



# Allen Township Planning Commission

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Eugene Clater, Chairman  
Gary Krill, Vice Chairman  
Gary Behler  
Alfred Pierce  
Louis Tepes Jr.

Brien Kocher, P.E.  
B. Lincoln Treadwell, Jr., Esq.  
Ilene M. Eckhart, Secretary

## MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, July 18, 2016 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, July 18, 2016 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: Alfred Pierce; Louis Tepes, Jr.; Eugene Clater; Gary Krill; Ilene Eckhart, Manager; Brien Kocher, P.E.; B. Lincoln Treadwell, Jr., Esq. Absent: Gary Behler

**Minutes:** Mr. Tepes made a motion to approve the minutes of June 2016; seconded by Mr. Pierce. On the motion, by roll call vote, all Commissioners present voted yes.

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

### **Old Business**

- A. **Stone Ridge Subdivision 1C – 1D, Final Phase 1C, Sketch Plans: Stone Ridge Extension and Sketch Plan Grocery Store**  
**Applicant/Owner: Stone Ridge Meadows, Inc.**

**Review Deadline: Receipt of Initial Plans: February 25, 2016;**  
**First Planning Commission Agenda: March 21, 2016;**  
**Original 90-day Deadline – June 19, 2016**  
**Extension of Review Granted Until June 29, 2016**

Mr. Tim Livengood, presented the conceptual plan allowing for providing a temporary paved road configuration with the roadside swale. On the question, from Mr. Pierce regarding removal of the temporary configuration, to the permanent built-to-Township standard road – would Mr. Livengood be willing to rip it out and install the permanent built-to-Township standard road. Mr. Livengood confirmed that if this was the case he would. Mr. Livengood further confirmed that financial security would be provided for the difference in value between the interim paved road and the final permanent built-to-Township standard road. Mr. Pierce questioned the number of units built, to be constructed, etc. Mr. Krill asked if the interim paved road was built would the rain gardens remain. Mr. Livengood indicated that the developer would retain ownership.

Mr. Pierce questioned if any of the stormwater flows from the HC piece to the raingardens. Mr. Deilly indicated it does not. Mr. Deilly indicated the majority of stormwater flows from the HC piece at the intersection of Savage and Route 329 to the pond at the intersection of John Drive and Savage Road. This stormwater is piped. Mr. Pierce had some concerns regarding the stormwater flow from the westernmost HC piece to other areas within the Stoneridge site.

Mr. Dielly confirmed that the note concerning the stormwater pond at Savage and John Drive as well as the stormwater conveyance from the HC lots has been added to the plans. In addition, a note has been added to the plans concerning internal pedestrian/bicycle access between Graystone Circle and the potential commercial development along Rt 329, with an appropriate easement for a noted path.

Regarding the stormwater, the issue of the NPDES permit was discussed and any changes which may have to occur such as the permanent road construction to build-to-Township standards. The road is to be dedicated to the Township if all else fails. The rain gardens will be titled to the residual lots which they adjoin, the sidewalk shall be adjusted and the pedestrian pathway shall be installed along with the public improvements construction.

Mr. Clater made a motion to recommend approval of the revised Preliminary Plan as well as the Phase 2 Final (formerly 1C/1D) to the Board of Supervisors with the following conditions:

1. *Compliance with substantive ordinance and technical engineering comments contained in the Hanover Engineering Associates review letter dated, June 17th, 2016 letter, to the extent comments are not specifically address by the conditions outlined within this conditional approval motion. It is acknowledged that a portion of the comments contained within the review letter are informational only, and that certain comments will be addressed by future plans revisions or engineering clarifications, including the August 5th, 2016 plan resubmission. Any interpretations or clarifications of the comments contained within the review letter shall be resolved by the Township Manager and Township Solicitor.*

2. *Remaining conditions from the Subdivision Agreement, Stone Ridge Phase 1B, dated March 14, 2014, shall be satisfied. Based on meetings between the applicant and Township staff, the identified items remaining are:*

- a. Page 16 - #6 a-d: These items shall be listed in conditional approval for 1C and 1D, where applicable;*
- b. Page 16 -#7: Will remain;*
- c. Page 17 - #8: New letter from identified purchaser of lots will need to be provided;*
- d. Page 17 - #10: Legal descriptions will need to be provided. Ordinance will need to adopt by Board of Supervisors similar to the last Pine Street (Unnamed Alley) vacation;*

e. *Page 17 - #11: The alternative, the overall revised preliminary plan needs to be approved.*

