



Allen Township Planning Commission

Meeting Minutes July 20th, 2026 6:00 P.M.

A **General Meeting** of the Allen Township Planning Commission was held on Monday, July 20th, 2026, at 6:00 P.M. at the Allen Township Municipal Building, located at 50 Snow Hill Road, Northampton, PA. Mr. Behler led the audience in the Pledge of Allegiance to the Flag.

Roll Call:

Present: Gary Behler; Gary Krill; Paul Link; Felipe Resendez, Jr.; B. Lincoln Treadwell, Jr. Esq. Solicitor; Michael Schwartz, PE, Engineer (Gilmore & Associates, Inc.); Ilene M. Eckhart, Manager

Absent: David Austin; Sean Policelli, PE, Engineer (Gilmore & Associates, Inc.);

Minutes: Mr. Link made a motion to approve the minutes from May 18th, 2026; seconded by Mr. Resendez. On the motion, by roll-call vote, all present Commissioners voted yes, except for Mr. Krill, who abstained due to being absent.

Public Comment: There was no public comment.

Business Items:

A. Donavin A. Bohun Major (Preliminary) Subdivision Plan (Review Deadline per the Granted Extension - October 16, 2026): Mr. Lou Rock of Lehigh Engineering Associates introduced himself and identified Mr. Donovan Bohun as the property owner. Mr. Rock stated that the property is located on Kreidersville Road and next to the Lappawinzo Gun Club. He noted that he and Mr. Bohun are aware of the Gun Club's concerns and have met with representatives of the Gun Club to discuss those concerns. He stated that prospective buyers would be advised that the property is located next to a gun club, although there is no guarantee that future complaints would be avoided. Mr. Rock stated that the property currently contains one existing dwelling and that the applicant proposes to subdivide the property into four additional lots, for a total of five lots. He further stated that the property is located in the Rural Zoning District, which requires a minimum lot size of two acres, and that a portion of the property falls within the airport overlay zone in the southwest corner of the tract.

Mr. Rock stated that the applicant had received the Engineer's review letter and had no objections to the comments contained therein. He advised that the applicant is requesting several waivers associated with the plan. He first discussed the waiver request related to lot depth, as set forth in the Lehigh Engineering Associates, Inc. waiver request letter dated June 29th, 2026, which read as follows:

"1. Waiver of SALDO 22-411.2.E which requires lot depth to be between 1 to 2.5 times lot width, wherever feasible. We propose a depth to width ratio of 4.5:1.

- a. The depth to width ratio waiver applies only to Lot 4.*
- b. If Lot 4 was eliminated, then Lots 2 and 3 would exceed the depth to width ratio due to the depth of the property.*
- c. The minimum width in the Rural (R) Zoning District is 150' at the front building setback line. A lot having the minimum lot width could only have a maximum lot depth of 375' by applying the maximum depth to width ratio, yielding a lot area of 56,250 s.f. which is deficient of the minimum required lot area of 87,120 s.f."*

Mr. Rock stated that Lot 4 is directly adjacent to the Gun Club property and is a longer, narrower lot. He noted that septic testing had been conducted approximately midway through the property and that wetland areas are located near the rear of the lot. He stated that the length of the lot could be reduced; however, doing so would result in lot lines that are not rectangular. He further stated that rectangular lot lines are easier for property owners to follow and understand.

Mr. Rock referenced the second waiver request from the Lehigh Engineering Associates, Inc. Waiver Request Letter dated June 29th, 2026, which read as follows:

- "2. Waiver of SALDO 22-409 which requires sidewalks or pathways within and along Major Subdivisions and Land Developments. We propose no sidewalks or pathways.*
- a. No sidewalks or pathways currently exist along either Kreidersville Road or Lappawinzo Road.*
 - b. PennDOT has issued the individual driveway permits and has not requested the installation of sidewalk along Kreidersville Road.*
 - c. Only 4 new lots are proposed.*
 - d. Sidewalk would not fit the rural character of the neighborhood.*
 - e. SALDO 22-406.K.(3)(e) states that in residential subdivisions with a density of less than one dwelling unit per acre, the local streets shall have no curb or sidewalk, unless determined by the Board of Supervisors. "*

Mr. Rock stated that there is limited development in the area, that only four additional lots are proposed, and that much of the traffic on Lappawinzo Road is associated with the Gun Club. He stated that SALDO §22-406.K.(3)(e) provides that, where residential subdivision density is less than one dwelling unit per acre, curbs and sidewalks are not required unless otherwise determined by the Board of Supervisors.

