



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, November 21, 2011
7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, November 21, 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., Randall Wright (Hanover Engineering Associates), Ilene M. Eckhart. Absent: B. Lincoln Treadwell, Jr. Esq.

Public to be Heard:

Minutes: Mr. Pierce made a motion to approve the minutes of October 17, 2011; seconded by Mr. Tepes. On the motion, by roll call vote, all supervisors present voted yes.

General Business

Catasauqua Service Area – Act 537 Plan: Mr. Kocher presented a map for the southern area of the township for studying the process of public sewer planning, which would flow to the Catasauqua Wastewater Treatment Plant. The initial mapping along with the identification of potential sewage flows, direction of flow, and then to examine downstream conveyance capacity and eventual treatment capacity at the treatment plant. Mr. Clater was concerned with the expenditure of the cost of the study for the benefit of the landowners. Mr. Pierce felt as planners, they should be looking at it from the perspective of zoning uses that would be acceptable in the area and if sewer is desired in the area to provide for growth. Mr. Clater felt that the Airport should be involved and bear the greater portion of the planning preparation cost. Mr. Pierce felt that if the primary purpose is to develop with Industrial

Uses, the LVIA should be contacted to determine their interest in cost sharing the cost of the sewer study and a potential Act 537 Plan Amendment. In addition, the Township Engineer is to prepare a basic analysis utilizing some of the historic information on file and data that is easily accessible. Following some further discussion, the Commission agreed the Township Engineer should proceed with a very general analysis utilizing historic data on file and the Township Manager should reach out to the Airport Authority regarding a cost share arrangement of a more formal study.

Natural Area Regulations: Mr. Wright reviewed the changes since the last draft. Following a brief discussion, Mr. Pierce made a motion to accept the final draft and forward the draft to the Board of Supervisors pursuant to the comments received this evening amending Code Sections 22-103 and 22-412 and recommend to the Supervisors that the amendment be made to the Code of Allen Township; seconded by Mr. Clater. On the motion, by roll call vote, all Commissioners present voted yes.

Outdoor Wood-Fired Boiler Draft Ordinance: Mr. Wright reviewed the changes since the last draft. Mr. Pierce commented that Section 4 the final sentence and list of items should be changed to remove the wording following "oil" and the subsequent list of items. Regarding Section 8, subsection A should be changed to "occupied structure" instead of "all dwellings or occupied buildings". In addition a definition for "occupied structure" is to be developed to be used throughout the ordinance. The definition shall state an "occupied structure" shall mean any structure frequented by people from time to time. Regarding Section 10 a new title of "Prohibited Outdoor Wood-Fired Boilers" shall be developed. Subsection 2 shall be unmarked for deletion. Following some further discussion, the Commission asked that these changes be completed along with the Solicitor changes and a new draft presented to the Commission at a subsequent meeting.

Alternative Energy Production Facility Ordinance: On the question, regarding the inclusion of Large Scale Systems, the Commission responded that the current draft is to address small systems and that the a subsequent draft shall specifically address Large Scale Systems to be developed by the Commission at a later time. This is due to the Commissions desire to include both a Zoning Ordinance and Subdivision and Land Development amendment to provide provisions for the Large Scale Systems. Provisions for Small Scale Systems shall be contained in the Zoning Ordinance only. In determining the application for Small Scale Systems, the Commission requested that Mr. Wright develop a table gauged by the size of square footage of the structures to limit the size of the system to be permitted and return with a subsequent draft ordinance for further discussion.

There being no further business Mr. Clater made a motion to adjourn; seconded by Mr. Irons. On the motion, by roll call vote, all supervisors present voted yes.

Respectfully submitted,

Ilene M. Eckhart