



Allen Township Supervisors

4714 Indian Trail Road

Northampton, Pennsylvania 18067

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Tim Paul

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January 26, 2022

The Express Times – Legal Advertising Dept.

ATTENTION: LEGAL ADVERTISING

Please advertise the following in your newspaper on February 7th and February 14th, 2022.

An affidavit is requested along with the invoice.

Per state law, a summary of the proposed ordinances is attached for your records.

NOTICE IS GIVEN

Pursuant to the provisions of the Pennsylvania Municipalities Planning Code, public notice is hereby given that the Allen Township Board of Supervisors will hold two public hearings on February 22, 2022 at 7:00 P.M. at the Allen Township Fire Company Building located at 3530 Howertown Road, Northampton, Pennsylvania, for the purpose of considering revisions to Chapter 22 (Subdivision and Land Development) and Chapter 27 (Zoning Ordinance) of the Code of Allen Township. Specifically, said proposed ordinances are entitled:

AMENDMENTS TO CHAPTER 27 OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF ALLEN

AN ORDINANCE OF THE TOWNSHIP OF ALLEN, NORTHAMPTON COUNTY, PENNSYLVANIA, AMENDING AND REVISING CHAPTER 27 (ZONING) OF THE CODE OF ORDINANCES OF ALLEN TOWNSHIP BY: AMENDING PART 6, SECTION 27-601 TO A NEW USE ENTITLED “MIXED-USE VILLAGE” IN THE LOW DENSITY RESIDENTIAL (R1) ZONING DISTRICT; AMENDING PART 15, SECTION 27-1502 TO ADD SUBSECTION 9 (MIXED-USE VILLAGE REGULATIONS) INCLUDING REGULATIONS REGARDING; PERMITTED SUB-USES AND ACCESSORY USES IN A MIXED USE VILLAGE, A MINIMUM TRACT AND LOT SIZES, DENSITY PROVISIONS, OPEN SPACE REQUIREMENTS, AREA, YARD AND HEIGHT REGULATIONS, MAXIMUM LOT COVERAGES, FLAG LOT RESTRICTIONS, PUBLIC WATER AND SEWER REQUIREMENTS, AND PARKING REQUIREMENTS; AND BY REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THE PROVISIONS CONTAINED HEREIN. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE ALLEN TOWNSHIP ZONING REGULATIONS REGARDING THE ADDITION OF A NEW MIXED-USE VILLAGE USE IN THE R1 ZONING DISTRICT ALONG WITH EXTENSIVE REGULATIONS AND STANDARDS FOR THE NEW USE THAT IS PROPOSED TO BE PERMITTED IN THE TOWNSHIP, AND SHOULD BE REVIEWED IN ITS ENTIRETY FOR A COMPREHENSIVE UNDERSTANDING OF ITS PROVISIONS.

AMENDMENTS TO CHAPTER 22 OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF ALLEN

AN ORDINANCE OF THE TOWNSHIP OF ALLEN, NORTHAMPTON COUNTY, PENNSYLVANIA, AMENDING AND REVISING CHAPTER 22 (SUBDIVISION AND LAND DEVELOPMENT) OF THE
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CODE OF ORDINANCES OF ALLEN TOWNSHIP BY ADDING A NEW PART 8 ENTITLED “SPECIFIC REGULATIONS PERTAINING TO THE MIXED-USE VILLAGE USE”; WHICH CONTAINS REGULATIONS PERTAINING TO MODIFICATIONS AND WAIVERS, SPECIFIC DESIGN AND CONSTRUCTION STANDARDS FOR PUBLIC AND PRIVATE ROADS, SPECIFIC LOT REQUIREMENTS AND STANDARDS WITHIN THE MIXED-USE VILLAGE, OPEN SPACE REQUIREMENTS, TRAIL AND RECREATION REQUIREMENTS, STANDARDS FOR THE INSTALLATION OF LANDSCAPING AND STREET TREES, STORMWATER MANAGEMENT REQUIRMENTS, AND SANITARY SEWER AND OTHER PUBLIC UTILITY STANDARDS; AND BY REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THE PROVISIONS CONTAINED HEREIN. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REGARDING MINIMUM STANDARDS AND REQUIREMENTS FOR THE MIXED-USE VILLAGE ZONING USES PERMITTED IN THE TOWNSHIP’S R1 ZONING DISTRICT AND SHOULD BE REVIEWED IN ITS ENTIRETY FOR A COMPREHENSIVE UNDERSTANDING OF ITS PROVISIONS.

Immediately following the public hearings, on February 22, 2022 at 7 PM, the Allen Township Board of Supervisors will consider voting on the adoption and enactment of above described ordinance amendments. Copies of the full text of the proposed amendments may be examined, during regular business hours, at the Allen Township Municipal Building, located at 4714 Indian Trail Road, Northampton, PA 18067. In addition, copies of the proposed amendments have been provided to the Express Times and the Northampton County Law Library.

Ilene Marie Eckhart
Manager
Allen Township

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