



# Allen Township Planning Commission

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## ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

**Monday, September 16, 2019**

A **General Meeting** of the Allen Township Planning Commission was held on Monday, September 16, 2019 at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, Pennsylvania 18067. The Pledge of Allegiance to the Flag was led by Chairman Gary Krill.

**Roll Call:** Gary Behler - Present; Gary Krill - Present; Louis Tepes, Jr. – Absent; Paul Link- Present; David Austin - Present; Robert Cox, P.E., P.L.S. (Barry Isett & Associates, Inc.) – Present; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart – Present

**Approval of Minutes:** Mr. Behler made a motion to approve the minutes of June 2019; seconded by Mr. Austin. On the motion, by roll call vote, all Commissioners present voted yes.

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

### **Business Items:**

**A. Atlas Road Townhomes:** Derek D. Herman, of Keystone Consulting Engineers was present to address the Commission in response to the Township Engineers letter of review dated June 14, 2019. In summary, the ±0.58-acre vacant property is located on the southwest corner of the southerly Savage Road/Atlas Road intersection in the High Density Residential (R-3) District. The Plans propose the construction of a four-unit, fee simple townhouse with a separate lot for each townhouse unit. The Plans show the townhouse fronting on Atlas Road with associated access driveways, construction of a rain garden on Lot 1, and the relocation of a sewer line serving several adjacent properties.

Mr. Herman was seeking the Commission's feedback regarding the Zoning comments contained within the letter. The Zoning comments cited as follows:

1. ZO §27-804.2.D requires that townhouses must front on a local road with a minimum cartway width of 40 feet with curb and sidewalk and a minimum right-of-way of 60 feet. The Plans show dedication of a 5-foot strip, and the widening of the cartway to 20-feet from the centerline of Atlas Road. However, curbing and sidewalk is not proposed. Therefore, it appears a variance may be required.;

2. The proposed number of bedrooms for each unit should be stated on the plans to confirm the parking requirements of ZO §27-804.2.E. This is an important aspect of the plan as the Commission was very concerned with the limited parking on Atlas Road which is a one-way street in this area. Atlas Road is narrow and on street parking was not be permitted;
3. The Plans should show the location of the proposed off-street parking and the applicant must demonstrate compliance with ZO §27-1422 regarding off-street parking requirements;
4. The Zoning Officer should confirm that the variation of the front of the dwelling units is consistent with ZO §27-804.2.C.

The Commission further stated concerns regarding the on-lot rain garden proposal and the many easements throughout the lots which impacted the usability of the parcels. Following a lengthy discussion, Mr. Herman indicated he would speak to his client and return with an extension of time pursuant to the 90-day MPC timeline and revised plan submission.

**B. Laurence Wesser Lot Line Adjustment Subdivision:** No one was present on behalf of the property owner. Mr. Cox explained the intention of the plan was a property conveyance between neighbors. Mr. Cox further explained the Tract is located on the west side of Snow Hill Road (T-472), approximately 1,000 feet south of Valley Road (T-473) in the Rural District and consists of two lots: Tax Parcel K4-20-5D (which comprises the areas shown as Lot 4 and Lot 4A – ±7.00 acres) and Tax Parcel K4-20-5E (shown as Lot 5 - ±18.00 acres). Each Tax Parcel contains a single-family residence and related ancillary buildings. The Plan proposes to revise the lot lines between these two Tax Parcels so that the area shown as Lot 4A will be annexed to Lot 5.

Mr. Cox explained there were no proposed improvements and both lots would be in compliance with the Township ordinances following the moving of the property line.

Mr. Behler made a motion to recommend approval of the plan to the Board of Supervisors subject to satisfaction of the comments contained in the Township Engineers letter of review and the submission of a revised plan to address the comments; seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes with the exception of Mr. Austin who abstained.

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

There being no further business, the meeting adjourned at 8:35 PM.

Respectfully submitted,

Ilene M. Eckhart