



Allen Township Supervisors

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ALLEN TOWNSHIP SUPERVISORS MEETING MINUTES

Tuesday, April 10, 2018

A **General Meeting** of the Allen Township Supervisors was held on Tuesday, April 10, 2018 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 Larry Oberly.

Roll Call: Bruce Frack - Present; Larry Oberly - Present; Gerald Montanari - Present; Dale N. Hassler – Present; Gary Behler - Present; Robert Cox, P.E., P.L.S. (Barry Isett & Associates, Inc.) – Present; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart – Present

Public to be Heard: Cindy Miller, of Lehigh Township, who is seeking election for the office of State Representative introduced herself as a candidate for the upcoming cycle.

Robert Hosking, Stagecoach Road, commented regarding the Lehigh Township rezoning of the former Mary Immaculate Seminar property. He urged the Board to make decisions regarding zoning and implications of the long term decisions for the Township's open space land. He objected to the removal of the Agricultural Zoning District designation in light of the Comprehensive Plan survey response of Township residents. He questioned the Board's intentions.

Public Hearings: No public hearings.

Approval of Minutes: Mr. Behler made a motion to approve the minutes, seconded by Mr. Frack. 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. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

B. **Solicitor:** On file.

i. **Official Map Draft Amendment, Removal of Stagecoach and Woodmor Road**

Extensions: Mr. Hassler made a motion to approve the draft as presented and forward to the Allen Township Planning Commission, the Lehigh Valley Planning Commission, the Northampton Area

School District and surrounding municipalities; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

ii. Property Acquisition – Willowbrook Road Bridge: Mr. Treadwell requested an executive session to discuss the property acquisition issue associated with this matter.

C. Engineer: On file.

i. MS4 Pollution Reduction Plan for Stormwater Discharges Informational Kick-Off Meeting, Christine Mildner: Ms. Mildner provided a verbal report of the MS4 Pollution Reduction Plan (PRP) for Stormwater Discharges. She advised that DEP and the EPA requirements are largely concerned about the river basins. They are interested in the overall picture of how the Township plans to address pollutant load reductions. In preparation of the MS4 Pollution Reduction permit, DEP came up with a list of Impaired Waters. Allen Township has 4 watershed drainage areas within the Township. Each one of those watershed areas are impacted primarily by sediment.

Following the presentation, Mr. Hassler asked if there were any grant funding opportunities available to cover the costs that will be incurred. Ms. Mildner stated that at this point there is no funding available for the implementation of the PRP. There will be a follow-up meeting in July in order to present the solutions, before it the PRP is submitted to DEP.

ii. Status of Off-Site Improvement Coordination (Fed Ex/Rockefeller Lot #5):

Mr. Cox provided a recap of the April 6th meeting with FedEx, Rockefeller and PennDOT representatives. He said the Hanover Township paving will require a lot of attention and should be monitored because that is the balance of Willowbrook Road from the Township road down to Race Street. Another important item is project to occur in July 2018 when FedEx is going to have a lot of their trucks and employees coming into their facilities. The completion of Willowbrook Road is the critical path item. He wants to be sure that they are on schedule. He noted work to be done on Willowbrook Road and Race Street and everything to be done before mid July 2018. Temporary Certificate of Occupancy will be in late May. In August and September additional improvements will be completed. Mr. Cox provided a schedule of improvements for these additional improvement items.

Mr. Behler said he does not think there should be any trucks at FedEx until all of the improvements are done, including Race Street, all the way up to Airport Road. He said that was originally part of the plan and that the Board should give them direction.

Mr. Hassler questioned where Allen Township's legal point stands regarding the occupancy/completion of improvements ratio. Mr. Treadwell said the condition was for what was necessary for the opening of Fed Ex. Rockefeller and FedEx provided a list of the improvements, on that schedule, that they believe are necessary for the opening of Fed Ex. They submitted that list of improvements to PennDOT and PennDOT said that they agreed that those items were necessary in order open Fed Ex. Mr. Treadwell said these discussions are to get everyone on the same page as to what is necessary for the opening of Fed Ex and the information on the schedule is what was agreed on. Mr. Oberly said that we have been assured by Fed Ex that they will not be opening in July at full operations. The initial opening would be at a substantially reduced occupancy rate. The number of

employees is not near the number that they expect. They still have two other satellite units in the Allentown area. They are not moving in until everything is ready to go. The employees are not coming to the new building until they are ready to go. Their plans are less than capacity for a temporary certificate of occupancy.

