

# Allen Township Planning Commission

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

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

## MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, March 16, 2015 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, March 16, 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 approve the minutes of February 16, 2015; seconded by Mr. Pierce. On the motion, by roll call vote, all Commissioners present voted yes.

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

**Old Business** - No items.

### **New Business**

#### **A. Willow Brook Farm (Fuller Trust) Proposed Land Use Plan – Discussion**

Mr. Robert Dwyer, a planner with Land Trust Properties Inc. was present on behalf of the Fuller Trust to present a concept master plan of the 327 acre property owned by the Fuller Trust.

Mr. Dwyer provided the following overview of the proposed land use plan which included the following land use design elements within “Pod” areas of segregated uses:

- “Pod A” consists of 217.2 acres (located within Allen Township) and is proposed to be comprised of the existing area developed with the farmstead, mansion, horse arena areas. Several existing farm buildings will be repurposed to provide new amenities to the “Village Preserve” design such as an existing gambrel roof barn into a new golf clubhouse and pro shop. In addition, the existing 18-hole golf course which is located primarily to the western reaches of the property will be redeveloped as a 9-hole golf course which would follow the creek corridor through the center of the property;
- “Pod B” consists of 3.1 acres (located within Allen Township) and is proposed as an assisted living facility;
- “Pod C” consists of 15.1 acres (located within Allen Township) and is proposed as three-story apartment buildings;
- “Pod D” consists of 19.2 acres (located within Allen Township) and is proposed as four-story apartment buildings;
- “Pod E” consists of 37.6 acres (located within North Catasauqua) and is proposed as traditional streetscape design with 40’ to 44’ wide village style homes (this is an area of existing golf course);
- “Pod F” and “Pod G” consists of 11.3 acres combined (located within Northampton Borough) and is proposed for traditional streetscape with 30’ wide village style homes;
- “Pod H” consists of 23.5 acres (located in Allen Township) and is proposed for traditional streetscape with 40’-44’ wide village style homes

Mr. Pierce asked if each ‘Pod’ would essentially be designed as cul-de-sacs. Mr. Dwyer indicated that the “Pod” roads would interconnect to the village streetscape. Mr. Dwyer further indicated that the roads would be private and managed by an association. Mr. Pierce questioned who would be owners in fee. Mr. Dwyer responded that Pods B, C, and D would be separate property owners and the trust may retain ownership of C or D. Mr. Dwyer indicated Pod C would be about 200 units and Pod D would be about 300 units. Mr. Pierce asked how the votes would be allocated within the association. Mr. Dwyer indicated the master association would be balanced by a professional management company. Mr. Clater was concerned with the project not being successful and the improvements coming back on the Township. Mr. Clater felt that this will have to be spelled out through the approval process because homeowners associations are problematic. Mr. Dwyer understood the concern with small homeowners association. Mr. Pierce questioned who retains ownership of Pod A. Mr. Dwyer responded that the Fuller Trust will retain ownership of Pod A. Mr. Pierce voiced concern Mr. Clater voiced concerns regarding the construction of roads and he indicated he would not agreeable with private roads not being built to Township standards.

Following a lengthy discussion regarding ownership issues, phasing, and the connectivity of access points to other adjacent planned properties, Mr. Dwyer summarized the following list of major concerns which he would address in a follow-up presentation to the Planning Commission:

1. The location of the proposed Entrance into the Village Preserve area;
2. The required width of the roads;
3. The height of the Multi-family buildings;
4. Viability of Home Owner's Associations (that would be required should the Township consider any waiver of road widths);
5. Some type of assurance that the Village would be created (not just the Multi Family Phase).

Mr. Pierce questioned if a draft overlay ordinance to address the concept would be assembled. Mr. Dwyer indicated that he would provide a draft overlay ordinance and address the five points outlined above at a future follow-up presentation before the Commission.

### **Ordinance Changes/Updates**

**A. Review of Zoning Ordinance – Chapter 27, Section 1407 Nuisances and Hazards: (E) Noise and modernization of current measurement criteria:** Ms. Eckhart provided additional information concerning the development of the modernized noise regulations. She included the recent adopted City of Bethlehem standards, which she felt addressed many of the Commission discussion points aired at the February meeting. She further indicated that the City of Bethlehem document addresses all of the definition language within the section pertaining to the regulation which in effects simplifies implementation and administration. Following some discussion, the Commission directed Ms. Eckhart to return with a consolidated, simplified version (which utilized the City of Bethlehem formatting/layout) of the noise regulation section. In addition, the Commission directed that draft amendments be prepared for the Commission to consider at the next meeting for recommendation to the Board of Supervisors. The draft amendments (of both the Zoning and Subdivision and Land Development Ordinances) are to include all items which the Commission has basically resolved through discussions since the onset of the ordinance review process (which began in August 2014). The Commission agreed that the next review assignments, which of the Stormwater Management and Impervious Coverage issues, would involve a length review/discussion process.

**B. Impervious Coverage – Stormwater Management:** Ms. Eckhart provided information regarding the limitations imposed by the current Zoning Ordinance definition of "Impervious Surface". She provided a sample review to establish the usage of "pervious materials" with the option of a credit that was recently completed by Lower Makefield Township. In addition, Ms. Eckhart noted that she has been in contact with the LVPC to request assistance to provide a brief study of maximum impervious surface coverage, using examples in some neighboring municipalities. The requested report should provide an overview of what the various zoning classifications are doing for the impervious surface and building coverage maximums, although not each zoning district in each community may be fully described. She hoped to have the information for the March Planning Commission meeting. She indicated that the LVPC also offered to provide a presentation to the Commission regarding this matter.

Regarding the Stormwater Management regulations, Mr. Kocher made a recommendation to move forward through the stormwater management review process. He indicated he would provide a narrative of recent waivers granted throughout the process of land development reviews as a follow-up to commence the discussion with the Commission. Mr. Pierce felt if the Stormwater Management facilities are to be owned the by Township, then the Township should be making decisions regarding design due to the maintenance aspects.

**Public to be Heard:** Mr. Behler questioned the Short Lane Relocation progress discussions with the property owner. Mr. Milot provided a brief update. Mr. Noll questioned if the time was determined regarding the noise regulations. There being no further business the meeting adjourned at 9:50 PM.

Respectfully submitted,

Ilene M. Eckhart