

Allen Township Supervisors

4714 Indian Trail Road

Northampton, Pennsylvania 18067

Phone: (610) 262-7012

Fax: (610) 262-7364



Paul Balliet, Chairman
Bruce Frack, Vice Chairman
William Holmes
Alfred Pierce
Michelle Drzewiecki

Brien Kocher, P.E.
B. Lincoln Treadwell, Jr., Esq.
Ilene M. Eckhart, Manager

ALLEN TOWNSHIP SUPERVISORS MEETING MINUTES

Tuesday, October 22, 2013

A General Meeting of the Allen Township Supervisors was held on Tuesday, October 22, 2013, at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, Pennsylvania 18067. The Pledge of Allegiance to the Flag was led by Chairman Paul Balliet.

Roll Call: Paul Balliet -Present; William Holmes – Present; Alfred Pierce – Present; Michelle Drzewiecki - Present; Bruce Frack - Present; B. Lincoln Treadwell, Jr., Esq. -Present; Brien Kocher, P.E. (Hanover Engineer). – Present; Ilene Eckhart – Present.

Public Hearings: No public hearings.

Public to be Heard: No comments from the audience.

Unfinished Business

A. SALDO Amendment re Natural Areas Groundcover, LVPC comment review and authorization to readvertise: Mr. Frack made a motion to approve the changes pursuant to the LVPC comments and authorize readvertisement; seconded by Mr. Holmes. On the motion, by roll call vote, all supervisors present voted yes.

B. House Numbering Ordinance #2013-02, for public hearing/adoption: Mr. Pierce made a motion to adopt the ordinance as published; seconded by Mrs. Drzewiecki. On the motion, by roll call vote, all supervisors present voted yes.

C. Willow Ridge Stop Intersections Ordinance #2013-05, for public hearing/adoption: Mr. Holmes made a motion to adopt the ordinance as published; seconded by Mr. Frack. On the motion, by roll call vote, all supervisors present voted yes.

D. PPL – letter of response Martin Creek – Siegfried power line construction: Mrs. Eckhart presented the response letter received from PPL regarding the power line construction as a matter of update. Mr. Frack voiced concerns regarding erosion control maintenance by PPL in these areas.

E. Stone Ridge Phase 1 B – Request for Waiver and Change of Condition of Approval: Mr. David Tettermer, P.E. Keystone Consulting Engineers, on behalf of the developer, was present to request consideration of waiver for the following sections of the Allen Subdivision and Land Development Ordinance for Stone Ridge: For the emergency access driveway: Section 4.06.11.b for modification of the 24' wide paved width for the emergency access driveway, in lieu of the 40' required for residential subdivisions with a density of three dwelling units or greater; Section 4.07.8.a for a waiver of the maximum centerline road grade of 10 percent for a local road for the emergency access driveway; Section 4.07.8.b for a waiver of the 2 percent leveling area for 60 feet from the intersection right of way approaching an intersection for the emergency access driveway; Section 4.07.11 for modification of the Township's standard curbing specifications, to remove the requirement for curb for the emergency access driveway and Section 4.07.10 for modification of the Township standard pavement and curbing specifications, to permit the construction of the local road pavements as follows: 1-1/2" bituminous wearing course ID-2 on tack coat on 4" bituminous concrete base course on 6.5" stone base on stable subgrade, 18" deep Class A Cement concrete curbing with 6" reveal. Mr. Kocher indicated that the Planning Commission recommend relief regarding these requests for relief conditioned up the Township Engineer's approval of the final profile of the emergency access drive.

In addition, Mr. Tettermer, requested a revision to the approved motion of the Board of Supervisors as approved at their meeting of September 24, 2013. He explained the second paragraph of Item 7 requires any quiet title action required for the paper street/alley necessary to construct the required improvements to John Drive be completed prior to recording of Phase 1B subdivision plans. He indicated the issues have been reviewed and determined that in order to construct the improvements of John Drive to Township standards, additional right of way is required at the intersection of Savage Road. He indicated as this is expected to take some time to accomplish that the developer respectfully requests that the developer be allowed to construct the improvements within the existing right of ways if it is determined by the Township that obtaining the additional right of way is not feasible. He further requested that the developer be allowed to record Phase 1B prior to obtaining the additional right of way. Mr. Kocher added that the developer has agreed to participate with actions to acquire the additional right of way if needed.

A motion was made by Mr. Holmes to approve all noted requests for modification and waivers as outlined above by Mr. Tettermer for Stone Ridge and Stone Ridge 1B; seconded by Mr. Frack. On the motion, by roll call vote, all supervisors present voted yes.

New Business

A. Zoning Ordinance – Lighting Standard provisions – review of proposed text amendment: Mr. Kocher reported. that Rockefeller Group has submitted a letter requesting an amendment to the maximum lighting standards and fixtures which currently have a maximum height of 16 feet to 35 feet and to amend the text to increase the maximum illumination at the ground level from 3 foot candles to 5 foot candles in the parking and loading areas. The Planning Commission had three comments: 1. That the 35 foot was agreeable but had an angular standard; 2. Maximum of 35' only if specified setback from residential properties; and 3. Agreeable to 35' only as approved in the

Land Development process. The Planning Commission will continue to draft an amendment regarding this subject.

Public to be Heard: No comments from the audience.

Respectfully submitted,

Ilene M. Eckhart
Manager