



# Allen Township Supervisors

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## ALLEN TOWNSHIP SUPERVISORS MEETING MINUTES

Thursday, July 13, 2017

A General Meeting of the Allen Township Supervisors was held on Thursday July 13, 2017 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; Alfred Pierce - Present; Dale N. Hassler – Present; Gary Behler - Absent; 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:** Mr. Robert Hosking, Stagecoach Road, asked which time would be appropriate to submit a petition.

**Public Hearings:** No Public Hearings.

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

B. **Solicitor:** On file. Mr. Treadwell requested an executive session to discuss the Willow Ridge litigation.

C. **Engineer:** On file.

i. Rt. 329 Infiltration and Retention Berms – Follow-up Information/Discussion re: Locations in Howertown Park. Mr. Pierce made a motion to authorize Langon to proceed with Road Improvement plan as detailed in the Route 329 Roadway Improvements Master Post Construction and Stormwater Management Plan (Record Plan) Revision dated 6-29-2017; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

ii. Rockefeller Industrial Subdivision, Financial Security Release Requests # 4 and #5: Mr. Hassler made a motion to release financial security in the amount of \$1,676,372.49; seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes.

iii. Willowbrook Road and West Bullshead Road – Construction Improvement Schedule. Ms. Eckhart stated there will be a follow-up meeting on Monday July 17, 2017 to discuss the Schedule.

iv. Stop signs at Graystone Circle – Mr. Pierce made a motion to authorize the Solicitor prepare an ordinance to install a three way stop sign at Graystone Circle and Joseph Drive and at John Drive and Joseph Drive; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

**D. Zoning Officer:** On file.

i. Assumption of Blessed Virgin Mary Church – Off Premise Sign Request: Mr. Frack made a motion to approve the temporary signage; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

**E. Code Enforcement:** On file.

**F. Road Superintendent/Public Works Leader:** On file.

**G. Fire Company:** On file.

**H. Emergency Management Coordinator:** On file.

**I. Nazareth COG Report:** On file.

**J. Parks:** On file.

**K. First Regional Compost Authority:** On file.

**L. Stormwater:** Ms. Eckhart discussed the response from DEP regarding the periodic review correspondence dated June 26, 2017 and the associated meeting (for follow-up purposes) with the Engineer and Public Works Crew Leader.

**Unfinished Business**

**A.** Willowbrook Farms/Fuller Trust – Planning Presentation: Mr. Bob Dwyer presented a plan discussing the Fuller Trust properties and Master Plan. The presentation was geared towards providing a general history of the Willowbrook Farms property and an update of formal plan submissions in surrounding municipalities. Mr. Treadwell advised of the Zoning Ordinance requirements associated with a Zoning Ordinance amendment request (petition).

- B. Resolution # 2017 – 016 Lehigh River Master Plan – Northampton County CIPP Grant Application Funding Request: Mr. Frack made a motion to adopt the resolution as presented requesting \$36,300 (with a total project cost of \$54,450); seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.
  
- C. Act 172 of 2016 – Tax Credit Incentive for Volunteer Emergency Responders – discussion and request to send correspondence to surrounding municipalities: Ms. Eckhart discussed the incentive program and requested the Board consider authorizing the Township Manager to reach out to neighboring municipalities concerning the development of a regional incentive program. Mr. Frack made a motion to authorize inviting the neighboring municipalities to a meet with Allen to discuss the implementation of a program; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes with the exception of Mr. Hassler who abstained.

**New Business**

- A. Value/Quantity of Soil Stockpile for Purpose of Bidding – Municipal Property/Future Salt Storage Building Area: Mr. Hassler made a motion to authorize the engineer to prepare an estimate of the quantity and monetary value of the existing soil stockpile located on the Township property; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.
  
- B. West Stagecoach Road – Petition to Vacate Portion at Terminus of Cul-de-Sac: Mr. Hosking presented a petition to permantily close Stagecoach Road to the Public west of Indian Trail Road to the Cul-de-Sac.

