PC AT Staff	Consultants PSATS LVPC Residents Commerce	Budget PA DCED PSATS	High
63	Continue to improve communications between municipal officials and residents within the community. Prepare a summary report of all municipal meetings and publish the summary report as an alert on the Allen Township Website. This information will increase public awareness of issues within the community.	7		AT BOS AT PC AT Staff	Consultants PSATS Residents Commerce	Budget PA DCED PSATS	High
64	Continue to evaluate administrative staff levels and needs in order to provide a high level of service to the residents within the community. The Board of Supervisors should coordinate efforts with the Manager to prioritize administrative needs and expenditures as part of the budget process on an annual basis.	7		AT BOS AT PC AT Staff	Consultants PSATS Residents Commerce	Budget PA DCED PSATS	High

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
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65	Encourage volunteerism to develop a sense of community, increase public awareness, and to utilize the diverse skills, knowledge and ideas of the local residents. Allen Township should provide periodic alerts via press releases or social media in order to establish a list of volunteers who could provide their assistance in the community.	7		AT BOS AT PC AT Staff	Consultants PSATS Residents Commerce	Budget PA DCED PSATS	Medium
66	Implement a capital improvements program to anticipate and plan for future financial needs including buildings, vehicles, computers, roads, storm sewers, equipment, parks, and other facility or infrastructure improvements. The capital improvements program should be utilized as a framework for financing needed capital improvements incurred each year over a 5 to 10 year period of time.	7		AT BOS AT PC AT Staff	Consultants PSATS Residents Commerce	Budget PA DCED PSATS	Medium
67	Explore the use of cooperative agreements with other municipalities for the purchase of materials, equipment and services in an effort to be more efficient and cost effective. This task should be considered as a continuous process.	7		AT BOS AT PC AT Staff	Region PSATS LVPC	Budget PA DCED PSATS	Continuous
68	Initiate dialogue between representatives of the Northampton Area School District and/or the adjacent municipalities concerning the feasibility of joint or regional projects. As part of this process, explore grants or other funding sources that can assist the community with the implementation of certain projects.	7		AT BOS AT PC AT Staff	NASD Region PSATS LVPC	Budget PA DCED PSATS	Medium
69	Allen Township has evaluated local and regional police coverage options. Troop M of the PA State Police provides adequate police protection, coverage and response to serve its residents and landowners. The level of service, response times and reported activities should be evaluated by the Board of Supervisors on an annual basis	7		AT BOS AT PC AT Staff	Police Region PSATS	Budget PA DCED PSATS	Medium
70	The total number of violent or serious crimes remained low over the past 5 years. Based upon the statistical correlation between population and crime, it is anticipated that the calls to service. The PA State Police has the resources, equipment and personnel to accommodate the police coverage needs of Allen Township through the year 2040. The calls to service should be evaluated each year.	7		AT BOS AT PC AT Staff	Police NCEMS Region Residents Commerce	Budget PA DCED PSATS	Medium

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
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71	The PA State Police responds to an average of 201.4 calls to service each year that are classified as cancelled calls, false alarms or 911 disconnects. A public education effort to inform the community of the importance of understanding and maintaining their security systems. This information could be issued in the form of a brochure or a link could be established on the Allen Township Website.	7		AT BOS AT Staff	Police NCEMS Region Residents Commerce	Budget PA DCED PSATS	Medium
72	Establish a link on the Allen Township Website for information pertaining to police coverage within Allen Township. The Website could contain categorical information, including contact information, community programs and statistical information.	7		AT BOS AT Staff	Police NCEMS Region	Budget PA DCED PSATS	Medium
73	Allen Township should continue to support the Allen Township Fire Company. Trained volunteers, dependable vehicles/equipment and stable financial resources are essential components for a volunteer fire department to efficiently function within the community. Allen Township should consider establishing a local emergency services tax to provide financial support to the Allen Township Fire Company.	7		AT BOS AT Staff	Fire NCEMS Region Residents Commerce	Budget PA DCED PSATS	Continuous
74	Establish and maintain links on the Allen Township Website to the PA State Police, Allen Township Fire Company, the Northampton Regional Emergency Medical Service and other emergency response agencies servicing the community. This effort should be coordinated with the local and regional emergency response agencies.	7		AT BOS AT Staff	Police Fire Ambulance NCEMS	Budget PA DCED PSATS NCEMS	Continuous
75	Schedule periodic tours of commercial, industrial and institutional facilities with select emergency management personnel. This should provide vital information for police, fire and ambulance personnel to respond to an emergency at these facilities.	7		AT BOS AT Staff Commerce	Police Fire Ambulance	Budget PA DCED PSATS	Continuous
76	Publicize the efforts and accomplishments of the PA State Police, Allen Township Fire Company and the Northampton Regional Emergency Medical Service. A positive image for the emergency management personnel is vital when the respective departments conduct fundraisers or when they perform other duties.	7		AT BOS AT Staff	Police Fire Ambulance NCEMS	Budget PA DCED PSATS	Continuous

