



Allen Township Board of Supervisors

Meeting Minutes August 22, 2023 6:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, August 22, 2023 at 6:00 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; Tim Paul; Jason Frack; Paul Link; B. Lincoln Treadwell, Jr., Esq.; Ilene Eckhart, Manager; Tom Gogle, Public Works Crew Leader, and Stan Wojciechowski, PE, CME

2. **Announcements and/or Actions to Add New Items to Current Agenda:** No announcements or actions to add new items to the current agenda.

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

4. **Public to be Heard:** No public comment.

5. Unfinished Business

A. **3530 Howertown Road Building Renovation – Presentation of Design Development Plan and Budget Update:** Kim LaBrake, D’Huy Engineering, provided an update on the design development progress and a budget update. She reported that the official site development plan for the property has been developed. She explained the parking and access for both staff and the public and noted that there are now three (3) flag poles on the design. Ms. LaBrake reported that the lot will include approximately 100 parking spaces. She indicated that changes were made to the design plan as discussed during meetings. D’Huy Engineering is working to determine a location for the condenser. Ms. LaBrake discussed the layout of the multi-purpose room for public meetings. She reported that they have created a second design option for the layout to allow the public to easily move throughout the space in isles. Mr. Paul and Mr. Behler expressed concerns for emergency exits for the Board with the second design plan. Mr. Behler noted that the first design option is better designed when the removal partition needs to be opened to accommodate more of the public. The majority of the Board indicated that they preferred the original design layout where the Board table would remain in a similar location as it currently is today.

Ms. LaBrake presented the initial finished plan. She explained the areas that would have tile and which areas would have carpet would be installed. Mr. Behler questioned if carpet is ideal for meeting rooms. Ms. LaBrake explained that carpet is beneficial for acoustics and that the proposed carpet is antimicrobial. In areas of tile, Ms. LaBrake explained that the contract would include provisions to require additional tile to be left for replacements if needed. She indicated that the material selected for tile, carpet, and counter tops are durable and easily cleanable. Ms. LaBrake noted the color scheme will

be light walls with accent walls in a deeper gray. The door and window frames will black which will make cleaning easier. She provided some samples of materials to the Board and requests that they review this after the meeting and provide feedback to Ms. Eckhart.

Ms. LaBrake reported that the siren outside the building will be removed and that they are considering a silo type design in a dark blue so that radio antennas can be attached to the outside of it.

Ms. LaBrake indicated that the roof of the building will be replaced as part of the renovation. She also explained that a temporary generator will be provided as long as necessary under the electrical contract if needed to ensure that the fire department is functional throughout the renovation. A meeting will be held in September to discuss audio-visual, security, lighting, and other electrical systems for the project. Ms. LaBrake indicated that a meeting was recently held regarding furniture and color selection. The design team is working on this aspect of the project. Ms. LaBrake reported that they are considering a furniture package on a state contract (Costars).

Ms. LaBrake presented the schedule to the Board. She reported that construction documents are being prepared. She indicated that she will provide another update to the Board in October prior to bidding beginning in December. She also reported that there have been no major changes to the budget.

Ms. Eckhart reported on the USDA process for the pre-application. She reported that she recently spoke with the USDA representative and the interim lender and there are concerns with the timeline for the USDA loan. Ms. Eckhart noted there may be a significant delay. She indicated that she is continuing to work on this. Ms. Eckhart explained there are additional requirements regarding The Build America, Buy America Act. She explained that this might have some ramifications on what type of units can be used for mechanical and electrical systems which may impact costs and delivery of materials. Ms. Eckhart will be following up on this matter and also reaching out to other municipalities who have gone through the USDA loan process. She reported that one municipality she hopes to speak with elected to forgo the USDA loan process and proceed with conventional funding through a bank. Ms. Eckhart reported that she is working with Mr. Treadwell regarding the Local Government Unit Debt Act and the DCED approval. A draft of this ordinance is being prepared and will be ready for adoption in late October. Mr. Treadwell explained that this is required for the interim financing and would also be required if the Board decides to forgo the USDA process and proceed with a standard bank loan. Ms. Eckhart expects further discussion on this matter during the budget workshop in September. She also reported that excellent interest is being earned in the Township's PLIGIT investments.

