



Allen Township Planning Commission

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Gary Behler
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Alfred Pierce

Brien Kocher, P.E.
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Ilene M. Eckhart, Secretary

MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, September 21, 2015 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, September 21, 2015 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: Gary Behler; Alfred Pierce; Louis Tepes, Jr.; Eugene Clater; Gary Krill; Ilene Eckhart, Manager; Brien Kocher, P.E. and Jim Milot (Hanover Engineering); B. Lincoln Treadwell, Jr., Esq.

Minutes: Mr. Behler made a motion to approve the minutes of May 18th and June 15th, 2015; seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: No comments from the audience.

Old Business

- A. **High Meadow Estates Subdivision**
Applicant/Owner: Ohi-Hm Holdings LP

Review Deadline: Receipt of Initial Plans: July 27, 2015; First Planning Commission Agenda: August 24, 2015; Original 90-day Deadline – November 22, 2015.

Submission Status: Plan Submission received July 27, 2015 including: Overall Preliminary and Phase I Final

Messrs. Tony Ganguzzo, David Tettemer PE (Keystone Consulting Engineers) and Tom Deilly PE (Keystone Consulting Engineers) were present to review the following items concerning the plan submission:

1. Phasing Plan/Schedule: Mr. Ganguzzo reviewed the phasing plan (six phases) as follows:
 - Phase I: (32 months including site construction)
 - 39 residential building lots plus open space
 - Construction of 1,200 feet of Balliet Drive including the intersection with Cherryville Road
 - Construction of 500 feet of High Meadow Drive South including the intersection with Spring Hill Road/Spring Hill Circle
 - Construction of 1,000 feet of High Meadow Drive North including a temporary cul-de-sac
 - Installation by NBMA of 12" DIP water main along 32nd Street to Cherryville Road intersection, then along Cherryville Road to Balliet Drive. 8" water main installation along roads described above.
 - 4" force main along Kreidersville Road from 26th Street in Northampton Borough to the proposed pump station with the development (near the intersection of Kreidersville Road and High Meadows Drive North). 8" sanitary gravity line to be constructed along High Meadows Drive North (Phase II) and along all roads described above. Construction of pump station.
 - Stormwater improvements within this phase including basins, infiltration basins, pipe network, bmp's, etc.
 - Open space improvements within this phase
 - Earthwork for Phase II roads and other improvements with be constructed as part of Phase I due to excess fill material. Additionally, E&S measures, temporary soil stockpile, swales, pipe and Stoffa pipe outlet with be constructed as part of Phase I.
 - Phase II: (24 months including site construction)
 - 37 residential building lots plus open space
 - Removal of temporary cul-de-sac in Phase I and construction of 3,000 feet of High Meadows Drive North
 - 8" water main installation along High Meadows Drive North
 - Stormwater improvements within this phase including basins, infiltration basins, pipe network, bmp's, etc.
 - Open space improvements within this phase
 - Phase III: (18 months including site construction)
 - 26 residential building lots plus open space
 - Construction of 1,200 feet of High Meadows Drive South including temporary cul-de-sac
 - Construction of 500 feet Jamie Drive

- 8" water main installation along roads described directly above
 - 8" sanitary sewer installation along roads described directly above
 - Stormwater improvements within this phase including pipe network, bmp's, etc.
 - Open Space improvements within this phase
 - E&S measures, temporary soil stockpile, swales, etc.
- Phase IV: (18 months including site construction)
 - 21 residential building lots plus open space
 - Construction of 1,300 feet of High Meadows Drive South including removing temporary cul-de-sac
 - Construction of 300 feet of Creek View Drive
 - 8" water main installation along roads described directly above
 - 8" sanitary sewer installation along roads described directly above
 - Stormwater improvements within this phase including pipe networks, bmp's, etc.
 - Open Space improvements within this phase
 - Installation of driveway for adjoining properties
 - Removal of a portion of Spring Hill Road (to be determined) and other demolition
 - E&S measures, temporary soil stockpile, swales, etc.
 - Phase V: (6 months including site construction)
 - 12 residential building lots plus open space
 - Construction of 600 feet of Spring Hill Circle
 - 8" water main installation along roads described directly above
 - 8" sanitary sewer installation along roads described directly above
 - Stormwater improvements within this phase including pipe networks, bmp's, etc.
 - Open Space improvements within this phase
 - E&S measures, temporary soil stockpile, swales, etc.

Mr. Ganguzzo indicated that the noted timeframes were approximate.

