

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, December 19, 2011

7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, December 19, 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 Tepes, Jr.; Alfred Pierce; David Irons; Eugene Clater; Brien Kocher, P.E., and Randall Wright (Hanover Engineering Associates), Ilene M. Eckhart and B. Lincoln Treadwell, Jr. Esq.

Public to be Heard: No public comments.

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

General Business

Nagy Subdivision: Road Improvement fee chose as the option in the amount of \$7,384 with deferment of curb and sidewalk. Waiver of direct access to a collector road requested. Mr. Tepes made a motion to grant conditional approval subject to the Commission granting the waivers; seconded by Mr. Irons. On the motion, by roll call vote, all supervisors present voted yes. Mr. Clater made a motion to grant the approval of the Sewage Facilities Planning Module; seconded by Mr. Tepes. On the motion, by roll call vote, all supervisors present voted yes.

Catasauqua Service Area – Act 537 Plan: Mr. Kocher provided a draft sanitary sewer flows for the LVIA and Fuller properties. Mr. Pierce felt that the Manager should write a letter to Hanover

Township (Lehigh County) and East Allen Township to see if they would be interested in a joint study of this sewer area and see if they would be receptive to a cost share, based on what we have compile so far. The Commission agreed by consensus.

Outdoor Wood Fired Boiler Regulations: Mr. Wright reviewed the revised draft pursuant to the Commissions last comments. Mr. Clater suggested the removal of the “*day to day*” basis language within the “occupied structure” definition. Regarding the enforcement of the ordinance and appeal mechanism, Mr. Treadwell suggested utilizing the Building Appeals Board procedure. Mr. Treadwell will review this option further. Mr. Clater made a motion to recommend the draft with the changes concerning the change in the occupied structure definition and the enforcement issues pursuant to the Solicitor’s final revisions; seconded by Mr. Pierce. On the motion, by roll call vote all members present voted yes.

Solar Energy Regulations: Mr. Wright indicated all references to large systems have been removed. The limit in size has been maximized to 1,000 square feet based on the average square footage of an average home. Following a lengthy discussion, the Commission agreed that were fine with the provisions provided regarding roof mounted panels, however they would like further analysis provided by the Engineer regarding the average size allowed. In addition, Mr. Clater and Holmes agreed they were fine with what was provided for roof mounted but they felt that for ground mounted, at least 75% of the total electrical power generated, and setback extended to 1-1/2x. The Commission agreed by with Messrs. Clater and Holmes and directed the changes be made and forwarded to the Board of Supervisors. Mr. Clater made a motion to accept the changes as proposed with a modification to the ground mounted solar applications to a minimum of at least 75% of the total electrical power generated and the setback extended to 1-1/2% for both small scale solar and for small scale wind applications to a minimum of at least 51% of the total electrical power generated and the setback extended to 1-1/2%; seconded by Mr. Irons. On the motion, by roll call vote all members present voted yes.

Public to be Heard: Mr. Tift commented regarding the limitation on one wind turbine per lot.

There being no further business the meeting adjourned at 8:30 P.M.

Respectfully submitted,

Ilene M. Eckhart