



Allen Township Supervisors

4714 Indian Trail Road

Northampton, Pennsylvania 18067

Phone: (610) 262-7012

Fax: (610) 262-7364

Paul Balliet, Chairman
Bruce Frack, Vice Chairman
Dale N. Hassler
Alfred Pierce
Larry Oberly

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

ALLEN TOWNSHIP SUPERVISORS MEETING MINUTES

Thursday, November 5, 2015

A General Meeting of the Allen Township Supervisors was held on Thursday, November 5, 2015, 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 Vice Chairman Bruce Frack.

Roll Call: Paul Balliet - Absent; Larry Oberly - Present; Alfred Pierce - Present; Dale N. Hassler - Present; Bruce Frack - Present; Jim Milot - Hanover Engineering Associates, Inc. - Present; B. Lincoln Treadwell, Jr., Esq. - Present; and Ilene M. Eckhart - Present

Public to be Heard: No comments from the audience.

Public Hearings: No public hearings.

Approval of Minutes: Mr. Oberly made a motion to approve the minutes of October 2015 as presented, seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

Reports

A. Treasurer: Mr. Hassler made a motion to approve the Treasurer's Report and pay the bills; seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes.

B. Solicitor: On file.

C. Engineer: On file.

i. Savage, East/West Bullshead and Willowbrook Road, Truck Restriction Study:
Tabled until next meeting.

ii. High Meadow Estates Preliminary Plan – Discussion Issues: – Tony Ganguzza, project manager presented an overview of the project. Mr. Greg Davis, Omega Homes was also present to discuss the development along with David Tettermer Keystone Consulting Engineers.

a. Stormwater Ownership/Maintenance: Regarding the stormwater, Mr. Pierce felt no one compensates the Township. He also questioned the responsibility/implication to the Township pursuant to the MS4. Mr. Ganguzza responded that the current NPDES permit is in developers name, upon close out of the permit, the system would transition to the Township's MS4. Therefore any discharge points, would become part of the Township's MS4 permit. Mr. Milot added that if the Township does not take responsibility pursuant to the MS4, the homeowners association would be responsible for maintenance of the storm sewer collection sites outside the right of way and the BMP's required. Mr. Ganguzza explained that many of the lots will not have basins, they will have designated locations for management of stormwater. Mr. Pierce felt that the Stoffa easement made the Township responsible. Mr. Hassler was not in favor of the owning the stormwater areas. The Stoffa Easement was executed by a prior Board of Supervisors. Mr. Hassler indicated he did not agree with the easement agreement. Mr. Pierce felt the developer should put together a narrative for the Township Solicitor spelling out the specific maintenance responsibilities of the various stormwater elements. In particular the insurance levels must be adequate. Mr. Ganguzza will provide a color-coded map breaking out the areas of responsibilities. Mr. Pierce further requested a detail to distinguish street related storm to the storm of the individual residences. Mr. Ganguzza indicated that he would approve the additional information requested. Mr. Treadwell asked if Board had any object to the Homeowners Association owning and maintaining the stormwater system, detention ponds and open space. Generally, the Board agreed, with the exception of Mr. Hassler whom objected to the Stoffa Easement for Stormwater as it was something that was granted by a previous Board and the project stagnated for ten years. He felt this was not the Township's fault.

b. Public Sewer Ownership/Maintenance: Mr. Pierce did not feel that the sanitary was a point of discussion, as the Township bills every citizen. Mr. Pierce felt that potential the Township Engineer should provide input regarding a separate sewer district. Mr. Hassler agreed with Mr. Pierce regarding the sanitary.

c. Open Space Mr. Pierce requested a cost analysis similar to the documentation provided for the sewer pump station and force main operation, maintenance and replacement for the open space. Mr. Pierce thought this should be something outlining what the responsibilities for funding should be. Mr. Ganguzza indicated that this information would be provided.

d. Spring Hill Road Abandonment: Mr. Ganguzza summarized the five phases of the project: ·

- 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 the 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 within 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 will 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 will 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 of 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 network, 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 network, bmp's, etc.)
 - Open space improvements within this phase
 - E&S measures, temporary soil stockpile, swales, etc.

