



# Allen Township Planning Commission

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## ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

**Monday, March 21, 2022**

A **General Meeting** of the Allen Township Planning Commission was held on Monday, March 21, 2022 at 7:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. The Pledge of Allegiance to the Flag was led by Chairman Gary Krill.

**Roll Call:** Gary Behler - Present; Gary Krill - Present; Paul Link- Present; David Austin - Present; One Member Seat is Vacant; Andrea Martin (Barry Isett & Associates, Inc.) – Present; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart – Present

**Minutes:** Minutes; Austin; seconded by all yes

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

### **Business Items:**

**A. Northampton Borough and Allen Township Joint Act 537 Plan Update:** Ms. Martin explained the Draft Joint Act 537 Plan has been submitted to Planning Commissions and Lehigh Valley Planning Commission. Comment letters have been received from both Catasauqua and Northampton Boroughs. She indicated the only action required for the consideration by the Planning Commission this evening is to recommend approval of the Draft Joint Act 537 Plan to the Board of Supervisors. She added the condensed version provided for the Allen Township component along with the full Joint Act 537 Plan document has been distributed in both electronic and hardcopy form. Mr. Krill questioned if the plan must be followed completely. Ms. Martin explained past sewer planning efforts. She indicated that the study and plan for public sewer does not need to approved outside the planning area. DEP recommends that the plans are reviewed and updated every 20 years, however, DEP has recently moved that up to every 10 years. Act 537 is an evolving document but is to serve as a planning document. Mr. Krill indicated the 1973 plan stated Kreidersville was noted as "feasible" . He did not understand how you go from feasible to not feasible as it is stated now. Ms. Martin felt that hte Township may have looked at having their own plant at that time possible on the County Park property in 1973. She further indicated that sewer is feasible anywhere - but the cost is not always feasible. Mr. Behler questioned the map on page 21 showing the private sewer plant for the mobile home park. Regarding Page 26, Mr. Behler questioned the multiple responses and that the percentage was over 100%. Mr. Behler questioned the Northampton Heights area. Ms. Martin explained this number was for the overall drainage area.

She indicated that all information was used at the time that the plan was prepared. This includes some best guesses for unknowns. She indicated that there are EDU's needed beyond the expected connections.

The arrangement with Northampton Borough will be for a minimum # of EDU's but that there will be required plant upgrades which will open up additional availability of EDU's.

Public comments regarding the draft Act 537 Plan update: Mr. Tim Livengood, Stone Ridge Meadows Inc. requested the verification for the overall number of EDUs in the plan for properties he owned in the Township. He indicated that he had a call with Ms. Martin and Eckhart earlier today and determined that there were an additional 118 EDU's with 98 used. These EDUs are allocated but not purchased (18 EDU's) and not purchased due to the expiration of the agreement. Per Ms. Martin, the developer would still fill out their informational planning module mailer which goes to DEP. She explained DEP decides if the applicant gets an exemption. If not completely exempted the documentation schedule is forwarded to dep for approval by the Borough and the Township. As the developer submits land developments, the planning module should be processed at the same time. Ms. Eckhart shared sections of the SALDO requirements for will serve utility letters for Preliminary Plan and Final Plan sewer planning module processes.

Mr. Michael Stadulius questioned the historic Catasauqua Sewer Service Agreement. Mr. Treadwell indicated that a new agreement was anticipated due to going directly to Catasauqua Borough. Mr. Krill questioned Ms. Martin regarding the questions of the on-site existing Fuller farms systems. Mr. Krill was concerned that this would cause additional EDU's would be problem.

Mr. Behler made a motion to recommend approval of the Act 537 Plan; seconded by Mr. Austin. On the motion, by roll call vote, all Commissioners present voted yes.

**Public to Be Heard:** None

There being no further business, the meeting adjourned at 7:37 PM.

Respectfully submitted,

Ilene M. Eckhart