



# Allen Township Planning Commission

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William Holmes, Chairman  
W. Eugene Clater, Vice Chairman  
David Irons  
Louis Tepes, Jr.  
Alfred Pierce

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

## MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, March 15, 2010 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, March 15, 2010 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: William Holmes; David Irons; Alfred Pierce; W. Eugene Clater; David Irons; B. Lincoln Treadwell, Jr., Esq.; Brien Kocher, P.E. and Ilene M. Eckhart. Absent: Louis Tepes Jr.

Minutes: Mr. Irons made a motion to approve the minutes; seconded by Mr. Clater. On the motion, by roll call vote, all supervisors present voted yes.

### General Business:

A. Krapf Property Waiver Request: Mr. Robert Piligian of Bascom & Sieger, was present to request a waiver for the survey of the entire property in order to subdivide a separate individual tax map parcel. Mr. Piligian requested a waiver of SALDO Sections 5.02.4.b and 5.03.3.1 and any other sections pertaining to the requirement that the entire property be surveyed as part of a minor subdivision. Mr. Piligian indicated that he performed a survey of the entire parcel by another individual. He could not provide the certification as required by the Township's ordinance because he did not perform the survey of this work. Mr. Pierce indicated that the survey plan did not show the property (deeded separately) that was to be subdivided as a separate lot.

Following some discussion, Mr. Clater reviewed that perhaps the survey plans of the past (based on monumentation) could be recreated and plotted on a survey plan that could be certified and utilized for the subdivision. The actual surveying would be for the new seven acre lot to be created and the residual acreage would be shown from recreated plotting from prior work. New property lines would be tied in

to prior survey work and monumented. The Township Engineer's survey for the new alignment of Atlas Road would be honored. The sewer easement should be specifically shown because the Township envisioned a pedestrian trail over this easement area. The Commission agreed by consensus that Mr. Clater's suggestion above was sufficient and a waiver was appropriate when and if the applicant submitted a subdivision, i.e. the prior survey data could be plotted and shown for the residual and the new survey work would be contained to the new seven-acre lot. Monumentation shall be provided.

B. Hafner Zoning Application: Mr. Brian Gasda, Lehigh Engineering Associates, presented an updated plan dated March 15, 2010. Mr. Hafner further presented a narrative concerning the use of the property relative to his business. The presented information was considered the starting point. Mr. Hafner indicated that he has made arrangement to lease one acre instead of the one-half acre as initially proposed and the subject of the zoning variance. This information shall be provided. Mr. Holmes asked if the portion of the property to be leased by Mr. Hafner was the only user of the well indicated on the plan. Mr. Hafner felt there were more users of the well system as currently constructed. He felt the modular home was being supplied by well. He stated that the septic system for building #6, was servicing #6 only. Mr. Kocher indicated that it was unknown regarding the performance and specifications of the septic tank (if any) and size and type of the drainfield system.

Mr. Pierce questioned if dimensions would be given regarding the size of the building which would be leased? Mr. Pierce further questioned if the number of parking spaces to be utilized would be shown as assigned to the Hafner use?

Regarding the screening on the dumpster, Mr. Kocher indicated that this should be shown on the plan. Mr. Hafner indicated that he is not currently in need of a dumpster but he would agree to propose a location on the plan.

Mr. Holmes stated that he had no problem granting an extension of one month beyond the current March 29, 2010 Zoning Notice deadline. Mr. Holmes felt that a month or two to gain compliance with the Township's expectations for the completion of the plan review and approval process will be the limit that the Commission would consider. Regarding the question of the need for a waiver from the certification of monumentation, that could be considered as a future waiver for the leased area.

These changes will be made and the applicant will return to the April Planning Commission Meeting.

C. Agricultural Security Application – Deloglos KK-23-2: Mr. Jeffrey Deloglos was present to discuss the petition for Agricultural Security Application. Following some discussion, Mr. Pierce made a motion to recommend approval of the petition to add the Deloglos tract to the ASA for Allen Township; seconded by Mr. Clater. On the motion, by roll call vote, all Commissioners present voted yes.

There being no further business the meeting adjourned.

Respectfully submitted,

Ilene M. Eckhart