Ms. LaBrake and Ms. Eckhart explained that the timeline for the USDA loan is uncertain. They indicated that they would like to avoid holding up the bidding process and construction but that the timeline can be adjusted if needed. Mr. Link questioned if the manufacturers for mechanical systems are dictated through this program. Ms. LaBrake explained that through The Build America, Buy America Act there are a substantial amount of systems that are not accepted. She noted that there is a waiver process but this would be required for each unit. Mr. Link stated that this could increase the timeline due to material delays and would also increase the price. Mr. Hassler stated that he would not like to delay the process. He requested that Ms. Eckhart continue to look into this matter and place the item on the agenda for further discussion and a decision.

B. Willowbrook Phases 3 -4 & 5 Preliminary Plan and Subdivision Plan: Rob Lewis, attorney at Kaplin Stewart, provided a summary of where discussions were concluded at the last Board

of Supervisors meeting. He indicated that there were two significant issues that were discussed at the prior meeting. Mr. Lewis also reported that the review letter for Phase 5 was received. He explained that the sanitary sewer design has been revised and will be discussed further by Jeff Beavan, PE from Bohler Engineering. Mr. Lewis indicated the portion of sanitary sewer that would be offered for dedication and the portions of line that would service the residences that would be maintained by the homeowners association. Mr. Lewis indicated that the other significant issue that was discussed at the last meeting was related to connecting the trail system to West Bullshead Road along with a crossing of West Bullshead Road. Mr. Lewis reported that they did review the feasibility of a sidewalk along the southern side of West Bullshead Road. The review of this concluded that there are significant challenges and a pinch point due to the floodway location. He spoke of the slopes, location of the creek, and how these factors limit the ability to place sidewalks on this side of the roadway. Mr. Lewis reported that other than the pinch point, Mr. Beavan has illustrated that the remainder of the area is suitable for a 5-foot sidewalk but would involve the loss of mature vegetation. He further explained that at the pinch point the sidewalk would need to be narrowed to approximately 4-feet and would require a fence to ensure that pedestrians do not fall into the creek. Mr. Lewis stated that while sidewalks are physically possible on this side of the roadway that their team is not recommending this option. Mr. Hassler and Mr. Behler stated that a 4-foot sidewalk would not be a problem. It was explained to the Board that due to ADA requirements a 5-foot wide sidewalk is standard and that some sections narrowed to 4-feet is acceptable under the ADA. Mr. Beavan stated that the narrowed 4-foot section of sidewalk would be a 50 to 75 foot stretch due to the pinch point. Mr. Hassler noted that the sidewalk on this side of the roadway will likely only be used by residents of the Willowbrook development. He believes that the Willow Green residents will use the sidewalk on the north side of West Bullshead Road to access Wayne Grube Park.

Mr. Beavan indicated that an updated firetruck turning plans have been completed for Phases 3, 4, and 5. He reported that there are no restrictions for the turning of the firetrucks and he does not anticipate any issues with the firetruck making turns throughout the site. Mr. Beavan stated that they are in the process of increasing radii to 20-feet for all intersections throughout the site. Mr. Beavan explained the modifications that were made to Phases 3 & 4 as a result of discussions had at the last meeting. He indicated that emergency access, which will be reinforced turf, has been added off of the boulevard entrance into the parking court behind the townhouses. Mr. Beavan explained that the cul-de-sac has been removed which will remove the related waiver request on the Phases 3 & 4 review letter. He noted that there is only one cul-de-sac located in Phases 3 & 4 which is a short cul-de-sac for the clubhouse.

Mr. Beavan explained the sanitary sewer plan through the site. He indicated that the sewer from Willow Green will remain isolated and travel through the Willowbrook property as part of the Township system and join the flow from Phase 5.

Mr. Beavan read through the waiver requests for Phase 5 Preliminary Plan. These waiver requests according to the Barry Isett Review Letter dated July 25, 2023 is as follows:

“WAIVERS REQUESTED

A waiver from the following Ordinance requirements have been requested:

1. SALDO §22-502.2.A. which requires the plans be drawn at a scale of 50 feet to the inch and the sheet size be 24 inches by 36 inches. We support this waiver as the 40 scale drawings and larger sheet size provide better detail on the plans.

2. SALDO §22-502.3.A. which requires the drawings identify existing man-made features within 200 feet of the boundaries of the subject land. We could support a waiver of this section conditioned upon any area

that may affect, or may be affected by this development, as determined by the Township Engineer in subsequent reviews be shown.