2. Spring Hill Road Abandonment Plan/Schedule - The phasing plan was discussed, as it pertained to the future abandonment of Spring Hill Road. The subject of utilizing Spring Hill Road as the construction road for several of the phases was discussed. Mr. Behler felt if the developer would utilize Spring Hill Road as the construction entrance, the portion which would remain to service existing driveways would need to be rebuilt near the completion of the project.
3. Ownership and maintenance of Sanitary Pump Station, Force Main and Collection System: Mr. Ganguzzo reviewed the route of the sanitary sewer: via Kreidersville Road with a pump station to 26th Street to Northampton Borough. In addition, gravity lines that traverses from the noted location at the man hole to 26th Street. Developer was planning on ownership and maintenance by the Homeowners Association. Mr. Clater felt this was a Supervisors decision and he did not feel a recommendation from the Planning Commission was not pertinent. Mr. Pierce felt that billing and maintenance were

unmanageable if not implemented properly as a separate district and would in the future be a dilemma going forward. Mr. Clater felt that the matter could be argued either way but because of the public streets, which house the sewer system, this perhaps be considered as a municipally owned sewer system. Mr. Krill voiced concerns regarding the potential failure of a homeowners association and the ramifications regarding the long term maintenance of the sewer system. In conclusion, on the subject of the proposed sanitary sewer, the Commission confirmed this matter should be taken to the Supervisors for final direction.

4. Ownership and maintenance of Stormwater Systems, detention systems, BMP's, and pipe collection systems: Similar to the Sanitary Sewer, Mr. Ganguzzo questioned if this subject should be sent up to the Supervisors. Mr. Pierce felt on this subject the Planning Commission could at least have an opinion. Mr. Clater questioned the pathway of the stormwater system in the area of Kohls Road. Mr. Clater was concerned about erosion issues. Mr. Tettemer indicated that it was run at a lower discharge volume but it would run longer. Mr. Behler felt that the Township should own and maintain both the sanitary and stormwater system from the onset. In conclusion, on the subject of the proposed stormwater system, the Commission confirmed this matter should be taken to the Supervisors for final direction. The Commission felt it was appropriate to approach the Board of Supervisors regarding the matter.
5. Review of all requested waivers - Mr. David Tettemer PE review the waiver request letter dated September 8th, 2015 as follows and asked for the Commission's input:

1. *Sect. 8-231.8(F)(5) and (G)(5) — These sections require that water surface elevation of detention basins be a minimum of 100 feet from any residential building. There are three areas of the proposed development that do not meet this requirement. The first is near the Phase 1 detention basin and is behind Lots 80, 84, 85, 86, 87, and 88, where the distance between the basin water surface elevation and the proposed residential building varies between 70 and 90 feet. A waiver for this area is necessary to help to limit the earth disturbance to areas of lesser slopes. The second area is between Lots 72 and 73, where the distance between the basin water surface elevation and the proposed residential dwelling is 40 feet. This is necessary to allow the construction of a shallow infiltration basin. The third area is near the Phase 2 detention basin and is behind Lots 38, 39, 40, 41, 42, and 43, where the distance between the basin water surface elevation and the proposed residential building varies between 65 and 95 feet. This is necessary to allow the construction of a shallow infiltration basin.* Mr. Clater questioned the distance from the setback. Mr. Clater questioned if the basins would be fenced and landscaped. Mr. Tettemer indicated that the area would be landscaped. Mr. Ganguzzo indicated the distance would be approximately 90' from the house to the basin. Mr. Clater indicated the applicant would need to provide further assurance from a safety aspect at a future Planning Commission meeting. Mr. Ganguzzo stated they would commit to building the units on the front yard setback to allow ample space to the water elevation.

2. *Sect. 22-406(K)(2)e and 22-409 - These sections requires sidewalk on both sides of the proposed streets. Sidewalk is proposed on one side of each road and interior open space walking trails*

are provided. A waiver to this requirement was previously granted as part of the Preliminary Plan approval and this plan revision does not revise the original approval.

3. *Sect. 22-407(7)(B) — This section requires a 75 foot tangent between curves and street intersections. Waivers to this section are requested for the intersection of Creek View Drive onto High Meadow Drive South, where the intersection occurs in the middle of a curve, and for the intersection of High Meadow Drive North and Kreidersville Road where there is no tangent. A waiver to this requirement was previously granted as part of the Preliminary Plan approval and this plan revision does not alter the original approval.*

4. *Sect. 22-407(7)(C) — This section requires minimum vertical curve lengths of 25 feet for every 1% of grade change. There are several locations where these grades are exceeded including High Meadows Drive at station 68+00 and station 71+00 and Spring Hill Circle at station 4+50. A waiver to this requirement was previously granted as part of the Preliminary Plan approval and this plan revision does not significantly alter the original approval.*