**Petition to permanently close Stagecoach Road (TR 473)  
at the boundary of Lot K3 11 6 with Lot K3 11 6B**

The undersigned residents of Stagecoach Road (TR 473) hereby petition the Supervisors of Allen Township, and the Allen Township Planning Commission to permanently close Stagecoach Road, west of Indian Trail Road (Township Route 473), at the boundary of Lot K3 11 6 with K3 11 6B, which is currently a cul-de-sac. The purpose for this petition at this time is impending completion of the 2017 Allen Township Master Plan, and proposed developments in Lehigh Township in the vicinity of the historic intersection of Stagecoach Road with Cherryville Road. We would like to see it recorded in the Final Master Plan that permanent closure of Stagecoach Road at the the boundary of these two properties is strongly recommended (or required). The justification for this request is as follows:

- Stagecoach Road (west of Indian Trail Road) currently ends as a cul-de-sac at the boundary of Lot K3 11 6 with K3 11 6B, both owned by Timothy Sabia. To subdivide lot 6 into Lots 6, 6A and 6B, Mr. Sabia was required to dedicate right-of way to accommodate the turning radius for a cul-de-sac at this location. This action effectively closed Stagecoach Road beyond this point.
- All of the residents of Stagecoach Road, north of Indian Trail Road, agree that the current cul-de sac should remain, and that Stagecoach Road should not extend further west or north toward potential future development. A request by Mr. Jones to extend Stagecoach Road to the former Wuchter farm was denied, and to entertain a request to extend this road for the benefit of developers would be unfair, arbitrary and capricious.
- The current condition and geometry of Stagecoach Road (TR 473) is unsuitable for more traffic volume than the 5 residences currently generate. Adding additional traffic by extending Stagecoach Road beyond the existing cul-de sac would create unsafe conditions at the driveways that currently enter onto this road, and at the intersection of Stagecoach Road with Indian Trail Road. Sight distance at Indian Trail Road is not sufficient to safely accommodate additional volume from Stagecoach Road.
- Improvements needed to accommodate through traffic on Stagecoach Road would result in undue hardship to the quality of life and economic interests of the current and future residents of Stagecoach Road.
- Stagecoach Road beyond the Hower property is flanked by 2 stream corridors and constrained by relatively steep embankments on the Kovalchick, Hower, Hosking and Cihylik's farm properties. Widening and related "capacity accommodating improvements" to Stagecoach Road would result in unacceptable environmental impacts both in terms of water quality and soil erosion impacts.

Consequently Closing Stagecoach Road permanently beyond the existing cul-de-sac is reasonable, prudent and consistent with planning objectives and the wishes of the affected community.

Thank You:

Leona and Leila Sabia Leona Sabia Sila Sabia

Timothy and JoAnn Sabia Timothy Sabia JoAnne Sabia

Virginia and Jay Hower Virginia A Hower Jay Hower

Steve and Cindy Kovalchick Steve + Cindy Kovalchick

Robert and Karen Hosking Robert + Karen Hosking

C. EDU request to move: Mr. Pierce made a motion to grant the request to move EDU owned by a property owner from one property owned by the owner to a different property owned by the same property owner subject to the Township regulations for connecting to public

sewers in Allen Township; seconded by Mr. Hassler. On the the motion, by roll call vote, all Supervisors present voted yes.

**Public to be Heard:** Mr. Robert Hosking, Stagecoach Road, voiced concerns regarding the impact on development on taxes. He is concerned about the total number of residents bringing children into the Township.

Mr. Louis Tepes, Jr. Spring Hill Road, raised concerns regarding the sewer connections and payment of EDU's. Mr. Oberly stated an EDU is available at the time of payment. Mr. Treadwell stated that the Township does not have any EDU's.

The Board held a brief executive session regarding Willow Ridge Sewer litigation.

There being no further business the meeting adjourned at 9: P.M.

Respectfully submitted,

Ilene M. Eckhart