



Allen Township Planning Commission

Meeting Minutes
October 17, 2022
7:00 P.M.

A **General Meeting** of the Allen Township Planning Commission was held on Monday October 17, 2022 at 7:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. Chairman Gary Krill led the audience in the Pledge of Allegiance to the Flag.

Roll Call:

Present: Gary Behler; Gary Krill; David Austin; B. Lincoln Treadwell, Jr. Esq. Solicitor; Ilene M. Eckhart, Manager; Maurin Ritinski, Admin. Assist.; Stan Wojciechowski, PE, CME, Engineer (Barry Isett & Associates, Inc.); and Layla Denissen (Barry Isett & Associates, Inc.).

One Commissioner Member Seat is Vacant.

Absent: None.

Minutes: Mr. Austin made a motion to approve the minutes from September 19, 2022, seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: No public comment.

Business Items:

A. Bodnarczuk Preserve Subdivision: Jonathan Shupp, professional land surveyor, explained that Township residents, Paul and Wasyl Mauser, donated a portion of the land they own at 4551 Indian Trail Road to Northampton County Parks and Recreation. The existing 58.07 acre parcel, known as parcel number K4-26-4, is before the Planning Commission in order for the subdivision of the property to take place. The Mausers will be retaining Lot 2 which will be 17.0037 acres once subdivided and consist of existing barns and sheds. Lot 1, consisting of 41.0648 acres once subdivided, will be sold to Northampton County Parks and Recreation for the purpose of preserving. Mr. Shupp explained that the plan for Lot 1 will be to create a small parking lot in the next three years. The parking lot will be stone and have capacity for three to five cars. The entrance to the lot will be on Indian Trail Road across from the Allen Township Municipal Building. This will require a State approved highway occupancy permit. Northampton County Parks and Recreation plans on utilizing the property for passive walking trails in the next three to five years. Mr. Krill expressed his concerns regarding the need for trails to be clearly marked in order to keep people on the County-owned property and limit trespassing on the private properties of the adjoining neighbors. Mr. Shupp explained that typically the property is marked once the survey is completed.

Mr. Wojciechowski explained that there are three waivers being requested. He also indicated there were minor comments on the review letter related to drafting. Mr. Wojciechowski noted that the ultimate right-of-way must be shown on the plan even though it would extend through the barn. Mr. Shupp reported that earlier today he had sent over an updated draft with the minor corrections. Mr. Wojciechowski explained the waiver

requests. Mr. Wojciechowski stated that the revised plans that were submitted today will be reviewed prior to the Board of Supervisors meeting which will take place on October 25, 2022 at 7:00PM.

The waiver requests were addressed in the Barry Isett letter dated October 13, 2022, which read:

“SALDO COMMENTS

- 1. Where existing private or public streets border the proposed subdivision, the applicant is responsible for roadway improvements to bring the street into conformance with the standards in SALDO § 22-406 per SALDO § 22-407.2. We could support a deferral or waiver of this requirement.*
- 2. The horizontal scale of the plan should be 50 feet to the inch per SALDO § 22-502.2.A. The plans is drawn as 1”=100’. Given the size of the property, we find the legibility to be acceptable. Therefore, we would have no objections to a waiver of this requirement.*
- 3. Per SALDO § 22-502.3.B, existing and proposed contour lines shall be provided at intervals not to exceed two feet. With the existing and proposed contour lines, the plans show contours with 10’ intervals which accurately portray the topography of the site at this scale. Therefore, we would have no objections to a waiver of this requirement.”*

Mr. Behler questioned if it was worth approving a deferral for the first waiver request relating to roadway improvements due to Indian Trail Road being a state road. Mr. Treadwell advised that the Planning Commission consider the waiver of this requirement.

Mr. Shupp indicated that rather than doing sewage testing on Lot 1, they are requesting a non-building lot waiver. This waiver request was addressed in the General Comments section of the Barry Isett letter dated October 13, 2022, which reads:

“5. The Planning Commission and Board of Supervisors will need to approve the use of the non-building lot waiver.”

Mr. Behler made a motion to recommend the approval of the following waivers requested relating to Section 22-407.2, which requires road improvements along private and public streets; Section 22-502.2.A, which requires a horizontal scale of 50 feet to the inch; and Section 22-502.3.B., which requires contour lines at an interval not to exceed two feet. The motion was seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

Mr. Behler made a motion to recommend approval of the waiver request to designated Lot 1 a non-building lot, seconded by, Mr. Austin. On the motion, by roll call vote, all Commissioners present voted yes.

Mr. Link made a motion to recommend approval of the Bodnarczuk Preserve Subdivision plan, seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

Mr. Behler provided the audience with additional background on the subdivision plan. He explained that Northampton County is obtaining Lot 1 for a “bargain price” due to the Mauser brother’s donation. This land will be used for conservation, preservation, and passive recreation. Mr. Behler stated that this is a great opportunity for both Northampton County and Allen Township.

Public to be Heard: No public comment.

Announcements: Mr. Krill announced that a letter was received today from Phil Richardson, of Graystone Circle, relating to the proposed Wawa at the Route 329 and Savage Road intersection. Although the contents of the letter were not discussed at this meeting, Mr. Krill requested that a copy of the letter be forwarded to the developer for the proposed Wawa. Mr. Krill explained that this letter clearly indicates that residents of the Township have the same concerns as the Township with aspects of the proposed Wawa development. Ms. Eckhart will forward a copy of this letter to the developers of the proposed Wawa. Ms. Eckhart reported that Mr. Richardson's letter is the third written comment that the Township has received regarding the proposed Wawa development.

Mr. Krill announced that the next Planning Commission meeting will take place on Monday, November 21, 2022 at 7:00PM.

There being no further business, the meeting adjourned at 7:13 PM.

Respectfully Submitted,

Ilene M. Eckhart