

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, March 21, 2016 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, March 21, 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: Gary Behler; Alfred Pierce; Louis Tepes, Jr.; Eugene Clater; Gary Krill; Ilene Eckhart, Manager; Brien Kocher, P.E.; B. Lincoln Treadwell, Jr., Esq.

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

Public to be Heard: No comments from the audience.

Old Business

- A. Stone Ridge Subdivision 1C – 1D, Final Phase 1C, Sketch Plans: Stone Ridge Extension and Sketch Plan Grocery Store
Applicant/Owner: Stone Ridge Meadows, Inc.

Review Deadline: Receipt of Initial Plans: February 25, 2016;
First Planning Commission Agenda: March 21, 2016;
Original 90-day Deadline – June 19, 2016

Submission Status: Plan Submission received February 25, 2016 including: 187 Lot Subdivision plan sheets 1-10. Sketch Plans for Stone Ridge Extension and Stone Ridge Extension with Grocery Store Layout

Mr. Tim Livengood, applicant; Mr. Tom Deilly, Keystone Consulting Engineers, design engineer; and Attorney David Shulman were present to discuss the submitted plan. Mr. Deilly presented the sketch of the extension of Stone Ridge and the sketch of the Stone Ridge with the addition of a grocery store to the western extent of the property.

Regarding the grocery store option, David Shulman, Esq. (for the Applicant, Tim Livengood) was concerned that the grocery store option would require a zoning change. Mr. Pierce, with Mr. Clater agreeing that the Highway Commercial area (as shown on the sketch) was actually zoned Industrial Commercial (as previously owned by Triple Net Investments and part of the Ordinance 2006-01 Zoning Amendment).

Mr. Clater indicated that the only approval was that of the 2005 Preliminary Plan.

Mr. Livengood explained the complications of the access to the sewer line which exists to the rear of the Atlas Estates Twins property the homes with the proposed homes to the southwest corner of the project, flowing back to Brick Kiln Court.

Mr. Clater requested to explain some of his concerns. This included the concern that the emergency access to Savage Road has not been constructed nor is this access point navigable for emergency vehicles. He felt that stranding this number of homes on this lengthy stretch was totally unacceptable. Mr. Livengood indicated this was secured. Mr. Clater was of the opinion that it needed to be built. He felt that either way a secondary access of some type either to John Drive (with the exception of Graystone Circle), to Horwith Lane or to Savage Road. Mr. Pierce shared some of Mr. Clater's opinions and felt that ultimately three or four access points – he felt these included these points exit onto Nor-Bath Boulevard or Horwith Lane. Mr. Pierce felt to approve any concept for development or the timing/sequence without determining access was not a sensible approach.

Mr. Clater felt that Phase 1-C he could agree to with a built access to John Drive. He indicated he would not consider a recommendation to approval anything else on the site without this connection.

The proposed Stone Gate access point and the ramifications concerning the Northampton Industrial Development was discussed at length. Nothing has been submitted to the Township or copied from PennDOT regarding the proposed Northampton Industrial Development HOP.

Back to the matter of a secondary access, Mr. Clater felt the need for a reasonable roadbed to Joseph Drive. Following a very lengthy discussion regarding the options to allow for multiple access points out of the development, Mr. Clater felt that what would resolve the issue before proceeding with 1-C would be to build a road network part of 1-D and the road network part of 1-C and connect them with a cul-de-sac. Mr. Pierce added regarding Rt. 329, there will never be a north-south access to the residential building to or from 329. Mr. Tepes felt that the Rt. 329 access should be considered instead of the emergency access to Savage Road. Mr. Clater stated that "connecting strips" do not need to have curbs and sidewalks in the interim, but if after the five years the project does not proceed, then the Township will decide if it is kept permanent or not.

Mr. Treadwell summarized the concept of a new preliminary plan showing the cul-de-sacs being extended; including the road for 1-C done; the modified loop constructed in stone to be completed in one phase. The Planning Commission needs to see the road network and a stake in the ground which could be feasibly built. Mr. Pierce felt a plan should be presented that is good for two years, builds out in two years and with a gravel road that looks around – this should be the 1-C plan. The Commission agreed there would be no occupancies issued for any homes in 1-C or beyond until the roadway system is constructed.

Mr. Clater and the Commission agreed that all conditions must be complete for all outstanding conditions of previous approvals. This list of conditions must return to the Township for the Township's direction on if any of the conditions are properly satisfied, specifically the Commission agreed that prior to proceeding the following items must be addressed to the satisfaction of the Township:

1. All work on John Drive needs to be completed, including intersection, sidewalks, etc (prior to the final plan for 1C recording;
2. Issues related to the paper alleys must be resolved (prior to the final plan for 1C is recording);
3. The extension of the Northern leg of Graystone Circle (to a location approximately west of the proposed rain garden) shall be terminated with a cul-de-sac, and then a connection between both cul-de-sacs shall be constructed as a temporary connector road. This work is to be done as part of Phase 1C. The "temporary" road network from the start point of the Western edge of proposed 1D to the Western edge of proposed 1C is to be cut to grade and stoned (to be mud-free) and shall be maintained by the applicant at all times including the winter weather season. The intention of this "temporary" segment is for emergency access by both residents, emergency services and township vehicles.

Once this loop is complete, conditions associated with the "temporary emergency access" between Savage Rd and Graystone Circle could be released.

4. Upon approval of the future development to the West through to Horwith Lane, one of the Graystone Circle legs shall go through to Horwith Lane, the residential loop will be permanently connected and the temporary provisions noted previously can be removed as part of that future development.
5. Applicant is to investigate and present a proposed internal pedestrian/bicycle access between Graystone Circle and the potential commercial development along Rt 329.
6. Applicant is to coordinate with the all proposed Rt 329 corridor improvements agreed to by Rockefeller and the developer of adjacent lands north of Rt. 329 (Northampton Industrial Subdivision), including a 3rd lane on Savage Rd South of the traffic light;
7. Applicant shall reach an agreement with the Board of Supervisors as to what wearing courses are to be applied and to what sections already approved/constructed and in agreed to timeframes;

Mr. Treadwell announced that the Township's ability to purchase sewer capacity from the Northampton Borough Sewer plant will expire at the end of 2016. He indicated there is uncertainty regarding the renegotiation with the Borough.

New Business – No new business.

Ordinance Changes/Updates:

A. Roadway Improvement Fee/SALDO Amendment: Mr. Treadwell provided a brief overview regarding the Township's current ordinance requiring a roadway improvement fee. The Board of Supervisors approved the concept to the SALDO and also created language to provide for an exemption in certain situations involving subdivision of ten acres or more. Mr. Behler made a motion to recommend the amendment; seconded by Mr. Krill. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: Mr. Clater shared some articles and analytical information regarding height provisions for the Commission's reference. Mr. Clater felt this subject should be reviewed as part of the comprehensive zoning update.

Mr. Mickey Philpott, questioned the information regarding the height limit – was the Commission considering the limits even more in the Industrial and Commercial Zoning Districts.

There being no further business, the meeting adjourned at 10:00 PM.

Respectfully submitted,

Ilene M. Eckhart