iii. Kohls Road – Truck Prohibition Study Proposal: Mr. Cox provided a verbal report of the analysis of Kohls Road. Mr. Cox indicated the report would be sufficient to deter truck and allow the drafting of any ordinance. The matter will be placed on the next Board of Supervisors agenda.

iv. West Bullshead and Willowbrook Road Signal Permit Mylar: Mr. Hassler made a motion to authorize the signing of mylar in order to obtain the final PennDOT permit for the signal; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

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

i. Zoning Ordinance Map and Text Amendment – Planning Commission Decision: Ms. Eckhart reviewed a summary of the Planning Commission discussion of March 19, 2018. Mr. Oberly suggested a joint task force approach (of the Board of Supervisor/Planning Commission meeting work session) similar to the Comprehensive Plan Update of 2017 be utilized to work through the project. He felt that the topic could be discussed better if the group meet together. Ms. Eckhart will circulate dates and advertise accordingly based on the response.

E. Road Superintendent/Public Works Leader: Mr. Gogle provided a verbal report of the work that was done by the Public Works department. He reported the completed tasks, materials used, salt used for winter storms and routine maintenance for the month of March.

F. Fire Company: On file. Mr. Hassler reviewed a recent note of appreciation for a chimney fire response.

G. Emergency Management Coordinator: On file.

H. Nazareth COG Report: On file.

I. Parks: On file.

i. Howertown Park Reservation Relaxed for the Summer 2018 Season; Ms. Eckhart suggested that the Board consider foregoing the reservation fee schedule for the use of Howertown Park for Summer 2018 season due to the construction activities associated with the Route 329 Construction; seconded by Mr. Behler; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

J. First Regional Compost Authority: On file.

K. Stormwater : Ms. Eckhart indicated that this item was adequately covered by Ms. Mildner under the MS4 PRP Plan Informational Kickoff.

Unfinished Business

A. Northampton Business Center – Grant of Time Extension until July 31, 2018: Mr. Behler made a motion to accept the grant of time extension until July 31, 2018; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

B. Street Tree Removal: There was a discussion regarding the removal of 28 trees of varied species that line Buckingham Drive due to the possible damage of underground sewer piping and sidewalks. Ms. Eckhart advised that she will get a list of properties that will be affected and that they will mail a letter to the property owners. Further discussion will occur at a subsequent Board of Supervisors meeting.

New Business

A. 2008 Mack Repair: Mr. Hassler made a motion to authorize up to \$17,000.00 in consideration of the warranty offered for the work; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

B. Northampton County Department of Revenue- Exoneration Request (K4-22-5A-T39A. Mr. Behler made a motion to approve the exoneration request; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

C. Indemnification Agreement Well Isolation Distance – Yost/Payne Property: Mr. Hassler made a motion to execute the Indemnification Agreement Well Isolation Distance for the Yost/Payne Property; seconded by Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

D. Summer Meetings: Mr. Behler requested discussion regarding the topic of Summer meetings. He suggested the fourth Tuesday of each month be the selected meeting. Mr. Hassler felt that the agendas would become too full if the Township would go to one meeting per month. Mr. Behler made a motion, which died for the lack of a second.

Public to be Heard: Mickey Philpott, Sawgrass Drive, voiced concern regarding the striping on Willowbrook Road. He was concerned with the width of the road due to the lack of striping.

Mr. Donald Knoll, Pinehurst Drive, voiced concern regarding the FedEx Hub occupancy. He was concerned about the traffic study for the FedEx employees to be hired under the temporary certificate of occupancy and felt that the traffic study should be revised to address the interim condition.

Mr. Robert Hosking, Stagecoach Road, noted in the interest of transparency, he requested copies of draft ordinances and maps discussed in the meeting. He commented regarding the MS4 presentation. He offered through the Bertsch, Hokendauqua, Catasauqua Creek Watershed Association assistance with the MS4. He said the Township needs to establish an Environmental Advisory counsel. He indicated he

would offer a proposal at the next meeting concerning the Environmental Advisory counsel where an ordinance will be passed by the Township for the purpose of quality work for our community.

There being no further business the meeting adjourned at 8:50 P.M.

Respectfully submitted,

Ilene M. Eckhart