



Allen Township Board of Supervisors

Meeting Minutes August 10, 2021 7:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, August 10, 2021 at 7:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. Mr. Hassler led the audience in the Pledge of Allegiance to the Flag.

1. Roll Call: Present: Gary Behler; Dale Hassler; Gerald Montanari, Sr.; Carl Edwards - present via audio only. B. Lincoln Treadwell, Jr., Esq.; Absent: Bruce Frack and Stan Wojciechowski, PE, CME.; Ilene Eckhart, Manager.

2. Announcements and/or Actions to Add New Items to Current Agenda: Dale explained new law Act 65 of 2021 amendment to sunshine law

3. Public to be Heard: No comments from the public present.

4. Public Hearings: No Public Hearings.

5. Approval of Minutes: Mr. Behler made a motion to approve the minutes of July 13 and 27, 2021; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

6. Reports – All Reports with exception of the Treasurers Report noted as “on file”.

A. Treasurer: Mr. Behler made a motion to approve the Treasurers Report and Pay the bills; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

B. Solicitor: On file.

C. Engineer: On file.

D. Planning/Zoning/Code Enforcement: On file.

i. Fed Ex Parking Expansion Phase 2B: Mr. Greg Davis and Greg Holtzman, BL Companies were present to address the plan comments. The Planning Commission recommended approval of the plan at their meeting of August 5, 2021.

Greg Holtzman, PE, BL Companies presented the parking lot improvements. He explained this was part of the overall master plan (the preliminary plan) that was approved in 2014. The plan proposes the expansion of the trailer parking area south of the FedEx building, expansion of the employee parking west of the Fed Ex building and to construct a commingled lot for the long line haul operators. The tractor parking lot west of the FedEx building will connect internally to the access drive from Radar Drive and the employee parking lot. All improvements were shown on the revised plan submission. Following some further discussion, Mr. Behler made a motion to approve the Phase 2B Final Plan expansion, conditioned upon satisfaction of the Township Engineers review letter dated August 5, 2021; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

E. Road Superintendent/Public Works Leader: On file.

F. Fire Company: On file.

i. Fire Company Capital Equipment Plan Update and Request: Mr. Jake Schock, President of the Fire Company presented on behalf of the Fire Company which requested the financial support of the Township for the purchase of an elevated waterway. Following the presentation, Mr. Edwards asked about the decline in volunteers. Mr. Schock responded that the lack of volunteers is a systemic issue. Mr. Montanari questioned if a merger would need to occur at some point based on the lack of volunteers. Mr. Montanari felt the area fire companies should get together to discuss needs over a larger area. Mr. Montanari made a comment about the developers. Regarding the mutual assistances, and the mutual aid agreements, Mr. Schock felt this was a necessary piece of equipment based on the changes, which were occurring in our Township. Mr. Schock felt that outfitting a truck with the minimum amount of people is beneficial. Mr. Montanari felt that the Fire Companies were going to the ultimately need to plan together and there would more opportunity to assist with the capital purchases.

Mr. Hassler commented as the Fire Chief, he spoke out at that time that the developers should be contributing for the capital fire equipment purchases. Mr. Hassler stated he was told at the time that this was a request that could not be made. Mr. Hassler stated that the Fire Company does get together with surrounding departments and they think this is an ideal piece of equipment. Mr. Hassler stated some of the existing fire equipment has been modified to service the large warehouse buildings. Mr. Montanari stated he just wants everyone to work together and he was not opposed to buying the equipment for the fire service. His concern was where the manpower will come from in the future. Mr. Hassler stated that this piece of equipment was not a toy but an essential piece of equipment and that the Fire Company takes great pride in the equipment. Mr. Behler asked about the accumulated funds available. Ms. Eckhart confirmed the funds are available as planned through the past seven years of budgeting. Mr. Behler asked about the payments of the fire company in stages. Mr. Mark Kocher of the Fire Company explained the payment release process. Mr. Behler questioned the titling of the apparatus in the names of the both the Allen Township Fire Company and the Township. Ms. Eckhart explained the separate funding agreement between the Township and Fire Company. Mr. Behler stated he relied on the Fire Company to order what is needed. Mr. Edwards stated that he did not want to vote without a full Board present given the magnitude of the purchase. Following some further discussion, the Board tabled this matter until the next scheduled meeting when additional information will be presented by the Fire Company.

G. Emergency Management Coordinator: On file.

H. Parks: On file.

J. Nazareth Council of Government: On file.

K. First Regional Compost Authority: On file.

L. Stormwater: On file.

7. Unfinished Business

A. Draft Bid Specifications Trash and Recycling Services Contract: Mr. Behler provided review comments concerning the draft. Mr. Behler made a motion to advertise the bid with the corrections made this evening; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

B. Proposed Zoning & Subdivision and Land Development Ordinance Amendments – Pertaining to the Willow Brook Farms Mixed Use Concept Plan and Curative Amendment Settlement: Mr. Treadwell provided background of the curative amendment and the last plan submitted to the Township. Mr. Treadwell explained a draft amendment to the Township Zoning Ordinance to provide for a Mix Use Development Use, as well as an amendment to the Subdivision and Land Development Ordinance. Mr. Behler suggested a joint meeting or series of meetings between the Board of Supervisors and the Planning Commission. Mr. Treadwell provided additional information regarding the filing of the curative amendment, which began in 2018. Following some additional discussion, Mr. Behler made a motion to send the proposed ordinance amendments to the Township Planning Commission and Lehigh Valley Planning Commission; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

Mr. Hassler made a motion that the Board of Supervisors meet jointly with the Planning Commission if they are willing; seconded by Mr. Behler. On the motion, by roll vote, all Supervisors present voted yes.

C. Authorization to Draft Reimbursement and Engineering Agreements – Norfolk Southern Railway Corporation/Allen Township Lehigh River Property for the Installation of Rail Crossing: Mr. Edwards made a motion to proceed with the draft reimbursement and engineering agreements related to the Norfolk Southern Railway Corporation/Allen Township Lehigh River Property for the Installation of Rail Crossing; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

8. New Business

A. Authorization to Create New Bank Account – American Rescue Plan Funds: Mr. Behler made a motion to create a separate bank account for the American Rescue Plan (First Northern Bank and Trust); seconded by Mr. Montanari. On the motion, by roll call vote all Supervisors present voted yes.

9. Public to be Heard: No comments from the audience.

There being no further comments or business the meeting adjourned at 8:30 PM.

Respectfully submitted,

Ilene M. Eckhart