5. *Sect. 22-407(8)(A) — This section requires the grade on a cul-de-sac turnaround areas shall be 2 percent. A waiver to this requirement for Jamie Drive, Creek View Drive, and Spring Hill Circle is requested in order to lessen the amount of fill necessary in these areas.*

6. *Sect. 22-407(8)(B) — This section requires grades within 60 feet of the nearest intersection right-of-way line shall not exceed 2 percent. A waiver to this requirement for the High Meadow Drive and Spring Hill Circle, Balliet Drive and High Meadow Drive, Balliet Drive and Cherryville Road, Balliet Drive and High Meadow Drive, High Meadow Drive North and South, Jamie Drive and High Meadow Drive, and Creekview Drive and High Meadow Drive is requested and was previously granted as part of the Preliminary Plan approval and this plan revision does not alter the original approval.*

7. *Sect. 22-412(F)(3)c — This section requires a 50 feet wide buffer area between the limit of disturbance and any qualified wetlands areas. There are two areas of the proposed development that do not meet the 50 feet wide buffer requirement. The first is at the headwaters of the delineated wetlands, at the rear of Lot 27. The proposed grading for Lot 27 and for part of the Open Space Area will be within 15 feet of the existing wetlands. A waiver for this area is necessary to allow for the proposed grading of Lot 27 based on the High Meadows Drive profile. The second area is near the intersection of High Meadows Drive South and Kreidersville Road, where the proposed grading for the curve of High Meadows Drive South will go directly up to the existing wetlands. A waiver for this area is necessary to allow the road to be constructed in cut in order to meet the existing grade of Kreidersville Road and to comply with the existing HHIP for the proposed intersection. Mr. Behler voiced concern regarding the closeness to the wetlands. Following some discussion, Messrs. Behler and Clater voiced concerns regarding the slope of several of the lots.*

8. *Sect. 22-502(2)(A) — This section requires the maximum sheet size be 24"x36" and the vertical profile scales are to be 1"=5'. Plan sheet sizes of 30'x42" and a vertical scale of 1"=10' are provided. A*

waiver to this section is requested due to the large size of the project and the information necessary for construction.

9. *Sect. 8-229.F — This section requires that no infiltration practice be designed such that it captures more than two acres. This requirement is intended to prevent over-infiltration in areas with karst geology. A waiver to this section is requested because the development area is not underlain with karst geology.* Mr. Tettemer indicated that this was a shale area so the impact was different. This waiver will be further quantified.

10. *Sect. 8-231.8.K — This section requires a minimum bottom slope of 2 percent for detention basin grades. A waiver to this section is requested to allow a flat (0 percent) slope to allow the basins to infiltrate storm water.*

At the conclusion, Mr. Tettemer indicated that the entire waiver letter would be resubmitted.

6. Open Space use - Mr. Pierce suggested a parking lot by the existing garage for the use of the open space. Mr. Ganguzza was unsure if the developer or the future planned community was in favor of the open space use. He felt the attorneys should review tying the future association to the access of the public. Mr. Pierce indicated he did not disagree, but felt that the parking lot was for the members of the community. Mr. Ganguzza felt that the community members would generally walk and that the developer was not disagreeable to install a small parking lot if there was a need. Mr. Clater questioned if the trail system with the small parking lot could be a consideration in lieu of the recreation fees, typically paid to the Township. Mr. Treadwell added that one of the communities in another municipality he represents was designed with the public walking path through rear yards areas of homes and the property owners have objected strongly. Messrs. Behler and Krill felt that the homeowners association should maintain the open space. Mr. Clater interjected and agreed that given the areas between the homes should be maintained by the homeowners association.
7. Road improvement contribution disbursement of \$56k amongst 6 phases – Mr. Treadwell advised this would be up to the Board of Supervisors. Mr. Ganguzzo indicated that security would be posted for each phase at a time with the associated improvements. Mr. Clater suggested that the \$56,000 amount of the road improvement contribution should be split between phase one and two based on the road frontage. The consensus of the Commissioners agreed with Mr. Clater's suggestion on handing this.

Mr. Pierce made a motion to request the Board of Supervisors consider (recommend) ownership of the Stormwater System (and all associated BMP's) along with the Sanitary System; seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

New Business – No new business.

Ordinance Changes/Updates: This matter was tabled to a special workshop meeting on September 30th at 6:30 PM.

A. Zoning Ordinance Amendments:

Public to be Heard: No comments from the audience. A resident from 2269 Howertown Road voiced concerns regarding the potential connection of Savage Road to Howertown Road. She questioned how the residential properties would be protected. Mr. Clater indicated that some sort of green buffer would need to be established has been communicated to the developer.

There being no further business, the meeting adjourned at 9:30 PM.

Respectfully submitted,

Ilene M. Eckhart