

Allen Township Supervisors

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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, September 24, 2013

A General Meeting of the Allen Township Supervisors was held on Tuesday, September 24, 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; Jim Milot, Traffic Engineer (Hanover Engineer). – Present; Ilene Eckhart – Present.

Public Hearings: No public hearings.

Public to be Heard: Mr. Jay Hower, Indian Trail Road, was present to voice concern regarding the status of the Martins Siegfried Line. He requested, on behalf of his mother, Virginia Hower, that the Board send a letter to PPL and the PUC concerning unfinished items of the project. The Board agreed Ms. Eckhart should send a letter of inquiry. Some of his concern was regard to erosion on the property that has been left un-stabilized.

Unfinished Business

A. Willow Ridge Stop Intersections, Ordinance Draft, authorization to advertise: Mr.

Pierce made a motion to authorize advertisement of the draft; seconded by Holmes. On the motion, by roll call vote all supervisors present voted yes.

B. Outdoor Wood Fired Boilers, Ordinance Draft, authorization to advertise: Mr. Holmes

made a motion to authorize advertisement of the draft ordinance; seconded by Mr. Frack. On the motion, by roll call vote, all supervisors present voted yes.

C. West 27th Street Road Maintenance – between Hampton Ridge and Towpath Estates development areas:

Ms. Eckhart revisited this issue with the Board on the recommendation of the Public Works Director that some sort of paving maintenance be performed prior to the winter road maintenance season. Mr. Kocher explained the past arrangement made with the developer of Towpath Estates. Mr. Treadwell indicated that the timeline in the agreement required the developer complete the W. 27th roadway improvements be completed by August 21, 2015 or within six months

of the issuance of the 55th building permit. Ms. Eckhart indicated that the Public Works Director prepared a rough estimate of \$35,000 to perform a significant scratch course patch. Mr. Frack made a motion to perform the interim scratch course repair of West 27th Street necessary in preparation of winter; seconded by Mr. Balliet. On the motion, by roll call vote, all supervisors present voted yes.

D. Comprehensive Plan Amendment, authorization to prepare draft: Mr. Kocher explained the recommendation of the Planning Commission regarding the preparation of the Fuller Zoning Map Amendment. He indicated the preparation of an amendment to the Comprehensive Plan consistent with the rezoning should be considered. Mr. Pierce made a motion to authorize preparation and advertisement of the Comprehensive Plan Amendment pursuant to Mr. Kocher's explanation; seconded by Mr. Holmes. On the motion, all supervisors present voted yes with the exception of Mrs. Drzewiecki who voted no.

E. Fuller Zoning Map Amendment, authorization to advertise: Mr. Pierce made a motion to authorize advertisement of the Fuller Zoning Map Amendment; seconded by Mr. Holmes. On the motion, by roll call vote, all Supervisors present voted yes with the exception of Mrs. Drzewiecki who voted no.

F. 2013 Zoning Ordinance Amendments regarding plantings, lot coverage, forests, building height and fences: Mr. made a motion to authorize advertisement of the draft ordinance amendment as recommended by the Planning Commission; seconded by Mr. On the motion, by roll call vote, all Supervisors present voted yes.

G. Stone Ridge Phase 1 B: Mr. Kocher reviewed his draft letter of review and a recommendation for a conditional approval motion of the Final Plan for the Subdivision/Land Development Plan entitled "Phase 1B, Record Plan Overall, Preliminary/Final Plan, Stone Ridge", dated April 26, 2004, last revised August 2, 2013 if the Board wished to consider conditional approval contingent upon satisfaction of the following items:

1. The plan shall be revised to show a 40-foot cartway width for John Drive, including 24-inch curbing on both sides and include sidewalk on the north side from Joseph Road to Savage Road. The plans shall include the detailed design of the John Drive/Savage Road intersection reflecting these roadway standards, current configuration of Savage Road, and all required right-of-way;

