



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 15, 2010 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, November 15, 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: David Irons; Alfred Pierce; Louis Tepes, Jr.; Eugene Clater – tardy; B. Lincoln Treadwell, Jr., Esq.; Brien Kocher, P.E. and Ilene M. Eckhart. Absent: William Holmes

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

General Business:

Towpath Estates, Grading Waiver Request along 27th Street and 27th Street Improvements: Mr. David Lear, Lehigh Engineering Associates was present to discuss a waiver request to allow for steeper slopes within the right-of way of 27th Street to a maximum of 3:1. Attorney Shulman and Mr. Timothy Livengood (developer) were also present concerning the request for waiver. Mr. Lear indicated the developer is finalizing the plans for recording for Towpath Estates and it was always intended to be proposed 2:1 to protect the tree line. This is additionally proposed in order to minimize the height of the associated retaining wall, the developer is requesting he be allowed to go to this 2:1 slope within and adjacent to the right-of way. Mr. Lear indicated that the maximum height of the wall will be 8 feet in heights. Mr. Livengood was proposing a low grow fescue to stabilize the area.

Mr. Kocher explained the Board of Supervisors has asked the Planning Commission to review this waiver request and provide a recommendation.

Regarding the street Mr. Pierce indicated that his understanding is that the currently existing street is physically 16' wide. Mr. Kocher's review of this matter contained cross sections from the Hampton Ridge project south of this development and proposed 27th street cross sections associated with Towpath Estates in front of the Yastrop property and the along Towpath Estates frontage. Mr. Kocher indicated that the Board of Supervisors has never formally endorsed the extent of improvement (reconstruction, widening, width, etc.) and he felt the Board would be desirous of the Planning Commissions input to the extent of these proposed improvements along 27th Street.

Mr. Lear indicated that the developer was not requesting a change to the plan. Mr. Pierce was in favor of specifically defining the extent of the widening and improvements in this area between the developer's proposal for the Towpath Estates and the Hampton Ridge plan. The developer's proposal for Towpath Estates notes for the typical roadway cross section of W. 27th Street (Station 10+00 – Station 19+89) specifies that the existing roadway surface material will be left in place. The detail does not include adding paving to the east side of the Towpath Estates.

Following a lengthy discussion, Mr. Pierce made a motion to recommend the requested waiver, conditioned upon the wall height at 8', no fence, fescue planting in the slope areas, and the deeds for interior building lots shall include an easement for access to this area and define homeowners responsibility subject to Hanover Associates, Inc. review of guiderail along W. 27th Street; seconded by Mr. Tepes. Mr. Clater clarified that the length of the retaining wall rears about four hundred feet (ten units). Mr. Lear affirmed. Mr. Clater was concerned that the road may not be secure due to the amount of drop and therefore the guiderail should be specifically scrutinized by the Township Engineer in the interest of motoring safety. He did not feel a fence on the wall would supply this level of road security. Following some further discussion, all Commissioners present voted yes. This matter will be scheduled for the first Board of Supervisors meeting in December 2010.

Mr. Clater made a motion to adjourn; seconded by Mr. Tepes. On the motion, by roll call vote, all supervisors present voted yes.

Respectfully submitted,

Ilene M. Eckhart