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
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77	Continue to maintain contact and coordinate efforts with the Northampton County Emergency Management Services to notify emergency response services of new roads, road names and street addresses. Input from the emergency management personnel concerning emergency response issues is vital during the planning phase. A base map showing all roads within Allen Township should be updated on an annual basis and forwarded to all emergency response agencies.	7		AT BOS AT Staff	Police Fire Ambulance NCEMS	Budget PA DCED PSATS	Continuous
78	Prepare, adopt and implement a comprehensive update to the Allen Township Parks, Recreation and Open Space Plan. This planning effort should include: a complete of inventory of existing facilities; an assessment of community needs; an evaluation of recreation programs; a safety inspection of equipment and infrastructure; a review of finances, fees and budgetary constraints; and recommendations to be implemented.	7		AT BOS AT PRB AT Staff	NCPRD LVPC PA DCNR Residents Region	Budget PA DCNR PA DCED PSATS	High
79	Allen Township currently does not have a Park and Recreation Board. The Board of Supervisors should appoint five (5) residents to serve on the Allen Township Parks and Recreation Board. The principal duties of the Park and Recreation Board should be outlined within the Allen Township Park, Recreation and Open Space Plan.	7		AT BOS AT PRB AT Staff	NCPRD PA DCNR Residents Region	Budget PA DCNR PA DCED PSATS	High
80	Allen Township has acquired 85 acres of land along the east side of the Lehigh River for the purposes of providing riparian, open space and recreational opportunities to the public. This land acquisition project is consistent with other regional planning efforts for the Lehigh River. Allen Township should continue to seek alignment and interagency cooperation regarding the development of goals and objectives for the properties along the Lehigh River. A Strategic Master Plan should be completed to implement these goals and objectives.	7		AT BOS AT PRB AT PWD AT Staff	NCPRD LVPC PA DCNR Residents Commerce Region	Budget PA DCNR PA DCED PSATS	High
81	Establish a cooperative relationship with the Northampton Area School District and other educational facilities within the community. By maintaining a positive relationship with these educational centers, a cooperative partnership can be developed that provides a variety of benefits to the residents within the community.	7		AT BOS AT PRB AT PWD AT Staff	NASD NCPRD Residents Region	Budget PA DCNR PA DCED PSATS	Continuous

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
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82	Encourage the development of advanced communication technology to enhance educational opportunities and accessibility among businesses, government, schools, libraries and the residents in the community. The Northampton Area School District does provide opportunities and programs to benefit the residents of the community. The Allen Township Website should identify these opportunities and programs.	7		AT BOS AT PC AT PRB AT Staff	NASD Residents Commerce Region	Budget NASD PA DCED PSATS	Medium
83	Continue to establish a cooperative agreement for parks, recreation, education and cultural activities between Allen Township and Northampton Area School District. The purpose of this agreement is to provide recreation programs and facilities through the efforts of both groups.	7		AT BOS AT PRB AT PWD AT Staff	NASD Residents Commerce Region	Budget NASD PA DCED PSATS	Continuous
84	Continue to establish public relations between students and residents by coordinating community service and/or civic duty projects with the Northampton Area School District.	7		AT BOS AT Staff	NASD Residents Commerce Region	Budget NASD PA DCED PSATS	Continuous
85	Schedule periodic meetings with the NASD to discuss how student population increases will be managed over the next 25 years. A regional assessment on how the educational facilities and services that will need to be completed to determine how the projected growth and development within the NASD will need to be resolved. These meeting should include representation from each municipality within the NASD.	7		AT BOS AT Staff	NASD Residents Commerce Region	Budget NASD PA DCED PSATS	Continuous
86	Continue to evaluate the methods of solid waste disposal and recycling efforts by the residents and landowners within Allen Township.	7		AT BOS AT Staff	Residents Commerce Region	Budget	Continuous
87	Retain and expand existing businesses to preserve a sound tax base and provide employment opportunities within the Lehigh Valley. Solicit the assistance of public agencies specializing in community and economic development including the LVEDC, LVWDB and LVPC.	8		AT BOS AT Staff	LVEDC LVWDB LVPC Commerce	Budget	Continuous