Mr. Rock referenced the third waiver request from the Lehigh Engineering Associates, Inc. Waiver Request Letter dated June 29th, 2026, which read as follows:

- "3. Waiver of SALDO 22-407.2. which requires bordering streets to provide additional width to bring the roadway up to the standards of SALDO 22-406.*
- a. The existing Lappawinzo Road serves only the Lappawinzo Fish and Game along with three additional developed properties. There are no undeveloped lots left on this road. The existing road adequately serves these properties.*
 - b. As there is no opportunity for further development on Lappawinzo Road, the road widening would never be extended past the subject site or on the opposite side of the road. "*

Mr. Rock stated that he and the applicant believe the two proposed driveways onto Lappawinzo

Road would not generate sufficient traffic to warrant widening the road and that, accordingly, the applicant is requesting relief from that requirement. He stated that the applicant had no objections to the Engineer's comments and would comply with the Gilmore Review Letter dated July 14th, 2026. He noted that many of the items would be addressed during the NPDES permitting process. Mr. Rock stated that the applicant was seeking preliminary plan approval subject to conditions and wished to discuss the possibility of submitting a Phase I Final Plan. He explained that the Phase I Final Plan would separate the lot containing the existing dwelling, with the remainder of the property identified as a residual lot. Mr. Rock stated that he had prepared a plan for presentation to the Planning Commission and reviewed the existing features and contours.

Mr. Treadwell stated that he wished to discuss the depth-to-width ratio waiver request. He noted that the lot line could be drawn straight back, thereby increasing the size of Lots 1, 2, and 3; however, that approach would eliminate Lot 4 and the need for the waiver. He further noted that it would also eliminate the lot with the house closest to Lappawinzo Road. Mr. Link stated that he was not in favor of Lot 4 or non-conforming lots, as such lots may create hardships for future property owners. He explained that a future owner may later seek to make improvements to the property without understanding the applicable limitations. Mr. Rock stated that the lot conforms to the Township's zoning requirements. Mr. Link stated that the lot does not meet the depth-to-width ratio requirement. Mr. Rock stated that he views non-conforming use as a zoning issue. Mr. Treadwell clarified that the issue would be nonconformity with the SALDO requirement, which differs from a zoning nonconformity. Mr. Link stated that Lot 4 would likely be the problematic lot. Mr. Treadwell asked Mr. Rock where the dwelling would be located on Lot 4. Mr. Rock referenced Sheet 4 of the Donavin A. Bohun Preliminary Major Subdivision Plan, Revision dated June 29th, 2026, and reviewed the locations of the stormwater controls and septic testing area.

Mr. Behler asked whether, if the lots were extended to the rear and Lot 4 were eliminated, Lot 3's driveway access would be relocated from Lappawinzo Road to Kreidersville Road. Mr. Rock stated that he would still recommend access from Lappawinzo Road because the State generally prefers fewer access points onto state roads. He added that PennDOT permits had been obtained for the other three lots. Mr. Link stated that he would be more inclined to recommend approval of the road-widening waiver. Mr. Behler asked whether Mr. Link would also be inclined to recommend approval of the sidewalk waiver. Mr. Link asked whether the reference was to sidewalks along Lappawinzo Road. Mr. Behler stated that he understood the two waivers to be considered in place of the depth-to-width ratio waiver. Mr. Link agreed.

Mr. Krill expressed concern regarding the wetlands on Lot 5. He stated that a purchaser may believe the lot is larger than it is practically usable, as a portion of the lot is constrained by wetlands. Mr. Link noted that future purchasers may not be advised of those limitations, particularly in subsequent sales, and stated that the lot presents challenges due to the wetlands.

Mr. Resendez asked how Lot 4 would create a nonconforming issue. Mr. Link stated that the configuration could restrict what a property owner may do because of setback requirements. Mr. Rock stated that the lot meets the minimum lot-width requirement. Mr. Behler stated that Lot 4 has characteristics similar to the beginning of a flag lot, and that the Township's depth-to-width ratio requirement is intended to help prevent such configurations, even if Lot 4 is not technically a flag lot. Mr. Behler further stated that the overall configuration would be unusual.

