



## Allen Township Planning Commission

### Meeting Minutes November 21, 2022 7:00 P.M.

A **General Meeting** of the Allen Township Planning Commission was held on Monday, November 21, 2022 at 7:00 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; Maurin Ritinski, Admin. Assist.; and Andrea Martin, EIT (Barry Isett & Associates, Inc.).

**One Commissioner Member Seat is Vacant.**

**Absent:** B. Lincoln Treadwell, Jr. Esq. Solicitor; Ilene M. Eckhart, Manager; and Stan Wojciechowski, PE, CME, Engineer (Barry Isett & Associates, Inc.)

**Minutes:** Mr. Link made a motion to approve the minutes from October 17, 2022, seconded by Mr. Austin. On the motion, by roll call vote, all Commissioners present voted yes.

**Public to be Heard:** No public comment.

#### **Business Items:**

**A. North Hills Section B – Phase 2A and 3 Final Plan:** Ed Schlaner, PE and Tim Tepes were present to discuss the plan. Mr. Schlaner stated that they had received the review letter from the Township Engineer and noted that there were only minor drafting comments. He explained that they had worked extensively with the Township Engineer to iron out the details and any issues with the plan. Mr. Krill questioned if everything from the November 16<sup>th</sup>, 2022 are able to be addressed and complied with. Mr. Schlaner and Mr. Tepes indicated that the review letter comments would be adequately addressed. The comments from the Barry Isett & Associates, Inc. review letter dated November 16, 2022 are as follows:

*“1. A date for completion of all proposed and required improvements should be provided on plans per SALDO §22-503.3.Q.*

*2. The Construction Plan should show the proposed dwelling units on each lot.*

*3. The paving section shown on the cross sections should use current PennDOT nomenclature – i.e., Superpave Asphalt Mixture Design, Base Course, PG64S-22, 0.3 to 3.0 Million ESALS, 25 mm-as referenced on the Cost Opinion.*

- 4. An easement should be provided for all BMPs with access from a public right-of-way. This includes all infiltration berms on rear Lots 164-172.*
- 5. The Cover Sheet should include the Subdivision Final Plan, the PCSM plans, and the Erosion and Sedimentation Control plans in the Drawing Index.*
- 6. The Applicant should provide verification of the unit prices shown on the Engineer's Estimate. As discussed with the Applicant, a current estimate from a Contractor would suffice.*
- 7. Ultimately, all certifications by the property owners, engineer and surveyor who prepared the plan should be signed, sealed, and notarized, as appropriate, when the plan is presented to the Township for execution and recording per SALDO §22-503.3.J, §22-503.5.C, §22-503.3.L, and §22-503.5.A.*
- 8. These comments are made with the understanding that all features are accurately displayed on the submitted plans and that they comply with all current laws, regulations, and currently acceptable professional land surveying and engineering practices."*

Mr. Behler and Mr. Krill expressed concern for the future owners of the lots that would be contain the permeant infiltration control basins (proposed Basin #1 impacting Lots 156-158 and proposed Basin #2 impacting Lots 171 – 174). Mr. Schlaner explained that currently these are erosion and sediment control basins. Upon seventy percent (70%) completion of the development they will be converted to infiltration basins (PCM). Mr. Behler expressed his concerns for the maintenance of these basins. He questioned if property owners would be required to maintain the basins upon purchasing the lot. Mr. Schlaner and Mr. Tepes expressed that maintenance of these basins would be the responsibility of the property owner. Mr. Behler and Mr. Krill were adamant that the future property owners be informed of the restrictions they would have on these lots to place sheds and similar improvements. Mr. Tepes stated that this information would be disclosed in the legal description of the property and would be recorded in the deed. Mr. Tepes explained that these lots are larger and deeper lots than others due to the proposed basin locations. Mr. Austin commented that the proposed basin consumes a large amount of the middle of Lots 173 & 174. He inquired how much of the lot area is useable from the rear of the house to the beginning of the basin. Mr. Schlaner and Mr. Tepes did not have the exact calculation. They indicated that the information and restrictions being listed on the property's legal description and deed is all that can be done to inform potential buyers.

Mr. Krill questioned if Lot 183 is the pump house. Mr. Tepes indicated that this is a pump house and that Northampton Borough Municipal Authority owns this lot. The pump house will remain as it brings water to the Township.

Mr. Behler discussed his concerns with construction vehicles on the roadway, construction access, and the road closure signs. Mr. Tepes indicated that suppliers will be informed on the correct route to use to access the construction site. Signs will be placed stating "no construction vehicles". Mr. Tepes stated that there is access at the top of the development for construction.

Ms. Martin stated that her office is satisfied with the plan so long as all of the conditions are met on the review letter. She indicated that there has been several meetings with this developer over the last couple of months to work out all of the details. Mr. Behler made a motion to recommend approval for North Hills Section B Phase 2A and 3 Final Plan so long as all comments from the Barry Isett & Associates, Inc. review letter dated November 16, 2022 are adequately addressed, seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

**Public to be Heard:** No public comment.

**Announcements:** Mr. Krill announced that the next Planning Commission meeting will take place on Monday, December 19, 2022 at 7:00 PM.

There being no further business, the meeting adjourned at 7:16 PM.

Respectfully Submitted,

Ilene M. Eckhart