



Allen Township Supervisors

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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, September 10, 2015

A General Meeting of the Allen Township Supervisors was held on Thursday, September 10, 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 Chairman Paul Balliet.

Roll Call: Paul Balliet - Present; Larry Oberly - Present; Alfred Pierce - Present; Dale N. Hassler - Present; Bruce Frack - Present; Brien Kocher, P.E., 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.

A. Mark Powell, Northampton Industrial Development – Presentation: Mr. Mark Powell, developer of the Northampton Industrial Development, was present to discuss his proposed plan submitted to the Township in May 2015. He introduced his team as follows: Jim McCarthy P.E. and Bert Guigley (McCarthy Engineering); James Dimmerling P.E. (Dimmerling Consulting Inc.) and Attorney Jill Nagy. Mr. Powell indicated he was seeking direction regarding the proposal. Mr. Guigley gave a brief overview of the proposed plan. Mr. Frack questioned if the proposed Century Boulevard has been approved by PennDOT. Mr. Frack provided a summary of a previous proposal which contained a retail store use and he further noted at that time PennDOT would not allow three signals within the distance. Mr. Dimmerling replied that PennDOT is agreeable with the concept of a signal at the location show; however more traffic studies and signal analysis will need to be completed in order to be submitted to PennDOT for the official approval of the driveway location or signalized intersection. Mr. Hassler questioned the water provider for the project and was concerned that the Township did not necessarily agree with NBMA serving the site. Mr. Powell stated they are under contract with NBMA for water but he did not care one way or another who serves. Mr. Pierce indicted Mr. Powell may not care who provides water service – the Township does care who serves the area. Mr. Pierce indicated he would like to see the water contract.

Mr. Balliet suggested adding another exit to Howertown Road from Lot #1. Mr. Powell asked for relief in the way of a text amendment to change the zoning from Highway Commercial to Industrial Commercial for a portion of the site (Lot #1). Mr. Oberly voiced strong concerns that the Highway Commercial Zoning District be maintained because going forward the Township would be very limited with the availability of the overall Highway Commercial Zoning District lands. Mr. Powell

indicated that the change would only impact about approximately eight acres of the tract and Mr. Powell further proposed a change to the uses allowed in the HC Zoning District – not a map change. Attorney Jill Nagy indicated that they would like to keep the map the same but allow the warehouse use within Highway Commercial properties in excess of 35 acres. Specifically, Mr. Oberly indicated he had concerns with both traffic and stormwater management. Mr. Oberly was concerned with maintenance of the stormwater management system in perpetuity. Mr. Pierce felt that the developer should put together a zoning proposal for the relief they were requesting, understanding the consideration voiced by the Supervisors, to be reviewed by the Planning Commission, to be considered by the Supervisors.

Public Hearings: No public hearings.

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

Reports

A. Treasurer: Mr. Frack 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.

i. Towpath Estates, Expiration of Financial Security September 22, 2015: Mr. Treadwell indicated that the security for the development will expire prior to the Board’s next meeting (September 22, 2015). Mr. Frack made a motion to authorize the Solicitor to draw the security; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

ii. Donato Trinkle Conditional Use: Mr. Oberly made a motion to accept the conditional use opinion as prepared by the Township Solicitor; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

C. Engineer: On file.

i. Walker Drive Stormwater Investigation – Follow-up Report re: Site Meeting and Recommendation: Mr. Frack made a motion to authorize the Township Engineer to design a plan and provide a cost estimate for the proposed improvement to resolve the issue; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

ii. Landis Minor Subdivision: Mr. Kocher suggested the following conditions of approval and waivers based on the Planning Commission recommendation:

1. The following drafting items shall be revised on the plan:
 - a. The speed limit of Farm Hill Road with sight distance at the driveway.
 - b. Street address for Lot 1.
 - c. Revise Certifications per SALDO Appendix C.

- d. Add Uniform Parcel Identifier numbers.
2. Provide deed of dedications for additional road right-of-way with legal description and plan approved by the Township Engineer.
3. Widen Farm Hill Road along the frontage of Lot 2 to Township standards or provide a roadway improvement contribution (in the amount of \$16,527.51) in lieu of constructing the improvements.

It is further recognized that with the granting of conditional approval, the following waivers are granted from the Township Subdivision and Land Development Ordinance, (SALDO.):

Section 22-407.16 — No need to relocate existing fence from the Farm Hill Road right-of-way, unless directed by the Township.

Section 22-502.2A — Plan Scale.

Mr. Kocher reviewed the waiver received from Ms. Landis concerning the roadway improvement contribution which was not part of the Planning Commission discussions. Following a lengthy discussion regarding the roadway improvement contribution required as a condition, Mr. Frack suggested more time to review the waiver. Mr. Frack made a motion to table the discussion and resume after further review by the Supervisors; seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes. Mr. Oberly made a motion to approve the Planning Module and send it to DEP; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes. Mr. Frack made a motion to have the Township Manager compile a report of all the monies taken in as a roadway improvement contribution and how it was spent and the improvements made; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

iii. Willow Ridge – As-Built Estimate: Mr. Kocher reviewed the remaining improvements to be done. Ms. Eckhart received an email from Keystone Engineering with an estimate for the As-Built, pins and monuments and certifications.

D. Zoning Officer: On file.

E. Code Enforcement: On file.

F. Public Works: On file. Ms. Eckhart discussed the maintenance and equipment repair and the need for tire replacement for the loader and the backhoe at a cost of \$6,966. Mr. Oberly made a motion to approve the replacement of the tires; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

G. Fire Company: On file.

H. Emergency Management Coordinator: On file. Mr. Pierce made a motion to hire the Emergency Management Director to verify/inspect for the compliance of the address sign ordinance

and follow-up as necessary at a rate of \$20.00 per hour; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

I. Nazareth COG Report: On file.

J. Parks: On file. Ms. Eckhart discussed the permit for the Covered Bridge Deflector project. Mr. Mauser would like use of the backhoe and the purchase of 60 ton of 24"-30" rock. The work is to be done October 5, 6, and 7, 2015. Mr. Pierce made a motion to approve the use of the equipment and the purchase of the rock; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

Unfinished Business

A. Joanne Bailey, Secretary/Accounting Assistant, Satisfaction of Probationary Period: Mr. Frack made the motion to hire Ms. Bailey as full-time; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

New Business

A. Budget Workshop, Thursday, October 22nd, 2015: Mr. Frack made a motion to authorize advertisement of the workshop at 6 PM; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

B. 2016 Non-Uniformed Pension Minimum Municipal Obligation: Mr. Oberly made a motion to approve the 2016 Non-Uniformed Pension Minimum Municipal Obligation; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

Public to be Heard: No comments from the audience.

There being no further business the meeting adjourned at 8:15 P.M.

Respectfully submitted,

Ilene M. Eckhart