Mr. Behler made a motion to recommend approval of the waiver from SALDO §22-407.2 as it relates to road widening along Lappawinzo Road; seconded by Mr. Link. On the motion, by roll-call vote, all present Commissioners voted yes.

Mr. Behler made a motion to recommend approval of the waiver from SALDO §22-409 as it relates to sidewalks or pathways required within and along major subdivisions; seconded by Mr. Resendez. On the motion, by roll-call vote, all present Commissioners voted yes.

Mr. Link made a motion to recommend denial of the waiver from SALDO §22-411.2.E as it relates to the proposed lot depth-to-width ratio of 4.5:1; seconded by Mr. Behler. On the motion, by roll-call vote, all present Commissioners voted yes, except Mr. Resendez, who voted no.

Mr. Behler stated that the Commission would next discuss the plan review. Mr. Treadwell stated that Mr. Rock should confer with his client regarding the waiver that was not recommended for approval. He stated that it would not be appropriate for the Planning Commission to vote on the overall plan until Mr. Rock and his client determine how they wish to proceed. Mr. Rock stated that, at the next meeting, the applicant may present both the minor and major subdivision plans for the next submission. Mr. Link stated that he did not object to separating the lot containing the existing dwelling, provided that the configuration of the remaining lots is known. He further stated that he would like to see the lot lines extend straight back, particularly since the Commission recommended approval of the waivers for road widening and sidewalks.

Public Comment: There was no public comment.

Announcements:

Mr. Behler announced that the next Planning Commission meeting will take place on Monday, August 17th, 2026, at 6:00 PM.

There being no further business, the meeting adjourned at 6:30 PM.

Respectfully Submitted,

Amber R. Averbeck



**Allen Township
Planning Commission Meeting Agenda**

Date: Monday, July 20, 2026 6:00 P.M.

**Location: Allen Township Municipal Building
50 Snow Hill Rd., Northampton, PA**

A summary of the public comment policy and procedures is located at the end of the agenda as a reference for individuals wishing to address the Board during the “Public to be Heard” segments.

Note: Per Act 65 of 2021 requirements, this agenda was posted to the Township website and physical location of the proposed meeting, by Township staff on: July 16, 2026

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call

_____ Gary Behler

_____ Sean Policelli, PE, Engineer

_____ David Austin

_____ B. Lincoln Treadwell, Jr. Esq., Solicitor

_____ Felipe Resendez, Jr.

_____ Ilene M. Eckhart, Manager

_____ Gary Krill

_____ Paul Link

4. Review & Approval of Minutes
5. Public Comment (Residents shall limit their comments to no more than three minutes)
6. Business Items

A. Donavin A. Bohun Major (Preliminary) Subdivision Plan (Review Deadline per the Granted Extension - October 16, 2026)

7. Public Comment (Residents shall limit their comments to no more than three minutes)
8. Next Planning Commission Meeting – Monday, August 17, 2026 6:00 PM
9. Adjournment

-Public Comment Policy and Procedures-

1. *A period for public comment will be held at the beginning of the meeting and at the conclusion of all agenda business items. Any public comments or questions shall be reserved until time on the agenda. Public comments and questions will not be permitted during the course of the Board's/Commission's business items.*
2. *Individuals who speak must give their name, address and municipality prior to speaking.*
3. *Time limit on length of public comment or presentation will be three (3) minutes per person, per meeting.*
4. *A speaker will only be granted one three (3) minute extension, if given, for a maximum speaking time of six (6) minutes, at the discretion of the Chairman.*
5. *Comments/questions shall be directed to the Board/Commission members only.*
6. *Procedures will be in place to maintain proper decorum for the hearing. Public participation will be allowed but the Board will ensure respect for all citizens and maintain order. Personal attacks and outbursts will be ruled out of order. The Chairman of the Board or Commission may, within this discretion, rule out of order scandalous, impertinent, and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting.*
7. *Individuals with lengthy written statements may submit them for the record and provide a verbal summary of three (3) minutes or less. Interested persons may email public comments via email, sent to manager@allentownship.org until 3:00pm local time the day of each meeting or by contacting the Township office. Public comment received via email will be read at the outset of the meeting. If you require an auxiliary aid, service or other accommodation, please contact the Allen Township offices in advance. In addition, an audio recording of the meeting will be posted to the Township website: www.allentownship.org within 48 hours of the meeting.*