



# Allen Township Planning Commission

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Eugene Clater, Chairman  
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Gary Behler  
Gary Krill  
Alfred Pierce

Brien Kocher, P.E.  
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Ilene M. Eckhart, Secretary

## MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, June 15, 2015 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, June 15, 2015 at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, Pennsylvania 18067. The Pledge of Allegiance was recited by all present.

**Roll Call:** Present: Gary Behler; Alfred Pierce; Louis Tepes, Jr.; Eugene Clater; Gary Krill; Ilene Eckhart, Manager; Brien Kocher, P.E. and Jim Milot (Hanover Engineering); B. Lincoln Treadwell, Jr., Esq.

**Minutes:** Mr. Tepes made a motion to delay the approval of the minutes of May 18, 2015; seconded by Mr. Pierce. On the motion, by roll call vote, all Commissioners present voted yes.

Mr. Clater noted changes to the agenda. The Jaindl Rezoning has been tentatively rescheduled for the July 2015 Planning Commission Meeting. The developer for the Northampton Industrial Preliminary Plan, has requested being removed by the agenda.

**Public to be Heard:** No comments from the audience.

### **Old Business**

- A. **Willow Ridge Apartments, Natural Areas Plantings/Seeding:** Mr. Milot discussed removal of invasive species and establishment of seeding and maintenance. Need to let the developers know they need to provide the township with a plan for the Planting and Seeding.

**B. Trinkle Conditional Use Application Review and Sewer Planning Module, continuance:**

Attorney Mike Ozalas, was present on behalf of the property owner along with Mr. Don Lynch (the applicant's engineer). Mr. Pierce questioned the future connection to public sewer, if extended. Mr. Lynch indicated the replacement septic system has been designed as a sand mound.

Mr. Ozalas reviewed along with Mr. Lynch the items which have been resolved or would be resolved prior to the final Conditional Use proceeding. He summarized as follows:

The subject application relates to the conversion of a 1 family dwelling into a 2 family dwelling in a medium density residential district. This conversion is permitted by conditional use under Section 27-702 of the Zoning Ordinance (p 27-51). The conditional use criteria are set forth in Section 27-1806 of the Zoning Ordinance (pp 27-192, 27-193 and 27-194), and identify general requirements and specific standards for conditional uses. In addition, the conditional use requirements relating to conversions are set forth in Part 15 of the Zoning Ordinance, specifically, Section 27-1513 (pp 27-144 and 27-145). Further, it should be noted that Part 14 of the Zoning Ordinance relating to performance standards was reviewed by the Township Solicitor, who indicated that Part 14 was not applicable to the subject applicant.

In addition Attorney Ozalas provided a status update of the issues discussed during the last presentation to the Planning Commission including the resolutions of many prior concerns of the Commission as follows:

**A. DEP Sewage Facilities Planning Module**

**ISSUE:** The subject premise has on-lot sewage. Section 27-1513.7.(p27-145) requires that all septic systems for conversions must be approved by DEP. Section 27-1513.8 (p27-145) requires that an approved alternate on-lot disposal area must be tested and reserved on-site for conversions using on lot sewage. Jeffrey T. Huff, SEO for Allen Township sent a letter to Applicant dated June 3, 2014 advising that a site plan must be submitted to DEP in accordance with the terms set forth in the letter.

**RESOLUTION;** Applicant's Engineer has prepared a planning module meeting the requirements of the above sections and the module will be submitted the module to the Township by the end of May, 2015.

**B. Site Inspections results are set forth in the Report of Todd Meltsch, Bureau Veritas, BCO for Allen Township dated September 2, 2014. Each paragraph of the report is addressed as follows:**

1. Issuance of UCC Permits - Applicant's Engineer will submit a residential permit application, together with 2 sets of plans. UCC Permits will not be issued until a re-inspection is performed, conditional use approval has been obtained, and DEP has approved the sewage module.
2. The electric lighting fixtures are located on the subject property (360 Nor-Bath Boulevard) but the fixtures are wired to the adjacent commercial property (2148 Howertown Road). The residential plans for the subject premises shall contain a single line drawing of electrical connections.
3. Garage below the apartments - The garage will be designated for residential use only.
4. Residential use of apartments - Residential Drawings will be prepared and submitted by the Applicant's Engineer showing the apartments and the garage.

