

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, June 21, 2010 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, June 21, 2010 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; Alfred Pierce; W. Eugene Clater; Louis Tepes, Jr.; David Irons; B. Lincoln Treadwell, Jr., Esq.; Brien Kocher, P.E. and Ilene M. Eckhart.

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

General Business:

1. High Meadow Estates, Phasing Concept Plan: Mr. Greg Harris was present along with Andrew Bennett, P.E. Pennoni Engineering, to discuss the phasing plan for the project. He indicated that the phasing represented would be the most feasible for the extension of the water and sewer utilities. Mr. Bennett indicated that there would be a resubmission of the final plan showing all the phasing with phase one being shown as the portion for recording. Mr. Bennett indicated there would be five phases. During the construction Spring Hill Road will remain open until some time in Phase 3 when the transition will be made for the new through road. Mr. Harris indicated Spring Hill Road could remain a through road for emergency access. Mr. Bennett confirmed that the sewer system would need to be installed for phase one to the pump station along Kreidersville Road.

Mr. Pierce felt the two items that should be conditions are: 1. that Spring Hill Road remain open until provisions are made for the new through road; 2. that the sewer line be

installed and pump station setup during Phase I; and 3. that the NBMA provides a letter certified adequate water pressure to support necessary fire flows. The developer recognized that a design for the open space regarding the establishment and follow-up planting materials need to be provided. Messrs. Clater and Pierce were concerned that the homeowner's association documentation provides for the proper maintenance responsibilities of the common areas. The developer must also still provide a design for the pedestrian walkway areas to be constructed.

Regarding the cartway width, Mr. Harris asked what the compelling factor was regarding the required 40-foot cartway width. Mr. Clater felt that the Township was compelled due to the road acting as a road between two major connectors in the township. Mr. Bennett felt that the width of the roadway would encourage speeding problems. Mr. Harris felt there was adequate off street parking provided within the development. Mr. Pierce felt that this was the major east/west cross street between the Borough and the Township. Mr. Kocher reviewed that Wynnefield Estates is 40 feet wide as an example. Following some further discussion, the Commission reiterated that the 40-foot wide street for the new through road would be required.

2. Stone Ridge, developer discussion regarding recording of Phase 1 B: Mr. David Shulman, was present on behalf of the developer regarding the request for recording of Phase 1B. Mr. Shulman was unsure, without his client being present, to readdress the April 2010 comments of the Planning Commission regarding the placement of sidewalk and the analysis of the intersection of John Drive and the newly constructed Atlas Road. Ms. Eckhart indicated that Mr. Holmes was concerned with providing a sidewalk to accommodate pedestrian movement until the development is more fully constructed.
3. Spruce Street Opening Estimates: Mr. Kocher provided his report pursuant to the Planning Commission's request and the Board of Supervisors direction, dated June 17, 2010. Mr. Holmes felt if this was the direction of the Township he felt it should be fairly assessed so no one property owner is overly burdened. There was some additional discussion, regarding the paper street that is known to exist between the properties south of John Drive. The Commission discussed that perhaps a private road may be the most cost effective and that Mr. Domitrovits would need to be contacted. A follow-up discussion would occur. Mr. Roy Danner who had initially requested permission to build a single family home on his property and the opening of Spruce Street has complicated the issue for him. This would be approximately 150' from his property to the sewer. He wished to connect the sewer and water directly to the John/Pine Drive locations. Mr. Kocher indicated that the driveway was not allowed direct access to John Drive. Mr. Kocher indicated that property owner would connect a driveway to Spruce Street (as a paper alley).

There being no further business the meeting adjourned.

Respectfully submitted,

Ilene M. Eckhart