



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, August 16, 2010 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, August 16, 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: William Holmes; Alfred Pierce; W. Eugene Clater; Louis Tepes, Jr.; ; B Lincoln Treadwell, Jr., Esq.; Brien Kocher, P.E. and Ilene M. Eckhart. Absent: David Irons.

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

General Business:

1. North Hills Section B Lots 184-185 Resubdivision: Mr. Louis Tepes Jr. excused himself from participation in the Commission during the review of his plan submission. Mr. was present on behalf of Martin Schuler Company. Mr. Tepes responded to the Hanover Engineering comment letter dated August 12, 2010 as follows:

Zoning Ordinance Section 804.2.C: Mr. Tepes indicated that when the Comprehensive Plan was completed, he had suggested variation of the front building wall to avoid the look that would be devoid of architectural appeal. Mr. Tepes provided some history regarding the location of the NBMA pump station in this area and that it affected the use of the lot for twin development. The Commission was generally not concerned because this deviation would affect such a minimum amount of the overall development. This could be waived directly by the Board.

Zoning Ordinance Section 804.2D: Requires a zoning variance. Developer will proceed to the Zoning Hearing Board regarding this section.

Zoning Ordinance Section 804.2E: The developer will address this requirement.

Zoning Ordinance Section 1405.2i: The developer will proceed to the Zoning Hearing Board regarding this section. A minimum adjustment will be made to request the most minimum variance.

Zoning Ordinance Section 1405.2i (pursuant to amended section 2005-07): The developer will proceed to the Zoning Hearing Board regarding this section.

Zoning Ordinance Section 1413A(6)[c]: The developer will proceed to the Zoning Hearing Board regarding this section.

SALDO Section 4.06.11a:

SALDO Section 4.08

SALDO Section 4.11.7d

SALDO Section 4.11.11: The Commission did not object to this waiver.

SALDO Section 4.12A: The developer will provide.

SALDO Section 5.03.3: The developer will provide.

SALDO Section 5.03.4a

SALDO Section 5.03.4d

SALDO Section 5.03.4e

Mr. Pierce made a motion to grant a recommendation of approval granting waivers to SALDO Sections . pursuant to obtaining Zoning Ordinance relief from the Zoning Hearing Board pursuant to the sections cited in the Hanover Engineering letter of review dated August 12, 2010; and the solicitor should be provided the opportunity to determine compliance with Section 5.03.4e

2. Spruce Street Construction Request: The Commission reviewed the August 12, 2010 letter of review provided by Hanover Engineering regarding this issue. Mr. Pierce felt the paper street issue relative to the property owned by Danner should be resolved. The Commission agreed that Danner would need to address the paper street issue by the necessary legal remedy.

Mr. Pierce made a motion to adjourned; seconded by Mr. Tepes. All yes.

Respectfully submitted,

Ilene M. Eckhart