5. New light fixtures on parking area - The Applicant's Engineer will file a commercial UCC Permit and Drawings showing the lighting fixtures wired to 2148 Howertown Road. The Drawing will contain a single line diagram of the electrical connections for the light fixtures located on the residential property.

6. Electrical Issues -

a. The grounding electrodes have been installed by Applicant's contractor and Applicant's Engineer will prepare a single line drawing showing the grounding to the breaker panels.

b. Grounding electrode conductor - This has been installed and Applicant's Engineer will prepare a drawing addressing this issue.

c. Bonding and Grounding - This has been installed and Applicant's Engineer will prepare a drawing addressing this issue.

d. Old White Wire Exposed - The old white wire has been removed and the Engineer's drawing will show that the system is grounded in accordance with Code requirements.

e. Meters - Each meter will be identified and labeled as Unit #1 and Unit #2. These, together with a panel schedule and installation of tamper resistant receptacles, will be shown on the drawings of Applicant's Engineer.

7. Garage Ceiling - 1 hour fire-rated - Applicant's Contractor has installed the ceiling in accordance with this requirement and he will insert screws every 6 inches on center on the ceiling. The Applicant's Engineer will show this on his drawing.

8. Structural Steel I-Beam in the garage - A report of a Structural Engineer has been submitted showing that the I-Beam is adequate.

9. Open Risers and Hand Rails - Applicant's Contractor will complete the improvements required by this paragraph and they will be shown on the drawings of Applicant's Engineer. Further, the Applicant's Engineer will submit a commercial UCC Permit Application and 2 sets of Plans showing the following:

1. A paved handicapped parking space will be located in the upper parking lot and a handicapped parking sign will be installed.

2. Protection from Fall - A fence will be installed along the retaining wall to provide the required 42" high fall protection.

3. Stairs - Treads and hand rails will be installed in accordance with UCC standards.

4. Lighting connections for the Parking Area will be shown on the Plans.

Mr. Pierce questioned the future utilization of the rear acreage. Mr. Pierce suggested requesting a rezoning of the rear acreage due to common ownership of connecting properties. Mr. Pierce felt rezoning may facilitate PennDot changes to the intersection.

Following some further discussion, Mr. Pierce made a motion to recommend the conditional use, conditioned upon future changes to the road grid which may impact the existing Rt. 329 driveway and that the Township may want to revisit the usage of the existing driveway and completion of any open

items per the engineer's letter; seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners present voted yes.

**C. Northampton Industrial Preliminary Plan – Mark Powell, Century Land Development:** Preliminary plans for subdivision and aspect of land development were submitted for a warehouse proposal on lands currently owned by Horwith Leasing in the vicinity of 329/ Horner Rd/ Howertown Road. Plans were submitted without the consideration of the suggestions of the Planning Commission discussed during the Sketch Plan review. These items were not addressed in the Hanover Engineering review letters and include storm water management plans, water and sewer connections, and traffic management.

Mr. Clater provided a brief overview of submitted plans and some of his concerns regarding the storm water management, water/sewer and traffic planning issues. Mr. Milot questioned the feasibility of the storm water management plan. Mr. Tepes questioned the validity of the location of the sewer and water lines and connections. Mr. Clater and Mr. Pierce questioned traffic management and the future planning of the road system which was made part of the Township's Official Map. Following a lengthy discussion, the Commission agreed by consensus that the major planning items needed to be addressed at the next meeting with the developer.

#### **New Business**

**A. Allen Township Board of Supervisors/Planning Commission – Joint Workshop Meeting re: Miscellaneous Planning Items:** Joint Workshop Meeting will be an advertised, public meeting. Ms. Eckhart is discussing dates that would work for all BOS and PC members. Mr. Milot questioned if profession staff will be required for the meeting.

**Ordinance Changes/Updates:** No further updates provided.

**Public to be Heard:** Mr. Philpot, questioned if there was a traffic study available for the Northampton Industrial Preliminary Plan? Mr. Clater indicated that a traffic study has not been submitted to date. On Monday, June 22<sup>nd</sup> a PennDOT Scoping Meeting is scheduled to discuss the scope of traffic improvements.

Mr. Clater made a motion to adjourn at 9:17 PM.

Respectfully submitted,

Ilene M. Eckhart