Mr. Ganguzzo reported the Spring Hill Road abandonment as discussed with the Planning Commission. Spring Hill Road will be physically removed in Phase IV. Mr. Pierce noted that the section of Spring Hill Road (existing at the bend near the farmstead structures) would possibly be incorporated into a future recreation space. The portion to remain public would be to the Schwartz tract. Mr. Hassler questioned a turnaround location. Mr. Frack questioned the existing Spring Hill Road residences. Mr. Ganguzzo indicated that the access point will not change. This intersection will be part of Phase I. The Township will engage Mr. Schwartz. The developer will be responsible to communicate with the owners of the Talotta and Burke properties.

iii. Automatic traffic recorder report – Howertown – Weaversville Road and Nor-Bath Boulevard: Mr. Milot will provide a bound copy for the Township. Ms. Eckhart questioned if it could be determined on the truck count, an estimate on the number of garbage trucks. Mr. Milot will provide the information from the study.

iv. Walker Drive – Request for Speed Humps/Tables: Ms. Eckhart raised the concern regarding the future snow removal operation in the area of Walker Drive adjacent to the Quarry Hill Estates (Diechmeister Development). Mr. Gogle reached out to Mr. Diechmeister regarding snow maintenance. Following some discussion, the Board authorized Ms. Eckhart to contact Mr. Diechmeister to advise him that the Township will terminate winter maintenance by turning around township trucks on the undedicated section of Walker Drive within the Quarry Hill Estates Phase IIA subdivision during the 2015/2016 Winter Season.

v. PennDOT meeting – global Rt. 329 improvements: Ms. Eckhart reported the PennDOT meeting has been scheduled for November 16th. Mr. Hassler and Mr. Oberly will attend with Ms. Eckhart and 2 delegates from the Planning Commission to be determined. Ms. Eckhart indicated she has contacted PPL regarding an encroachment permit for the potential Savage Road extension. Following some further discussion, Mr. Oberly made a motion to proceed with the encroachment study with PPL regarding the potential location of the Savage Road extension; seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes.

D. Zoning Officer: On file.

E. Code Enforcement: On file.

F. Public Works: On file.

i. Call-In Snow Plow Drivers – Following a brief review of the applicants returning from last year, the Board agreed by consensus to proceed with the existing list and interview new people.

G. Fire Company: On file.

H. Emergency Management Coordinator: On file.

I. Nazareth COG Report: On file.

J. Parks: On file.

i. Park.Recreation, Open Space Plan – Public Meeting Wednesday, December 3rd, 2015 7 PM. Mr. Oberly made a motion to authorize the meeting at the Allen Township Fire Company; seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes.

Unfinished Business

A. Comprehensive Plan Update, Receipt of Proposals: Ms. Eckhart review the proposals received. Following some discussion, the Board agreed by consensus to proceed with interviews and authorized Mr. Frack and Ms. Eckhart to conduct the interviews.

B. Willow Ridge, Receipt of Paving Bids: Ms. Eckhart read the bids. Mr. Hassler made a motion to award the bid to Livengood Excavators in the amount of \$149,349.97; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

C. Newly Elected Supervisor Training: Mr. Hassler made a motion to authorize Mr. Behler to attend; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

New Business

A. 2016 Budget – Preliminary Approval and Authorization to Advertise Draft for Public Inspection: Mr. Oberly made a motion to approve and authorize the advertisement of the budget draft for public inspection; seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes.

B. Authorization to Advertise 2016 Reorganizational Meeting: Ms. Eckhart will discuss with the newly elected Supervisor to discuss start time of the meeting. Mr. Hassler made a motion to authorize the Advertisement of the 2016 Reorganizational Meeting on Monday January 4, 2016 at a time to be determined; seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes.

C. PA DEP Planning Module: Mr. Hassler made a motion to authorize the Solicitor to respond to the recent DEP correspondence of the planning module for the Rockefeller Development Group; seconded by Mr. Oberly. On the motion by roll call vote, all Supervisors present voted yes.

Ms. Eckhart requested an Executive session to discuss personnel matters.

Public to be Heard: No comments from the audience.

There being no further business the meeting adjourned at 8:30 P.M.

Respectfully submitted,

Ilene M. Eckhart