

# Allen Township Planning Commission

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Eugene Clater, Chairman  
Gary Krill, Vice Chairman  
Gary Behler  
Alfred Pierce  
Louis Tepes Jr.

Brien Kocher, P.E.  
B. Lincoln Treadwell, Jr., Esq.  
Ilene M. Eckhart, Secretary

**MINUTES**  
**ALLEN TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**Monday, September 19, 2016**  
**7:00 P.M.**

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, September 19, 2016 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: Alfred Pierce; Louis Tepes, Jr.; Eugene Clater; Gary Behler; Gary Krill; Ilene Eckhart, Manager; Brien Kocher, P.E.; B. Lincoln Treadwell, Jr., Esq.

**Minutes:** Mr. Clater made a motion to approve the minutes of August 15, 2016; seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

**Public to be Heard:** No comments from the audience.

## **Old Business**

**A. Delli Santi Associates, Revised Preliminary/Final Plan Submission (As-Built):** Mr. Brian Gasda, Lehigh Engineering was present to discuss the submitted as-built plan submission. Mr. Gasda indicated the plan represents the conditions as currently constructed. The building sizes have been decreased in size from the original plan. The parking has been provided pursuant to the original plan. Trucks will not be turning right onto Horwith Lane due to the curb radius. Mr. Delli Santi is seeking a plan approval in order to obtain a certificate of occupancy. Mr. Kocher indicated that the items which need to be added to the site are as follows:

1. Stop sign and Do not enter sign
2. Depressed curb – manner in which the curb cut was performed

3. Curbing at the entrance of the driveway. Regarding the curb, Mr. Clater noted that all existing driveways off of Brick Kiln Court are identical to the configuration of Mr. Delli Santi's property. The entrances have been saw-cut on angle. The properties mentioned by Mr. Clater are without curb radius.
4. Paving deferral note needs to be added to the plan. Mr. Gasda responded the note was present on the plan.
5. Stone areas appear to be used for outdoor storage. If the use is for outdoor storage, the area is to be buffered. Mr. Delli Santi indicated the items will be moved into the building upon the receipt of the certificate of occupancy.

Mr. Pierce voiced concerns regarding the "stone area" which was originally intended to be grass. A lengthy discussion regarding the parking of trucks on the stone area in lieu of parking within the building or within delineated parking space ensued. Mr. Clater felt that a plan should be presented, which accurately depicts the features which have been constructed on the site. Mr. Pierce felt that there were two exceptions to Mr. Clater guidance: 1) impervious coverage (60%) which is existing on the site; and 2) improvements to parking and loading areas.

Regarding the site data on the plan under discussion, Mr. Gasda referenced item 6 which stated the proposed coverage of 25% of the 4.5 acre lot. Mr. Gasda indicated he would provide the correct percentage of coverage.

Regarding Mr. Pierce's second concern – he requested that the correct level of landscaping and the details of improvements to parking areas needs to be accurately depicted on the plan to be considered.

Mr. Treadwell interjected that if the area is to be considered as overflow parking, then the area needs to comply with all other provisions of the ordinance.

Mr. Behler questioned the curbing and radii issue as zoning issues. Mr. Kocher responded that technically these were zoning issues. Mr. Behler felt the Planning Commission could not do anything with this issue. Mr. Behler further questioned the installation of the correct number of trees in the appropriate locations. Mr. Behler felt that the applicant needs to comply with the zoning issues. Mr. Treadwell advised that the existing condition was approved as part of the subdivision plan.

Mr. Gasda was directed to return to the Commission with a corrected plan in October 2016.

**B. Northampton Industrial Park:** Mr. Clater reviewed the status of the Northampton Industrial Park extension which currently runs to the October 24, 2016. Mr. Clater explained that since the current extension is prior to the date of the Supervisors meeting (October 25, 2016) and the October Planning Commission recommendation. Mr. Kocher announced that the Preliminary Plans are generally compliant with the technical review letters. The conditions of plan approval are not satisfied.

Mr. Clater made a motion to recommend denial of the Preliminary Plan pursuant to completion of outstanding items contained in the technical review engineering comments (Hanover Engineering Associates, Inc.) as well as the Board of Supervisors conditions of approval (as approved by the Board of Supervisors) contingent upon the receipt of an extension of time beyond October 25, 2016; seconded by Mr. Pierce. On the motion, by roll call vote, all Commissioners present voted yes.

Mr. Clater questioned the Township engineer regarding the location of the retaining wall in the Howertown Road right of way. Regarding the screening of the parking area on Lot # 1 adjacent to the

Miller property, Northampton Industrial stated the buffering was not needed due to the fact that it did not adjoin a residential area. Mr. Clater indicated he was not satisfied with this depiction.

**New Business**

**A. Hampton Ridge North Reverse Re-subdivision:** Mr. Brian Gasda presented a reverse subdivision plan. However, the applicant will need to obtain relief from the Zoning Board prior to consideration from the Planning Commission.

**B. Dashuta Land Sketch Plan:** Mr. Harold Dashuta was present with the design engineer Brian Gasda, PE (Lehigh Engineering). Mr. Dashuta will return to the Township with a formal land development plan.

**Ordinance Changes/Updates:**

**A. SALDO Amendment Curb Specifications and Wetland Delineation Requirements:** Mr. Clater discussed the SALDO update. Mr. Krill questioned why the Township would consider lowering the amount of stone. A section shall be added to require a jurisdiction determination be provided. Mr. Behler made a motion to recommend the amendment to the Board of Supervisors; seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners present voted yes.

The fences and walls information provided by Mr. Kocher will be discussed at a subsequent meeting.

**Public to be Heard:** No comments from the audience.

There being no further business, the meeting adjourned 9:10 PM.

Respectfully submitted,

Ilene M. Eckhart