3. *Appropriate Route 329 right of ways are to be noted, allowing for future roadway improvements, including stormwater management provisions, as proposed on the Township's June, 2016 Route 329 Improvement Plan Highway Occupancy permit submission to PennDOT (and subsequent necessary revisions in accordance to PennDOT's review and approval process). Improvements should also note Stonegate Drive as the access point to the area of Route 329 frontage to align with the proposed signalized Century Boulevard.*

4. *Applicant shall include an internal pedestrian/bicycle access between Lots 22 and 23 Graystone Circle and the potential commercial development along Route 329, with an appropriate easement for the noted path which will be constructed in a condition acceptable to the Township (concrete or macadam with depressed curb).*

5. *Execution of an agreement with Allen Township with respect to the completion of improvements for John Drive, such agreement to be consistent with items discussed by the Allen Township Board of Supervisors at their meeting of May 24, 2016.*

6. *For Phase 2 (formerly 1C and 1D) construction, construction vehicles are to use Joseph Drive for access to/from John Drive and Savage Road. Construction access via Graystone Circle and Pine Street will be prohibited upon the application of the final wearing course to the portion of Graystone Circle within Stone Ridge Subdivision Phases 1A and 1B. Following the completion of construction of Stone Ridge Subdivision Phase 2, an analysis of the John Drive roadway will be completed and if it is determined that the applicant's use of John Drive for construction vehicle access has resulted in damages to the roadway and/or associated curb and sidewalk, the applicant will be responsible for remediation and repairs to the satisfaction of the Township.*

7. *The "western" circular connection road between Graystone Circle North and Graystone Circle South and the rain garden and stormwater detention areas are conditionally approved subject to the following criteria and shall be included specifically in the subdivision improvements agreement as follows:*

a. *The circular temporary connector shall be cut to grade and constructed in a circular fashion without a cul-de-sac, in a mud-free condition, with the road pitched to the outside,*

b. *The above Graystone Circle connecting loop is intended to be a temporary connector. Separate financial security for the connecting loop shall be provided in a form acceptable to the Township to provide for the cost associated with constructing an upgrade from the temporary condition to provide for to comply with Township's roadway construction standards of the Code of Allen Township, as well as the estimated cost of associated permitting including NPDES if required by the Township. Additionally, the financial security to be required to be reviewed annually and adjusted for escalation of improvement costs. If within five years of recording of Stone Ridge Subdivision Phase 2, there is no permanent access provided between Graystone Circle and Horwith Drive, then the applicant shall ensure that this connector is completed to include all pertinent stormwater management provisions, curbing and construction to Allen Township road specifications then in effect,*

c. *Upon the western connector between Graystone Circle North and South shall be completed as per above, the emergency access restrictions placed on Lot 41 and 42 as noted in the Stone Ridge Subdivision Phase 1B Subdivision Agreement dated March 4, 2014 shall be released.*

d. *Maintenance of the temporary road that will be on the residual property shall be the responsibility of the owner of such residual property, to include winter maintenance as well as maintaining the road in mud-free and passable status, to the satisfaction of Allen Township.*

e. *Lot 117 shall own and maintain the rain gardens identified on the plan in perpetuity, unless the rain gardens are removed by virtue of development of the adjoining residual land.*

f. *Lot 118 shall own and maintain the stormwater detention pond at the intersection of Savage Road/John Drive.*

Mr. Tepes seconded the motion. On the motion, by roll call vote, all Commissioners present voted yes.

### **New Business**

**A. North Hills Section B, Phase II, Final Plans:** Mr. Tepes recused himself from the discussion of this matter, as a member of the Commission. *Following a brief discussion concerning benchmarks for the Phases, Mr. Pierce made a motion to recommend approval of the Section B, Phase II Plan, subject to the Engineers letter of review dated July 14<sup>th</sup>, with the exception of #7 and 8 as well as validation from the LVPC that an additional review is not required; seconded by Mr. Krill. On the motion, by roll call vote, all Commissioners present voted yes.*

### **Ordinance Changes/Updates:**

#### **A. Zoning Ordinance Amendment**

**Public to be Heard:** Mr. Tift voiced concerns regarding lingos used by the Commission that the general public does not particularly understand.

There being no further business, the meeting adjourned 9:00 PM.

Respectfully submitted,

Ilene M. Eckhart