2. The plan shall be revised to include a properly designed crosswalk to provide for a connection to the sidewalk on the south side of John Drive near Joseph Road and to include a properly designed crosswalk to cross Savage Road into the Township park;

3. This Phase 1B approval does not include Lots 23 and 24 to allow for further review of the possible extension of Stonegate Road;

4. The plans shall be revised to reflect the following conditions of building permit approval:

a. Building permits may be issued for Lots 29 through 40, 47, 48 and 91 through 96 upon recording of the Phase 1B Final Plan and the posting of all required financial security,

b. Building Permits shall not be issued for Lots 25 through 28 and 85 through 90 until the Developer posts additional financial security for the above mentioned improvements to John Drive from Savage Road to Joseph Road. This posting of security must occur within 24 months of the recording of the Phase 1B Final Plan,

c. Building lots are not created for Lots 63 through 70 and 105 through 110 until recording of a future Phase Final Plan. The recording of this plan and the posting of financial security to provide for the extension of Graystone Circle and Joseph Road along the frontage of these lots must occur within 24 months of recording of the Phase 1B Final Plan.

d. Building permit shall not be issued for Lots 41 and 42 until the Developer posts financial security for the extension of Graystone Circle and Joseph Road as provided for in Condition 4.c. above.

5. Upon notification of the Township, the Developer shall construct an emergency access from Graystone Circle to Savage Road across Lots 41 and 42 in a manner directed by the Township. The standards of this connection shall be determined by the Township. The standards of this connection shall be determined by the Township. This access must remain until such time as another entrance to the development has been constructed to the satisfaction of the Township. Any remedial effects or damage to Savage Road including the existing curb shall be fully restored to the satisfaction of the Township. Security for this connection shall be provided prior to the recording of Phase 1B;

6. Prior to recording of this Phase 1B Final Plan, the Developer will enter into an improvements agreement containing all appropriate conditions as determined by the Township Solicitor. The Applicant shall provide the Township with written approval from any potential purchaser of the Lots in Phase 1B acknowledging all provisions of this Conditional Approval. In addition, the Applicant shall provide written documentation from a reputable lending institution acknowledging that it will fund or provide the security necessary for the improvements referenced herein upon the sale of Lots 25 through 28 and 85 through 90;

7. Title to the Paper Street/Alley located to the south of John Drive shall be confirmed by the Applicant in a manner satisfactory to the Township, including but not limited to the institution of the quiet title action within 24 months of the recording of the Phase 1B Final Plan; and

Any quiet title action required for the improvement of John Drive (Condition 1 above), including its intersection with Savage Road, must be completed prior to recording this Phase 1B Final Plan;

8. The Developer must satisfy all comments contained in the forthcoming review letter of the Township Engineer; and

9. Within 12 months of the recording of Phase 1B, the Developer shall satisfy all conditions of the preliminary plan approval granted by the Board of Supervisors at their meeting of September 8, 2005. As an alternative, the Developer may submit an overall revised preliminary plan within 12 months of the recording of Phase 1B and pursue approval of this preliminary plan in a reasonable time frame;

Mr. Pierce made a motion to grant conditional approval contingent upon the items contained in Mr. Kocher's draft motion above by December 24, 2013; seconded by Mrs. Drzewiecki. On the motion, by roll call vote, all supervisors present voted yes.

New Business

A. 2014 Budget Workshop, select date and authorization to advertise: Mr. Holmes made a motion to advertise the 2014 Budget Workshop for October 25, 2013 at 6 PM; seconded by

B. Resolution to authorize submission of Monroe County Local Share Grant: Mr. Pierce made a motion to approve the resolution for the fire equipment from the Local Share Monroe County (Gaming Revenue) in the amount of \$30,428; seconded by Mr. Holmes. On the motion, by roll call vote, all supervisors present voted yes.

Public to be Heard: Mr. Frack questioned the status of the Delli Santi project and requested the Township Engineer to review the progress.

Respectfully submitted,

Ilene M. Eckhart
Manager