

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, April 18, 2011
7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, April 18, 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: Louis Tepes, Jr.; Alfred Pierce; William Holmes, Jr.; Eugene Clater ; B. Lincoln Treadwell, Jr., Esq.; Brien Kocher, P.E. and Ilene M. Eckhart. Absent: David Irons

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

General Business:

1. High Meadow Estates Final Plan – Phases 1-5: Mr. Pierce commented regarding the detention notes on the first page; he felt that we should have the notes for the landscaping. He felt the language was sufficient as far as the operation.

Lot #135 is duplicate and is confusing.

All of the information on the cover page needs to be updated because it is totally erroneous.

He felt the names Spring Hill Circle and Spring Road were unnecessary – it should just be Spring Hill Road.

Mr. Pierce was concerned with who would maintain the areas outside the pump station for those two lots. He felt the grounds maintenance of the lots should be the burden of the homeowners association. Mr. Holmes questioned if a fence was proposed around the pump station. He felt that if a fence is proposed the Township should only maintain the grounds inside the fence. Mr. Pierce was not in favor of a fence unless there was electrical cabinetry. Mr. Holmes felt that the conditions for the Willow Green litigation regarding the necessary upgrades of the pump station (March 1, 2011 Hanover Engineering letter of review) should be imposed on this plan. Mr. Pierce was concerned with the lack of usage on the pump station in the beginning phases would be causing the wet well to turn septic. Ms. Eckhart indicated she recalled the applicant's design engineer making mention of a system to compensate for the low flow problems such as calibration of the pump to adjust or a drip system to handle the interim situation. Mr. Pierce felt that the financial security would need to reflect this situation occurring.

Mr. Pierce was concerned with the Stoffa Easement and that it would be acceptable to the Township because the water ends up at the creek directly. He was concerned with the maintenance and liability questions regarding this type of system. Mr. Clater and Pierce recalled most of the stormwater would be infiltrated.

Mr. Pierce felt the old plan was null and void due to the changes of the submitted plans before the Commission. Mr. Pierce was concerned with the phasing defined in such a way to provide the Township with adequate financial security and the time to complete each phase in such a way that the Township will be protected if the development project is commenced and experience financial problems.

Mr. Tepes voiced concern regarding the paving of the right of way into the driveways leading from the development. This paving was committed to by the prior applicant that an additional 25' would be provided for a future road right of way for the purposes of a future subdivision of these lands. In fact part of the landscape buffer is shown within his current driveway.

Mr. Pierce commented that this all takes you to the bigger discussion regarding the eventual use of Spring Hill Road.

Mr. Holmes was concerned with wetland easement on page 28 it was very close to the High Meadow Drive north and the current pipe under the road at the one area. He was concerned that eventually it would have a negative effect on the road.

Mr. Holmes also questioned the easement through Stoffa. Mr. Holmes also questioned the monitoring wells on the site – would they be removed?

Mr. Holmes questioned the position of the Fire Company. Have we received a letter from the Fire Company? Mr. Clater recalled the Fire Company provided a review so they should be conforming if they haven't been moved. Mr. Holmes indicated that the booster pump station should aid the six homes that were mentioned to have marginal fire flows.

Following some further discussion, Mr. Pierce made a motion to recommend to the Supervisors that the plan be rejected for the following reasons: the stormwater changes are a major departure from previous approved plan, the landscape plan was never approved and will not be approvable until the Township finalizes the natural area regulations are finalized; and that the plans are reject able because they exceed the five year plan review time frame and that these plans should be resubmitted as preliminary plans and submitted for the planning commission review; seconded by Mr. Clater. On the motion, by roll call vote, all supervisors present voted yes.

2. Natural Area Regulations: Mr. Pierce felt that an addition should be made to “B. General Categories of Natural Features” to add steep slopes. Additionally he felt the Commission should further discuss the buffer plantings – did the Township want these areas to become forests?? Mr. Tepes indicated we should be cautious because some of the lots could be made unusable if the buffer area is required to be too extensive. Mr. Holmes did not feel the river/stream category stood on its own – he felt the buffering around the plan boundaries was for a totally different reason. Mr. Clater felt that the outline accomplished the scope but we should concentrate with immediacy on the Open Space Areas criteria. Mr. Kocher felt the River/Stream Edges criteria should also be prioritized because the Township has an opportunity to require the plantings that will aid in stabilization of the Dry Run Creek.

There being no further business the meeting adjourned.

Respectfully submitted,

Ilene M. Eckhart