



Allen Township Supervisors

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ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Monday, April 16, 2018

A **General Meeting** of the Allen Township Planning Commission was held on Monday, April 16, 2018 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 W. Eugene Clater.

Roll Call: David Austin - Absent; Gary Behler - Present; Gary Krill - Present; Louis Tepes, Jr. – Present; W. Eugene Clater - Present; Robert Cox, P.E., P.L.S. (Barry Isett & Associates, Inc.) – Present; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart – Present

Approval of Minutes: Mr. Krill made a motion to approve the minutes of February 6, 2018 and March 19, 2018; seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: Larry Oberly, 154 Atlas Road, noted the Morning Call article that appeared in the newspaper on Monday, April 16, 2018 regarding the warehouse developments in Allen Township. Mr. Oberly stated that the reporter wrote that while developers have to get municipal approval for their proposals, the Townships and Boroughs cannot reject projects that they dislike if they conform to the zoning laws. He said his concern is House Bill 1699, which was passed by the Pennsylvania General Assembly on April 11, 2018. He stated this Act deals with truck traffic, and it identifies twin trailers and 102 trailers. He said the vote was 189-1 in favor of allowing trucks to go anywhere in the Commonwealth of PA. He wrote a letter to State Senator Scavello's office and they replied back to him that they will begin to study this more at the Senate level. He urged everyone to contact their State Senator, no matter where they live. He said he plans on reaching out at the local level. He said if the State law is dictating what we have to live with, with the zoning law, and then they take away the right of where the trucks are allowed to go, he thought that Township government has no purpose. Mr. Clater said that Bill came out of Committee approximately 3 months ago and that it was seen at the LVPC level. He said that Bill modifies the Motor Vehicle Bill, which means it supercedes anything that local government tries to do to restrict trucks. Mr. Clater said the changes are very subtle, in wording, but they are significant in their impact. Mr. Krill asked the Board if they saw the other part of the Morning Call article where they said they wanted to study the roads in the Township and see where there are traffic back-up problems and based on that information, they will widen those roads.

Old Business: No old business

New Business:

A. Willowbrook L-Shaped Barn Club House Renovation- Sewer Planning Module:

Robert Cox reviewed the procedural steps in the process of allowing an on-site sewage disposal system at the Willowbrook Golf Course for the change of their club house going down to the existing L-shaped barn. Mr. Cox said the septic system and perk tests have been done. He stated that it cannot be formally approved until the Sewage Facilities Planning Module is approved by the Board of Supervisors. Ms. Eckhart reported that they are going to generate 1,700 gallons of sewage per day and the threshold is anything over 800 gallons per day for a “community on-lot disposal system.” Mr. Behler responded that 1,700 gallons of sewage per day seems excessive to put on a well system.

Mr. Cox said this is a “transient non public well” which means that there isn’t someone there every day drinking the water. Mr. Clater commented that it was unfortunate that the Board of Supervisors waived the SALDO review. He said in the past the Commission received site plans when they have seen land development of this magnitude and that the Commission should have seen this information and helped with the review process. Mr. Clater said he and Mr. Behler were at the meeting where they approved it and they talked about getting started with the internal building construction but the internal building construction is predicated on the outside issues, which are the issues that have been raised. He stated that he hopes in the future that the Board of Supervisors use the Planning Commission for the purposes that it is intended. Mr. Behler made a motion to approve the sewage planning module as presented by Mr. Cox; seconded by W. Eugene Clater. On the motion, by roll call vote, all Commissioners present voted yes.

Other Business: Mr. Tepes questioned the current vicinity of public water. Mr. Clater said the current vicinity of public water is at least 1,000 feet away. He stated there are no plans for the Village Center, right now. Ms. Eckhart noted that the extension was received for the Jaindl-Watson current submission and it is good through July 31, 2018.

Ordinance Changes:

A. Zoning Ordinance Map and Text Amendments related to the Comprehensive Plan of 2017 Future Land Use and Zoning Map – Follow-Up Discussion: Mr. Clater discussed the information from Mr. Cox in regards to the buildable lots. Mr. Cox reviewed Upper Merion, Lower Saucon and Longswamp Township areas that were on his Constrained Land list showing steep slopes, wetlands, and other things that have to be pulled out of the lot sizes. Mr. Clater commented that they should use the simplistic approach because it will get them further in the process. He stated the use of the concept of what should be restricted will work best. Mr. Krill thought that the Commissioners should protect the residents by adding in more land to the cluster in the situation of adding a patio, pool, etc. Mr. Clater commented that he did not disagree with a buffer that could be granted with reasonable oversight. Mr. Clater discussed the single family cluster. He proposed the idea of eliminating the Single Family Clusters, due to the current text not meeting the original intent of the Planning Commission nor Supervisors. The Commission agreed by general consensus to delete the Single Family Cluster use from the ordinance due to multiple discussions and several months of meetings.

Mr. Behler asked about the County agricultural easement if purchased by the County. Mr. Treadwell commented that when development rights are sold the resulting use becomes agricultural. He explained the similarity of a conservation easement and that it can never be developed. Mr. Clater advised that the Commission will proceed to the joint Board of Supervisors and Planning Commission Workshop meeting regarding these discussions.

B. Official Map Revision- Stagecoach and Woodmoor Road:

Mr. Clater reviewed the Stagecoach Road and Woodmoor Road extension removals from the Official Map. He said these roads are not being used. The northern section of Stagecoach and the northern segment of Woodmoor Road will be removed from the Official Map (showing future intent). Mr. Krill questioned if you take Stagecoach and Woodmoor Road off of the map, if they can still come back as a road. Mr. Clater stated that they could come back as a road in the future. He said if the Township wanted to get the road back as a Township road they would have to go through condemnation proceedings to get it back. Mr. Tepes questioned why it was requested for removal. Mr. Clater and Mr. Treadwell felt the reason was for political reasons. Mr. Treadwell explained the Official Map process and reason and how the Official Map may be used for planning purposes. Mr. Behler made a motion to recommend approval; seconded by Mr. Krill. On the motion, by roll call vote, all Commissioners present voted yes. Mr. Treadwell shared a Supreme Court case in a buildable site area. He said in this case you could require people to set aside a certain percentage of tract that they own for agriculture. He said one acre is more than enough land to build a house on it.

Public To Be Heard: No public hearings.

There being no further business the meeting adjourned at 8:50 P.M.

Respectfully submitted,

Ilene M. Eckhart