



## Allen Township Supervisors

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### ALLEN TOWNSHIP SUPERVISORS

#### MEETING MINUTES

Tuesday, February 13, 2018

A General Meeting of the Allen Township Supervisors was held on Tuesday, February 13, 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; Bob Cox, PE – Barry Isett Associates, Inc. – Present; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart – Present

**Public to be Heard:** Mr. Oberly first recognized Mr. Robert Bysher for donation of the installation of the new sound system, the donation of the framed Covered Bridge print and his time to provide the sound system for the recent Planning Commission Meetings. In following up, Mr. Behler made a motion to approve the payment of the sound and recording system equipment to NA Studios; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

No further public comment.

**Public Hearings:** No scheduled public hearings.

**Approval of Minutes:** Mr. Behler made a motion to approve the minutes of January 9<sup>th</sup> and January 23<sup>rd</sup> 2018, 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 Treasurers 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 a brief executive session to discuss right of way acquisition for the Rt. 329 Improvements project.

C. **Engineer:** On file. Of the overall items contained in his report, Mr. Cox commented that Fed Ex has relocated the tire cleaner to try to keep mud off of Willowbrook Road. Mr. Cox indicated this

would continue to be monitored. Additionally, Mr. Cox reported that a series of meetings have been occurring related to the status of roadway improvements needed in order to allow occupancy for FedEx and Rockefeller Lot #5. Mr. Cox noted the schedule for the necessary remaining improvements, to be considered adequate for the opening of both facilities, is very aggressive and should be reconfirmed in mid-February and mid-March for updates of completion. He noted bi-weekly annotated schedules would begin to be issued within the week to address what is complete and what items are behind. Mr. Cox felt the status at mid-March will determine the first milestone of early July for FedEx.

Regarding the signal mylars received from the Pidcock Company and the request for the Townships signature as follows: Willowbrook Road and FedEx Employee Driveway Interim, Sheets 2 and 3 of 3; Willowbrook Road and FedEx Employee Driveway Full Build, Sheets 2 and 3 of 3; and Willowbrook Road and Radar Drive, Sheets 2 and 3 of 3, Willowbrook Road and W. Bullshead Road, Sheets 2 and 3 of 3, Mr. Cox recommended that the Township hold off on signing the Willowbrook Road and West Bullshead mylar because the alignment of the signal was not consistent with the required lane addition. Following some further discussion, Mr. Behler made a motion to authorize signature to the following mylars: Willowbrook Road and FedEx Employee Driveway Interim, Sheets 2 and 3 of 3; Willowbrook Road and FedEx Employee Driveway Full Build, Sheets 2 and 3 of 3; and Willowbrook Road and Radar Drive, Sheets 2 and 3 of 3, and return the following Willowbrook Road and W. Bullshead Road, Sheets 2 and 3 of 3; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

**D. Planning, Zoning, Code Enforcement:** Ms. Eckhart provided a summary recap of the Stone Ridge Commercial (Highway Commercial frontage along Rt. 329) PennDOT Scoping meeting which was held on February 6<sup>th</sup>. Following a brief discussion, the Board voiced concerns regarding the lack of a land development submission for the project, as well as the Savage Road access to the commercial frontage and the overall arrangement of proposed structures (self storage area, general office, convenience store, bank and fast food restaurant) on the site. Ms. Eckhart indicated that PennDOT shared these same concerns. The TIS will need to address these concerns.

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

i. Request to Order 2018 Chevrolet 3500 HD pursuant to COSTARS 25-012 Vendor #157092 (Hondru Chevrolet): Mr. Behler made a motion to authorize the purchase pursuant to the quote in the amount of \$32,208.34 (including the trade in allowance of \$18,000 for the 2006 Ford 350); seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

**G. Fire Company:** On file. Mr. Montanari raised the subject of a stipend for the Allen Township Volunteer Fire Company to help with retention. He provide an example from another area, in which he was involved. He felt it was something to consider. Mr. Oberly indicated that there was information submitted by the Fire Chief regarding the number of individuals which provide volunteer services. Mr. Montanari understood that the incentive was previously discussed pursuant to the legislation passed in late 2016 and suggested that a stipend may be a way to provide a benefit to non-resident volunteer firefighters. Mr. Behler raised the concern of the employee/unionization issue discussed in the past. Mr. Treadwell summarized the issue and indicated the legislation provided a tax incentive only, related to the Emmaus Borough issue which resulted in a paid unionized Fire

Company. Mr. Treadwell suggested the Board consider this. Mr. Oberly felt the Board should consider the different type of options and suggested Mr. Montanari bring it up again.

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

**I. Nazareth COG Report:** On file. Mr. Krill requested input from the Board regarding the concept of a joint animal control program for canines, which the COG is currently studying.

**J. Parks:** On file.

i. Allen Township Park, Recreation and Open Space Plan – Final Draft Schedule for Adoption: Ms. Eckhart reported that the draft plan is scheduled for the final review by the Study Committee at their meeting of February 28<sup>th</sup>, 2018. She felt confident the Study Committee would make any final changes to the draft and forward their recommendation to approve the document to the Planning Commission/Board of Supervisors for consideration.

ii. Early Implementation Update re: Dog Park Property and Discussion Alternatives: Ms. Eckhart reviewed the feedback from DCNR regarding the Early Implementation Plan funding request for the Dog Park. She indicated DCNR determined that since the Township has a lease and is not the owner (Northampton County is the owner) that the Township would not be eligible for consideration for the Dog Park property for the grant. She discussed the Covered Bridge property and the Howertown Park property as potential candidates for the Early Implementation Plan funding. The Board will discuss how they wish to proceed at future meeting.

iii. Allen Township Youth Association, Request for Small Games of Chance License Letter: Ms. Eckhart indicated the Allen Township Youth Association has made the annual request to apply for the Small Games of Chance License and they have requested the Board's approval to list the Howertown Park property as their location of operations for the license. Mr. Behler made a motion to authorize the letter stating the Howertown Park as the Allen Township Youth Association's primary location for the Small Games of Chance License application; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes. Ms. Eckhart also indicated the Youth Association has requested the annual meeting with some of the Board members and suggested it might be prudent to meet with them early due to the construction work commencing this year (Rt. 329 Improvements) which will effect the usability of the park.

