



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, January 17, 2011
7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, January 17, 2011 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: David Irons; Alfred Pierce; William Holmes, Jr.; Eugene Clater ; B. Lincoln Treadwell, Jr., Esq.; Brien Kocher, P.E. and Ilene M. Eckhart. Absent: Louis Tapes, Jr.

Reorganization: Mr. Pierce made a motion to appoint the same slate of officers as 2010; seconded by Mr. Clater. On the motion, by roll call vote, all Commissioners present voted yes.

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

General Business:

Willow Ridge – Revision to Multi Family Layout: Mr. Roger Wilcox, Franklin Realty and David Tettemer, PE, Keystone Consulting Engineers were present to discuss the plan changes as proposed which included: relocation of the clubhouse (now with a pool) to the site of Building 11; relocate Building 11 to the former site of the clubhouse; slightly revise the footprint of the buildings; remove sidewalk in the area of Buildings 11 & 12; and to add detached garages to several areas of the parking lots. In response to Hanover Engineering Associates, letter of review dated January 14, 2011, the applicant responded as follows:

ZONING ORDINANCE

Regarding Article VIII, Section 802 (Zoning Ordinance) the proposed roadway configuration at the termination of McNair Drive conforms to the requirements of the Conditional Use decision. Mr. Wilcox indicated the terminus has been sized to conform to the hammerhead turn around for fire apparatus access.

Regarding Article VIII, Section 804.3.e, the Applicant will revise the plans to comply with the provisions of this section. This section requires that all buildings must have frontage on a public or private street, with a minimum cartway of 40 feet with curb and sidewalk and a 60-foot right-of-way (if public). Sidewalks are not shown in several areas. Sidewalks should be extended in numerous areas to provide a continuous sidewalk system within this development.

Regarding Article XIV, Section 1402, the Applicant will revise the plans to comply with the provisions of this section. This section requires that the 75-foot clear sight triangle be shown on the plans.

Regarding Article XIV, Section 1406 the Applicant will revise the plans to comply with the provisions of this section. This section requires that the buffer yards be shown on the plans in accordance with the Ordinance.

Regarding Article XIV, Section 1410 the Applicant will revise the plans to comply with the provisions of this section. The plan depicts two different tree plantings. The areas of the plan that depict overlapping trees and trees in parking areas need to be corrected.

Regarding Article XIV, 1414, the Applicant will revise the plans to comply with the provisions of this section. Details for the pool enclosure need to be provided.

SALDO

Regarding Section 3.11 a note regarding public improvements note regarding utility ownership shall be determined. The Public Improvement Notice regarding utility ownership need to be reviewed by the Solicitor and Board of Supervisors.

Regarding Section 3.12 a new improvements agreement will be required. Mr. Kocher indicated that a clear report regarding what has been completed on site and what is outstanding shall be provided. Mr. Pierce questioned if one entity will own everything once constructed. Mr. Wilcox indicated that one entity will own all improved areas. Mr. Pierce specifically questioned the status of the ownership of the storm water detention ponds. Mr. Holmes questioned the ownership of Lot #57. Mr. Wilcox confirmed that Franklin did not own Lot #57. Messrs. Pierce and Clater were concerned with the term "natural" for these open areas to be left in single ownership (including storm water areas) as to what these areas would consist of and how they would exist and in what manner would they be required to be maintained. Mr. Clater felt that

Mr. Kocher should come back with some type of formal language for consideration for this type of application.

Regarding Section 4.12.4 the Applicant indicated the Recreation Fees are currently outstanding and will be satisfied.

Regarding Section 4.22 the Applicant indicated the street lighting revisions will be completed to comply.

Regarding Section 4.23 the Applicant indicated the survey monumentation will be completed to comply.

Regarding Section 5.03.4.d the Applicant indicated that the sewer and water service agreements would be provided.

GENERAL COMMENTS

Mr. Kocher indicated that portions of the property line for Lot 55 need to be further depicted on the plan.

Additionally, the pedestrian plan location as constructed needs to be properly located on the plan and the lighting of the parking lot areas will be clarified.

Mr. Kocher questioned if the plan needs to be recorded will some of the existing adjoining property owners need to sign off.

The developer will return at the February 2011 Planning Commission meeting to address the Commission's review comments and input.

Mr. Clater made a motion to adjourn; seconded by Mr. Tepes. On the motion, by roll call vote, all supervisors present voted yes.

Respectfully submitted,

Ilene M. Eckhart