

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, April 19, 2010 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, April 19, 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; David Irons; Alfred Pierce; W. Eugene Clater; Louis Tepes, Jr.; David Irons; 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:

- A. Hafner/Mann Site Plan: Mr. Brian Gasda presented a revised plan last revised April 2, 2010. Mr. Holmes questioned the tools repaired on site. Mr. Hafner indicated that the company repairs tools brought in for repair from the public. Mr. Holmes questioned the fuel tank note. Mr. Hafner explained on refers to the vehicle fuel (gas) on is for waste oil. Mr. Hafner explained the well is located within the building. The well services the Hafner location and dwelling number three (#3) shown on the plan. A note will be added to specific the existing structures that are serviced by the existing well that is shown on the plan. Mr. Kocher indicated that if the Commission is satisfied with the presented plan they could go forward with the necessary waivers. Mr. Pierce made a motion to approve the plan recommending the necessary waivers concerning the relief the requirement that the lease be reviewed as a formal subdivision to the Supervisors; seconded by Mr. Clater. On the motion, by roll call vote, all members present voted yes.

- B. John Drive/Spruce Street – Construction Request: Mr. Roy Danner, property owner was present to discuss the sewer extension to service his lot and also locate a driveway potentially on John Drive. Mr. Clater recalled the discussion from years past concerning the possible opening of Spruce Street as a public way as well as the extension of associated utilities. Following some discussion, the Commission agreed a study of the possible opening of Spruce Street should be conducted by the Township Engineer and returned for the Commissions review before acting on the single request of the Danner property owner.
- C. Stone Ridge – Developer Discussion: Mr. Tim Livengood and his attorney David Shulman were present to discuss the location of the sidewalk. Mr. Pierce felt that a forty-foot street with a curb and a sidewalk is to be provided. Mr. Livengood felt that the last discussion to place the sidewalk on the north. Following a lengthy discussion, it was agreed the sidewalk should be installed on the north side from Pine Street to Savage and further direction would be given regarding the previous deferral in place. Mr. Pierce was most concern with the John Drive intersection alignment with the newly aligned radius on the southwest corner. The Commission requested Mr. Livengood look at the south side of the radius of the John Drive and the new Atlas Road alignment and return to discuss a possible solution for the transition between these roadways at the new intersection.
- D. Willow Ridge Conditional Use Request: Mr. Neil Stein, Esq. was present on behalf of the conditional use application of his client FP Willow Ridge LP (Franklin Realty Corporation). This conditional use application was for the construction of 216 multi family dwelling units as apartments. Mr. Pierce indicated that the issues that we had before involved the common areas including the lots intended for future detention areas. Mr. Pierce questioned how the developer will assured these common areas will be maintained. Mr. Stein proposed that he would give the details for the maintenance of those areas to the Solicitor but in his opinion it would be easier to manage because it would be one property owner. Mr. Pierce was concern with financial default. Mr. Stein felt there were remedies for the Township to recover costs if a default occurs. Mr. Pierce referred to the previous conditions of the condominium conditional use. He felt that testimony that the same assurances would need to be provided to the Township. Mr. Stein indicated his client was not looking to negate any of the previous conditions of the condominium conditional use approval. Mr. Holmes indicated that the lack of maintenance of the existing sedimentation/detention ponds is a constant issue with the Township. Mr. Roger Wilcox, Franklin Realty, indicated that the footprint presented were actually smaller than the footprint shown on the previously. The units will range in size from 865 to 1,100 square feet. Ms. Eckhart provided the past letters from the Northampton County Conservation District regarding compliance with the permit. Ms. Eckhart questioned if the permittee/co-permittee name on the general permit has been changed. Mr. Wilcox indicated that it was not yet been addressed. On the question from Mr. Pierce, Mr. Wilcox indicated that the final analysis was not complete regarding the rental cost range. Mr. Clater made a recommendation to approve the conditional use for the apartments subject to the meeting all of the conditions of the previous plan approval and conditioned upon unbinding the legal items including the declaration to extinguish the condominium documents and all related documents; seconded by Mr. Pierce. On the motion, by

roll call vote, all commissioners present voted yes. There were several comments from the audience concerning the apartments and the vision for the Township. These comments concerned the apartments would present a negative element to the Township.

There being no further business the meeting adjourned.

Respectfully submitted,

Ilene M. Eckhart