



## **Allen Township Planning Commission**

### **Meeting Minutes December 18<sup>th</sup>, 2023 6:00 P.M.**

A General Meeting of the Allen Township Planning Commission was held on Monday, December 18<sup>th</sup>, 2023 at 6:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. Chairman Gary Krill led the audience in the Pledge of Allegiance to the Flag.

#### **Roll Call:**

Present: Gary Behler; Gary Krill; David Austin; Paul Link; Felipe Resendez; Ilene M. Eckhart, Manager; Lincoln Treadwell, Jr. Esq. Solicitor; and Andrea Martin, EIT (Barry Isett & Associates, Inc.).

Absent: Stan Wojciechowski, PE, CME, Engineer (Barry Isett & Associates, Inc.).

**Review of Minutes:** Mr. Link made a motion to approve the minutes for November 20<sup>th</sup>, 2023, meeting, seconded by Mr. Austin. On the motion, by roll call vote, all Commissioners present voted yes.

**Public to be Heard:** There was no public to be heard.

#### **Business Items:**

**A. Stone Ridge Commercial and Residential Development Sewer Planning Module:** Ms. Martin indicated that the Stone Ridge developer submitted their planning module for both the commercial and residential portion of the development. She explained that the development has eighteen EDUs remaining from Phases I and II. She specified that the developer's proposal is for the utilization of the eighteen EDUs for both projects. Ms. Martin stated that the number of sewer EDUs needed to finish the project is seventy-five. She explained that the developer's packet provided all the pieces needed for the planning module, including component three. She explained that the developer's request is for sign offs of capacity numbers and comparable items that need to be filled in by both Allen Township and Northampton Borough. She explained that there are two other components, 4A and 4B. She indicated that component 4A is for municipal planning and 4B is for the County planning component. Ms. Martin concluded that the developer's request is for the information to be filled out for component three and 4A as well as to ensure the project complies with the Allen Township planning documents. She stated that the information that the Township will need to provide is the flow information in the existing collection system. Mr. Krill questioned if Northampton Borough is willing to give the EDUs. Ms. Martin indicated that the developer has the capacity from Northampton Borough, however, she was uncertain if the developer received the serve letter from Northampton Borough. Mr. Treadwell indicated that the developer has purchased twelve EDUs, and they need to purchase the rest of the EDUs to make the project happen. Mr. Behler questioned if the Planning Commission needed to make a recommendation to the Board of Supervisors. Mr. Treadwell indicated that it will eventually go to the Board of Supervisors for final approval, however, the sewer planning module is to acknowledge that from a planning perspective everything is in order.

Mr. Behler made a motion to approve the sections of the Stone Ridge Commercial and Residential Development Sewer Planning Module filled out by Ms. Andrea Martin and is approved to be submitted; seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

**B. Northampton Business Center – Revised Preliminary Plan for Lot 3:** Mr. Treadwell indicated that the Northampton Business Center developer sent an e-mail requesting for tonight's discussion to be tabled as they wished to do more research. Mr. Link made a motion to table Northampton Business Center Preliminary Plan for Lot 3, seconded by Mr. Austin. On the motion, by roll call vote, all Commissioners present voted yes.

**Public to be Heard:** There was no public to be heard.

**Announcements:** Mr. Krill indicated that the next Planning Commission meeting will be held on Monday, January 22<sup>nd</sup>, 2024 at 6:00 PM at the Allen Township Municipal Building located at 4714 Indian Trail Road, Northampton, PA.

**Adjournment:** There being no further business, the meeting adjourned at 6:07 PM.

Respectfully Submitted,

Ilene M. Eckhart