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88	Maintain an inventory of commercial and industrial sites within Allen Township. As part of this effort, employ a summer planning or engineering intern to conduct a land use survey of Allen Township every five (5) years	8		AT BOS AT Staff	LVEDC LVWDB NCD CED Commerce	Budget	Continuous
89	Enhance communications with the agricultural community to address issues that have an impact on the retention and expansion of farming within the community. As part of this effort, host periodic meetings with representatives of the agricultural community.	8		AT BOS AT PC AT Staff	LVPC NCD CED NCFPO Commerce	Budget	Medium
90	Promote adaptive reuse and revitalization efforts for abandoned non-residential uses or buildings. Allen Township should consider an amendment to the Zoning Ordinance, which establishes an overlay district to permit the planned reuse, division and/or redevelopment of existing buildings, structures and land areas within the certain Zoning Districts and subject to special requirements.	8		AT BOS AT PC AT Staff	Consultants LVPC LVEDC NCFPO Commerce	Budget PAD CED PSATS	High
91	Evaluate programs and funding opportunities that enhance the appearance of the gateways and main arteries within Allen Township. Consider landscaping, pedestrian circulation, lighting, visual effects and other beautification efforts.	8		AT BOS AT PC AT Staff	Consultants LVPC Commerce	Budget PAD CED PSATS	Medium
92	Develop partnerships that endorse regional and intergovernmental cooperation. As part of this effort host periodic meetings with representatives of the NASD, local educational centers, the adjacent municipalities, and the LVPC to evaluate planning opportunities that will assist with the implementation of this Comprehensive Plan.	8		AT BOS AT PC AT Staff	LVPC NASD Region Commerce	Budget PAD CED PSATS	Medium
93	Continue to improve the municipal website to provide the business community with information concerning meetings, announcements, codes, maps, police, refuse collection, services and other vital news. The Allen Township Website could also be utilized as a database providing a community profile and demographic information.	8		AT BOS AT Staff	LVEDC NCD CED Region Commerce	Budget PAD CED PSATS	Continuous
94	Publicize the accomplishments and success stories of the local business community. The Allen Township website should have a link that features the “local business of the month”	8		AT BOS AT Staff	LVEDC NCD CED Region Commerce	Budget	Municipal

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95	Develop a plan with specific emphasis on zoning techniques and economic development opportunities within Allen Township, while considering the potential impacts relating to municipal expenditures associated with community facilities, services and infrastructure that will be required to support targeted development.	8		AT BOS AT PC AT Staff	Consultants LVPC LVEDC Commerce	Budget PADCED PSATS	High
96	Review programs and funding opportunities that may be available for infrastructure improvements to enhance the marketability of Allen Township. Coordinated efforts with county and state agencies to determine which economic development programs and funding opportunities would be beneficial to Allen Township	8		AT BOS AT PC AT Staff	LVEDC LVWDB NDCED Commerce	Budget PADCED PSATS	Continuous
97	Evaluate prototypical zoning and development regulations that provide unnecessary restrictions and/or limitations for existing businesses that wish to expand their operations or future businesses that are looking to develop in Allen Township. Evaluate provisions that are related to development activity such as, but not limited to, access, off-street parking, building height, tract size, signs and buffer yards.	8		AT BOS AT PC AT Codes AT Staff	Consultants LVPC Commerce Region	Budget PADCED PSATS	High
98	Update the Allen Township's Act 537 Plan to properly plan out future sewer lines and expansions to be compatible with desired future development patterns. Adopt effective growth management techniques, which promote the development of land areas that have the utility infrastructure to support land development activity, while preserving land areas considered environmentally sensitive and agriculturally significant. Examples of areas that have infrastructure to support development include areas near Northampton Borough and areas surrounding Nor Bath Road (Route 329).	9		AT BOS AT PC AT Staff	Consultants LVPC Sewer Water Region	Budget PADEP	Medium
99	Initiate negotiations with Northampton Borough and Catasauqua Borough on a new Sewer Service Agreement and purchase additional EDUs of capacity.	9		AT BOS AT Staff	Consultants Sewer Region	Budget PADEP	High
100	Work to establish an Environmental Advisory Council (EAC) comprised of volunteer or appointed members of the community. Advice on the precise methods for establishing an EAC, operating an EAC, and many of the projects EACs typically handle can be found in <i>The EAC Handbook – A Guide for Pennsylvania's Environmental Advisory Councils</i> .	9		AT BOS AT EAC AT Staff	Consultants Sewer Water Region	Budget PADEP PADCNR PSATS	High

