



Allen Township Planning Commission

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ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES Monday, October 21 , 2019

A **General Meeting** of the Allen Township Planning Commission was held on Monday, October 21, 2019 at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, Pennsylvania 18067. The Pledge of Allegiance to the Flag was led by Chairman Gary Krill.

Roll Call: Gary Behler - Present; Gary Krill - Present; Louis Tepes, Jr. – Absent; Paul Link- Present; David Austin - Present; Robert Cox, P.E., P.L.S. (Barry Isett & Associates, Inc.) – Present; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart – Present

Approval of Minutes: Mr. Behler made a motion to approve the minutes of September 2019; seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: No comments from the audience.

Business Items:

A. Atlas Road Townhome Development (Tax Map Parcel: L4SE1 7 2), Extension of Time 02/11/2020: Mr. Behler made a motion recommending the extension of time to review the plan until February 11, 2020 seconded by Mr. Link. On the motion, by roll call vote, all Supervisors present voted yes.

B. 1024 Valley Road (Tax Map Parcel: K4 14 4) – Major Subdivision Sketch: Mr. Ronald Check, was present to provide an overview of the property. Mr. Check indicated he and his brother intended to develop 9 single family lots, some of the lots were intended to be for their children. Mr. Check requested the Planning Commissions feedback regarding the proposed 9-lot subdivision which is the subject of the sketch.

Mr. Check deferred to his design engineers, Nick DeFranko and Ben Serrechia, who were present to discuss the Township Engineers letter of review dated October 17, 2019.

Mr. DeFranko was seeking guidance regarding the SALDO section 44-411.2.F regarding the lot depth and ratio. Mr. Behler asked if the lot containing the stormwater retention area was part of the lot. Mr. Behler questioned the distance from the stormwater retention area to the property line. Mr. Link commented regarding the proximity of the setback of the near Lot #1 and the existing septic system on

the adjacent lot. Mr. Cox indicated that the downstream stormwater conveyance needs to be addressed as part of the NCCD/DEP requirements of the NPDES permit. Mr. Serrechia indicated that if offsite stormwater improvements were needed it would be addressed. Mr. Krill questioned who would be responsible to maintain the proposed stormwater management area on Lot #1. Mr. Link indicated the proposed area for the stormwater management area was already a fairly wet area and he was concerned with the impact on the owner adjoining to Lot #1.

Mr. Behler questioned the slopes on the property. Mr. Serrechia indicated there would be a full topographic survey completed for the property – the current sketch is based on LIDAR. Mr. Serrechia questioned if there was any ability to adjust the lot setback to avoid the slope areas. Mr. Cox felt that this may be an interpretation for the Zoning Officer. Mr. Serrechia further explained that as the process proceeds based on the individual home layouts – grading would be adjusted to provide an ample amount of stormwater control. Mr. Check indicated that Lot #3 appears to have slopes in excess of the Townships ordinance and the slopes for this lot would be surveyed/verified.

Regarding the aspects of the layout of the Motor Vehicle Code and appropriate speed limit, Mr. Cox stated that the roadway could be posted at 25 MPH without an engineering study. (comment 2 per Mr. Cox letter dated October 17, 2019). Mr. Check proposed a financial offset to the road widening requirements due to the speeding issue associated with wider roads. Mr. Check indicated that he would provide the road widening or the fee – whatever the Township wished and wanted for the community. Mr. Cox noted his comment regarding pedestrian movement. Mr. Cox felt at a minimum there should be some grading to accommodate pedestrian.

Mr. DeFranko questioned if the lot depth requirement should be pursued as a waiver. Mr. Behler felt that the applicant should get direction from the Board of Supervisors. Mr. Check confirmed he would present this to the Supervisors for direction.

Mr. Cox stated that the roof leaders would need to be addressed. Mr. Check indicated all the roofleaders would be underground. Mr. Behler questioned the minimum distance between each house. Mr. Serrechia indicated 50 feet would be the minimum but the sketch was in excess of this requirement.

C. Environmental Performance Standards, Memo: Ms. Eckhart reviewed the standards were drafted in response to the adoption of Park, Recreation and Open Space Plan adopted in 2018. Following some discussion regarding the potential impacts, the Commission agreed by consensus to have the Township engineer to provide some examples of the various Zoning Districts with the most dense development saturations available in the existing Zoning Ordinance.

Public to Be Heard: No comments from the audience.

There being no further business, the meeting adjourned at 8:10 PM.

Respectfully submitted,

Ilene M. Eckhart