



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

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, October 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: William Holmes; Louis Tapes, Jr.; Alfred Pierce; David Irons; Eugene Clater; Brien Kocher, P.E., Randall Wright (Hanover Engineering Associates), B. Lincoln Treadwell, Jr. Esq. and Ilene M. Eckhart.

Public to be Heard: Mr. Jay Hower, Stagecoach Road, commented regarding PPL Martin Siegfried Rebuild and if the Township is considering responding to the notice to give input during the PUC application process. Mr. Hower indicated that some of the material he received seems to indicate a portion of the line to be constructed may be outside the easement areas. He questioned the flight path issues and the access permit requirements for the entrance of the properties to be utilized. Mr. Kocher indicated that he has performed a cursory review of the PUC filing. He indicated the project area does not appear to be in the Airport Zoning Line area. Mr. Hower questioned if PPL would require permission from Northampton County Conservation District. Following some discussion, Mr. Holmes responded that the Manager contact the PUC regarding the public input opportunities on the application and also that the Supervisors should consider if they want to provide input at their next meeting.

Minutes: Mr. Pierce made a motion to approve the minutes of August 15, 2011; seconded by Mr. Clater. On the motion, by roll call vote, all supervisors present voted yes.

General Business

Natural Area Regulations: Mr. Clater noted that the drip line restriction at 15' seemed excessive. Mr. Clater felt the ordinance should be specifically key the criteria for common open space to a specific use. Mr. Holmes excused himself from the meeting due to an emergency. Mr. Clater, Vice Chairman, lead the meeting going forward. Following a lengthy discussion, Mr. Clater indicated that the common open space should be clarified and 15' drip line in the woodland area section should be clarified. Mr. Holmes returned to the meeting. Regarding enforcement of maintain the natural areas, the Solicitor is to review the appropriate SALDO sections regarding Township Enforcement.

Outdoor Wood-Fired Boiler Draft Ordinance: Mr. Wright reviewed the sections that have been revised since the last discussion. Mr. Clater commented regarding Section 10.2 may not be a comprehensive list and he preferred just relying on the allowance of burning of "clean wood". Mr. Treadwell indicated he would be fine with adding "including but not limited to" the section that calls out specific items which shall not be burned in the Outdoor Wood Fired Boiler. Following some discussion, the Commissioners agreed to entirely remove Section 10.2 and add a clarifying statement regarding clean wood (not including treated wood, plywood, particle board, et cetra). Mr. Treadwell questioned the enforcement section. The Planning Commission felt the ordinance should state the Code Enforcement Officer is to enforce. Mr. Treadwell indicated the exemption from liability should include a hold harmless statement from the applicant in the form of a municipal release and indemnity. Mr. Wright is to return to the meeting with these changes.

Alternative Energy Production Facility: Mr. Clater was concerned with lumping electrical solar, wind energy and the geo thermal. The Commission determined that the geo-thermal regulations are not considered at this time. The solar and wind energy regulations for the current review shall be for residential applications.

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

Respectfully submitted,

Ilene M. Eckhart