



Allen Township Planning Commission

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Eugene Clater, Chairman
Gary Krill, Vice Chairman
Alfred Pierce
Louis Tepes, Jr.
Gary Behler

Robert Cox, PE, PLS
B. Lincoln Treadwell Jr., Esquire
Ilene M. Eckhart, Manager

MINUTES
ALLEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Monday, May 15, 2017
7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, May 15, 2017 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: Alfred Pierce; Louis Tepes, Jr.; Eugene Clater; Gary Behler; Gary Krill; Ilene Eckhart, Manager; B. Lincoln Treadwell, Jr., Esq.; Bob Cox, P.E.

Minutes: Mr. Behler made a motion to approve the minutes of April 17, 2017; seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: No comment at this time.

Old Business

- A. **Dashuta Land Development Plan**
Submission Date(s): Receipt of Initial Plans May 1, 2017;
First Planning Commission Agenda: May 15, 2017 Initial Submission
90-day Deadline: August 15, 2017

Mr. Brian Gasda, Lehigh Engineering Associates was present to discuss revisions to the plan. The sewer lateral installation and tie in point will need to be coordinated with the Township Engineer. This is to gravity flow to the main (Kopper Penny Interceptor) It was determined that due to low flows a four inch lateral would be the best alternative. Additionally, Mr. Treadwell felt that the line should be owned and maintained by Mr. Dashuta. Mr. Behler reported that the Township did not have a current agreement to connect to the Northampton Borough sewer system.

Regarding Short Lane, it was discussed that the Short Lane Relocation should not hold up Mr. Dashuta's site work. Mr. Pierce questioned whether it was better to have the asphalt be removed or re-vegetated. The asphalt section (of former Short Lane) will not be utilized as part of Mr. Dashuta's work.

In conclusion, the applicant will need to revise the plans with phasing to show the progression of site work in sequence with the eventual change to Short Lane (and its limited vacation).

The Commission reviewed the Zoning Items outlined in Mr. Cox's letter of May 12, 2017. The plantings schedule will be reviewed.

Mr. Pierce made a motion that to recommend a contingency approval of the plan, conditioned upon the Board of Supervisors acceptance/concurrence of the small lot waiver; the zoning issue concurrence and the Short Lane relocation approach (with closure of the northern section); seconded by Mr. Behler. On the motion, by roll call vote, all Commission members voted yes.

- B. Ron Del at Hampton Ridge Reverse Subdivision**
Submission Date(s): Receipt of Initial Plans May 1, 2017;
First Planning Commission Agenda: May 15, 2017 Initial Submission
90-day Deadline: August 15, 2017

Mr. Brian Gasda, Lehigh Engineering was present on behalf of Ron Del Sarro. Mr. Gasda reported that the Zoning Hearing Board granted relief and that the only condition was that the structures comply with the single family design standard. Mr. Gasda indicated that the reductions in homes will reduce the height and extent of the retaining walls which will be integrated into the design of these lots.

The prepurchase of sewer EDU's was briefly discussed. Mr. Del Sarro prepurchased additional EDU's in December 2016. Mr. Gasda will return with architectural renderings. An on-lot grading plan will need to be submitted for approval.

Mr. Tepes made a motion to recommend the plan to the Board of Supervisors subject to the with notes to be incorporated from the original plan approval and subject to Grading Permit approval as necessary; seconded by Mr. Behler. On the motion, by roll call vote, all Commission members present voted yes.

- C. Rockefeller Lehigh Industrial Development – Lot 5**
Applicant/Owner: Rock-Lehigh Valley LLC/Lehigh-Northampton Airport Authority
Submission Date(s): Receipt of Initial Plans December 22, 2016;
Second Submission February 3, 2017; Third Submission April 3, 2017; Fourth Submission May 1, 2017
First Planning Commission Agenda: January 16, 2017 Initial Submission;
Second Submission February 20, 2017; Third Submission April 17, 2017; Fourth Submission May 15, 2017
90-day Deadline: April 19, 2017 Initial Submission; May 20, 2017 Second Submission; July 17, 2017 Third Submission; Fourth Submission August 15, 2017
- B. Jaindl/Allen Township Business Center Preliminary Land Development Plan**
Submission Date(s): Receipt of Initial Plans December 22, 2016;
First Planning Commission Agenda: January 16, 2017 Initial Submission
90-day Deadline: May 30th, 2017; current extension granted until August 29, 2017

New Business

- A. David and Marisa Jackson Subdivision**
Submission Date(s): Receipt of Initial Plans April 21, 2017;

First Planning Commission Agenda: May 15, 2017 Initial Submission
90-day Deadline: August 15, 2017

Mr. Michael and Kenneth R. Hahn PLS (Hahn Surveying) were present to discuss the plan. Mr. Clater questioned soil testing for the tract. He felt a secondary field would need to be provided. This would be part of the soil testing required as part of the initial development of the land and would now be required because the residual would be now less than 10 acres.

Mr. Michael Hahn indicated that the 150' width at the building restriction line would be shown.

Mr. Michael Hahn noted that if the lot is adjoined with lands to the north would nullify the non-building waiver sewage facilities planning issue.

Mr. Hahn will return with the two parcels consolidated and the alternate sewage system location.

B. Northampton Heights Tank Project
Submission Date(s): Receipt of Initial Plans May 3, 2017;
First Planning Commission Agenda: June 19, 2017 Initial Submission
90-day Deadline: September 18, 2017

Mr. Krill questioned the tower as shown near the power line. Ms. Eckhart clarified the application came after the deadline and would be on the agenda in June 2017.

Public to be Heard: No comments from the audience.

There being no further business, the meeting adjourned 8:45 PM.

Respectfully submitted,

Ilene M. Eckhart