**K. First Regional Compost Authority:** No report as Mr. Oberly was unable to attend for dental reasons. Mr. Oberly also provided a brief report of Lehigh Valley Planning Commission Legislative Assembly meeting held at DeSales University and the various data available through the Lehigh Valley Planning Commission, as well as the upcoming census.

**L. Stormwater**

i. **Summerglen/Brookdale Development – Stormwater Basin Improvements Correspondence to Adjoiners:** Ms. Eckhart reiterated the proposed maintenance work pursuant to the Township Engineer's recommendation for upgrades and general maintenance. She proposed this work, including a property boundary delineation, the removal of diseased

or hazardous trees, the installation of a replacement fence and the preparation of the stormwater pond for conversion to low maintenance planting, be commenced in 2018. She requested the Board's approval to send out a letter to adjoining property owners to make them aware of the proposed maintenance/upgrades as well as the the approval of the Board to authorize Public Works to commence this work and manangement plan.

### **Unfinished Business**

- A. Hampton Ridge Security Reduction Request:** Mr. Behler made a motion to approve the request for security release in the amount of \$89,441.75; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.
- B. Harold Dashuta Final Land Development Plan:** Mr. Harold Dashuta was present along with his representatives Brian Gasda, PE (Lehigh Engineering) and John Limpar, Architect. Mr. Cox review the recommendation to approve pursuant to his letter of February 2, 2018. Following some further discussion, Mr. Behler made a motion to approve the Harold Dashuta Final Land Development Plan conditions imposed by the Zoning Hearing Board and Planning Commision and upon the satisfaction of all remaining comments of the Township Engineer; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.
- C. Willowbrook Road – Nighttime Closure Request Followup:** Ms. Eckhart reported that Alston Construction (on behalf of Rockefeller Development Group), pursuant their correspondence of January 23, 2018, has indicated that the nighttime closure request was not envisioned at this time and in the alternative the bypass road would be utilized to conduct the work.
- D. Status of Off-Site Road Improvement Coordination (Fed Ex and Rockefeller Lot #5):** This item was covered in the Township Engineer's general report. He reiterated mid-March would be the barometer for the completion of work within the timeframe necessary for the proposed occupancy.

### **New Business**

- A. PSATS Secretary Treasurer Training Seminar, authorization to send A. Radford:** Mr. Hassler made a motion to authorize Alysia Radford to attend the training and cover the costs of the training as presented as scheduled for March 8<sup>th</sup>, 2018; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.
- B. Allen – East Allen Township – PennDOT request for speed study Weaversville Road and SR 329:** Ms. Eckhart requested the Boards consideration to author a collaborated, joint letter to PennDOT with East Allen Township to request a speed reduction study for Weaversville Road and Route 329. Mr. Behler made a motion to authorize the joint letter to PennDOT with East Allen Township to request a speed reduction study for Weaversville Road and Route 329; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes with the exception of Mr. Frack who voted no.

**D. Property Maintenance Code (2013 Version) – Authorization to prepare amendment to Code of Allen Township:**

Ms. Eckhart requested the Board's consideration to produce a draft for consideration to adopt the 2013 version of the Uniform Property Maintenance Code. Following some discussion regarding the reason as the Township currently enforces the 2006 edition, Mr. Hassler made a motion to authorize the drafting of the amendment; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes. She indicated the draft would address the discretion items within the text of the 2013 rendition regulations.

**E. Pennsylvania One Call System – Designating April as Safe Digging Month:** Mr. Hassler made a motion to authorize the Township Manager to prepare a Resolution for March proclaiming April as Safe Digging Month; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

**Public to be Heard:** Mr. Donald Knoll, Willow Green, raised concerns regarding the replacement of the Bike Lane signs along Willowbrook Road, which were temporarily removed during widening construction. Mr. Cox indicated he would followup with the contractor regarding the replacement.

Robert Bysher, 1275 Weaversville Road, voiced concerns regarding the JW (Jaindl Watson) development currently before the Plannign Commission. He praised the Plannign Commission for their diligent review job on the project. However, he felt that the Planning Commission should be looking through a larger scope regarding the traffic implications. He recommended the Board consider the upcoming LVPC study of the Freight Movement in the area, as well as the projected growth. He was further disheartened that the Rockefeller Group appealed the recent decision of East Allen Township in the rezoning of land and that one judge could overturn the local decision. He was concerned of the financial resources of the Rockefeller Group. He was also concerned with the lack of infrastructure. He noted that it takes a significant amount of time to get out of his driveway now. He recommended the Board obtain the information from the future PennDOT reports and consider the information.

Mr. Bysher further thanked the Board for the recording and streaming of meeting audio. Mr. Bysher requested the Board consider placing the packets on the Township website. He noted Bethlehem Township uses this method of meeting packet deployment. He asked the Board consider this in the future.

The Board commenced the executive session as requested by Mr. Treadwell above. There being no further business the meeting adjourned at 7:58 P.M.

Respectfully submitted,

Ilene M. Eckhart