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
		Chapter	Page(s)	Primary	Secondary		
101	Update the municipal ordinances with the following modifications: reduce the stormwater exemption size of 10,000 square feet of impervious surface to developments where the entire lot size is 5,000 square feet or less; incentivize the use of Green Stormwater Infrastructure (GSI) and other environmental stewardship efforts; update GSI design standards, include standards and examples in ordinance, and incorporate innovative new measures such as blue roofs and stormwater tree trenches; examine the ordinance with respect to renewable energy sources to remove any barriers to their installation, such as not classifying solar panels as “impervious surfaces”; and consider adoption of a Well Drillers Ordinance.	9		AT BOS AT PC AT EAC AT Staff	Consultants LVPC Sewer Water PADEP NCCD Region Developers	Budget PADEP PADCNR NCCD PSATS	High
102	Use the <i>MAP Decisions</i> program to continuously track and monitor water and stormwater management measures and features, such as BMPs, private wells, stormwater outfalls, and sewer conditions.	9		AT BOS AT EAC AT Staff	Consultants NCCD	Budget PADEP NCCD	Medium
103	Continue regular updates of the Allen Township MS4 Annual Reporting.	9		AT BOS AT EAC AT Staff	Consultants PADEP NCCD	Budget PADEP NCCD	Continuous
104	Evaluate the implementation of on-lot sewage system fees, program, or education efforts. Some of the research about these fees or education efforts could be done with support from the EAC.	9		AT BOS AT EAC AT Staff	Consultants Sewer Residents	Budget PADEP Region	Medium
105	Focus on bringing existing bridges within Allen Township to a state of good repair. Allen Township should: coordinate efforts with Northampton County to rehabilitate the Structurally Deficient (SD) stone arch bridge on Stonebridge Road, potentially transferring ownership to Allen Township; work with PennDOT to rehabilitate or replace the other structurally deficient bridges; work with Northampton County and PennDOT to assess the Functionally Obsolete Bridges and determine appropriate upgrades or remediation; work with the private development community to replace bridge along Willowbrook Road over Catasaqua Creek.	10		AT BOS AT PWD AT EAC AT Staff	Consultants PADOT PADEP LVPC NCCD Developers	Budget PADOT PADEP Developers Region	High

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
		Chapter	Page(s)	Primary	Secondary		
106	Focus on bringing existing roads within Allen Township to a state of good repair. For Road Allen Township should work with PennDOT to prioritize resurfacing or replacement of the section of poor OPI (Overall Pavement Index) along designated road segment. Allen Township should also plan for future roadway rehabilitation along Howertown Road and Kreidersville Road in the areas where they exhibit a poor IRI (International Roughness Index).	10		AT BOS AT PWD AT Staff	Consultants PADOT LVPC NCCD Developers	Budget PADOT PADEP Developers Region	High
107	Develop and publicize a Non-Motorized Transportation Map for Allen Township. This map should include all existing trails, bicycle lanes, and easements that residents can use to travel, as well as proposed future routes based on the ongoing Parks, Recreation, and Open Space Plan. This “Getting Around Allen” map should be made available on the Township website, sent via e-mail to all residents on the e-mail list, and publicized by the Supervisors in their newsletters to residents. Enlarged high-quality signs of the maps should also be placed in public parks and trails. The maps should highlight where the township facilities connect to trails and sidewalks from LVPC’s <i>WalkLV</i> document.	10		AT BOS AT PWD AT EAC AT PRB AT Staff	Consultants PADOT PADEP PADCNR LVPC NCCD Developers Residents	Budget PADOT PADEP PADCNR Developers Region	High
108	The crossings along existing and proposed walking routes, particularly for connections that lead to public parks and existing trails should be improved. Improvements at several “High Priority” crossing locations would help to publicize these routes and ensure safety for users. The “High Priority” locations and schematic designs include: the crossing of Willowbrook Road at West Bullshead Road; the primary trail connection to and through Howertown Park; the crossing on Kreidersville Road to Covered Bridge Park; the road crossing at Walker Drive and Willowbrook Road; and pedestrian crossing enhancements at Cherryville Road and West 30 th Street.	10		AT BOS AT PWD AT EAC AT PRB AT Staff	Consultants PADOT PADEP PADCNR LVPC NCCD Developers	Budget PADOT PADEP PADCNR Developers Region	High
109	Upgrade the function classification of Willowbrook Road from West Bullshead Road to the border of Allen Township from Collector to Arterial.	10		AT BOS AT PWD AT Staff	Consultants PADOT LVPC	Budget PADOT Region	High
110	Downgrade the functional classification of Indian Trail Road and Howertown Road from the northern Township border to Nor Bath Boulevard (PA Route 329) from an Arterial to a Collector.	10		AT BOS AT PWD AT Staff	Consultants PADOT LVPC	Budget PADOT Region	High

