



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, June 17, 2013
7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, June 17, 2013 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; Louis Tepes, Jr.; David Irons; Eugene Clater; Brien Kocher, P.E., (Hanover Engineering Associates); B. Lincoln Treadwell, Jr., Esq. Absent: Alfred Pierce

Reorganization: Mr. Tepes made a motion to reappoint the slate of Officers; seconded by Mr. Clater. On the motion, by roll call vote, all Commissioners present voted yes.

Minutes: Mr. Tepes made a motion to approve the minutes of May, 2012; seconded by Mr. Holmes. On the motion, by roll call vote, all supervisors present voted yes.

General Business

Good Shepherd Evangelic Lutheran Church: Mr. David Martin, P.E. of Keystone Consulting Engineers, Inc. responded to the Hanover Engineering Associates, Inc. letter of review dated June 13, 2013.

Pursuant to the Zoning Ordinance: Section 504 – This item will require clarification regarding the amount of impervious coverage for Lot #1. A future variance may be required

Section 1422.J.3 – Mr. Martin proposed a planted hedge row or fence. The symbol for the proposed screen plantings shall be revised. The Driveway is still proposed to be used by the Church in the form of an easement for emergency access (inclement weather when required). A statement should be included in the future deed as well as the plan concerning this easement issue.

Pursuant to the Subdivision and Land Development Ordinance: Section 4.06.8, 4.07.2, 4.07.2 & 5.03.2 – Mr. Martin requested a deferral from the minimum widths of the right of way and paving to Howertown and Old Carriage Roads and plan sheet size.

Regarding Section 4.11.7a and 5.03.4.b: A note on the plan shall be provided to explain that the Highway Occupancy Permit numbers may not be available due to the age of the permit.

Section 5.03.3.o: The Lehigh Valley Planning Commission review has not been provided.

All other comments were accepted by the applicant.

Mr. Tepes made a motion to recommend conditional approval of the plan with the noted deferrals of SALDO Sections 4.06.8 and 4.07.2 regarding roadway improvements; Section 4.07.2 regarding right of way dedication; and the waiver of SALDO Section 5.03.2 regarding plan sheet size: seconded by Mr. Clater. On the motion, by roll call vote, all Commissioners present voted yes.

Revised plans are to be received ten days prior to the Board of Supervisors meeting in order to be placed on the agenda.

Solar Energy Systems: Mr. Clater voiced concern regarding the 18 KW restrictions because he felt it may be overly restrictive for a large house. He was also concerned with the restriction in not being visible from the ground level of any neighboring property within five hundred feet of the nearest proposed rooftop solar panel.

There being no further business Mr. Tepes made a motion to adjourn; seconded by Mr. Irons. On the motion, by roll call vote, all Commissioners present voted yes.

Respectfully submitted,

Ilene M. Eckhart