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Recommendation		Plan Reference		Responsibility		Funding Source(s)	Priority
		Chapter	Page(s)	Primary	Secondary		
111	Work with PennDOT and developers to include pedestrian push-buttons, crosswalks, and countdown signal heads at all signalized intersections. The intersections where these features should be added in the short-term would include many of those being improved as part of the proposed developments including: the new signal at the entrance to the proposed industrial development along Nor Bath Boulevard just west of Savage Road; Nor Bath Boulevard (PA Route 329) and Savage Road; Nor Bath Boulevard (PA Route 329) and Kreidersville Road; and new signal at Willowbrook Road and West Bullshead Road	10		AT BOS AT PWD AT Staff	Consultants PADOT LVPC Residents Developers Region	Budget PADOT LVPC Region	High
112	Work with LVPC, LVIA and neighboring municipalities on a North-South Mobility Study to assess appropriate routes and required improvements to accommodate vehicles and truck traffic traveling in this area of the county, particularly between the US 22 corridor and PA Route 248 as well as PA Route 329.	10		AT BOS AT PWD AT Staff	Consultants PADOT LVPC Region	Budget PADOT LVPC Region	High
113	Modify Allen Township Ordinances to consider the following objectives: require new residential developments to provide sidewalks on both sides of internal roads and sidewalks and shoulders along frontages of public roads; modify commercial zoning to allow more small scale retail development that are walkable and contained within neighborhood centers; and apply best practices in Access Management, possibly through overlay zoning along Nor Bath Road (PA Route 329).	10		AT BOS AT PC AT PWD AT Staff	Consultants PADOT LVPC Developers Commerce	Budget PADOT LVPC Region	High
114	Complete the proposed extension of Stagecoach Road, as indicated within the Official Map for Allen Township by the private development community. Consider temporary and permanent alternatives with the private development community as part of a future subdivision or land development plan application.	10		AT BOS AT PC AT Staff	Consultants PADOT Developers	Budget PADOT Developers	Medium
115	Coordinate with PP&L about suitability of utility easements as multi-use trails	10		AT BOS AT PC AT Staff	Consultants PADCNR LVPC	Budget PADCNR LVPC	High
116	Develop and adopt construction standards for the different roadway classifications used within Allen Township	10		AT BOS AT PC AT Staff	Consultants PADOT LVPC	Budget	High

Section 11.D: Moving Forward

The Strategic Action Plan for Implementation contained within this Comprehensive Plan has been developed to provide guidance and direction to Allen Township for the next twenty (20) years. There are several paths that can be taken on most journeys. Local and regional conditions change periodically and it is imperative for Allen Township to make adjustments along the path towards successfully implementing this Comprehensive Plan.

In order to stay on course, Allen Township should review the recommendations of this Comprehensive Plan on a regular basis. The Board of Supervisors and Planning Commission should schedule an annual workshop meeting in September or October to discuss how this Comprehensive Plan can be further implemented by considering the Community Vision of Allen Township.

The Project Team would like to thank the Allen Township Comprehensive Plan Task Force for their efforts over the past fourteen (14) months. Although this project has been successfully completed, the real work now begins. The journey may be long, but it will be worth the effort.