3. SALDO §22-802.2.B(2) and §22-802.2.G(2). Which requires sidewalk be provided on both sides of a private access entry road and one-way private street with parking at the small open space area bounded with NW Road D and NW Road E.

4. SALDO §22-802.2.B(1) which requires private access entry roads be designed with a 24' cartway width. We have no objection to this request.

5. SALDO §22-802.2.E(1) which requires local streets to have an 8' restricted parking lane along the entire length. We would not object to this request.

6. SALDO §22-802.D.(4) which requires a minimum centerline distance between two adjacent intersections of streets to be less than 150 feet at three street segments. We have the following observations:

a. We have no objection to this request for NW Road I between NW Road D and NW Road E, since NW Road E is a one-way street away from Road I.

b. We have no objection to this request for the roadway connection between NW Road D and NW Road E between the open space median islands, as this connection is in essence a shared driveway.

7. SALDO §22-802.3.F(1) The applicant has requested a partial waiver from the requirement that the grade of the intersecting center lines of a street intersection shall not exceed 4%, to allow a slope of up to 5% at the intersections of NW Road H and D, and NW Road H and G. We have no objection to this request, as the Design Engineer has provided ample reasoning where this condition is not met.”

There were no comments on the Phase 5 Preliminary Plan waiver requests from the Board.

Mr. Beavan read through the waiver requests for overall subdivision plan. These waiver requests according to the Barry Isett Review Letter dated February 25, 2023 is as follows:

“WAIVERS REQUESTED

A waiver from the following SALDO requirements have been requested:

1. SALDO §22-502.1, this request should also include SALDO §22-503.1. These sections require separate Preliminary and Final Plans be submitted for major subdivisions. Since these plans do not include any improvements, we have no objection to this request.

2. SALDO §22-502.3.A & §22-503.2, which requires the plans show existing man-made features within 200 feet of the boundaries of the land to be subdivided. Since these plans do not include any improvements and the companion Land Development plans are required to show this data, we have no objection to this request.

3. SALDO §22-502.2.A, which requires the plans be drawn at a scale of 50 feet to the inch. We note that the 120 feet to the inch scale provided has many instances of obscured text and unclear data. We could support a waiver of this section conditioned upon scale approval by the Township Engineer as necessary to clearly show the proposed lots and data.”

Mr. Wojciechowski stated that he has no objections to the first two waiver requests. He expressed concern regarding the third waiver request. Mr. Wojciechowski indicated that additional sheets or blown up portions will be required to provide sufficient clarity and detail. He noted that the overall plan at 120 feet to an inch scale is sufficient but that areas such as the corner of West Bullshead Road and Willowbrook Road where there are additional property lines, buildings, and other details pose a problem for reading the plan clearly. Mr. Beavan stated that they are agreeable to providing additional sheets to clarify details for these areas. He also indicated that they will comply with the remainder of the comments in this review letter.

Mr. Behler made a motion to approve the waiver requests for the Willowbrook Farm Major Subdivision as indicated in the Barry Isett Review Letter dated February 25, 2023, seconded by Mr. Link. On the motion, by roll call vote, all Supervisors present voted yes.

Mr. Behler made a motion to approve the Willowbrook Farm Overall Subdivision Plan so long as all comments are met per the Barry Isett Review Letter dated February 25, 2023. Mr. Treadwell recommended that if the Board wishes to approve the subdivision plan that a condition be imposed indicating that the conservation easement for the golf course be recorded either prior to the subdivision plan or immediately after. Mr. Behler amended the motion to include the condition as stated by Mr. Treadwell. The amended motion was seconded by Mr. Link. On the motion, by roll call vote, all Supervisors voted yes.

Mr. Beavan read through the waiver requests for Phase 3 & 4 Preliminary Plan. These waiver requests according to the Barry Isett Review Letter dated June 23, 2023 is as follows:

“WAIVERS REQUESTED

A waiver from the following Ordinance requirements have been requested:

- 1. SALDO §22-502.2.A which requires the plans be drawn at a scale of 50 feet to the inch and the sheet size be 24 inches by 36 inches. We support this waiver as the 40 scale drawings and larger sheet size provide better detail on the plans.*
- 2. SALDO §22-502.3.A which requires the drawings identify existing man-made features within 200 feet of the boundaries of the subject land. We could support a waiver of this section conditioned upon any area that may affect, or may be affected by this development, as determined by the Township Engineer in subsequent reviews be shown.*
- 3. SALDO §22-603.A.(7) and SMO §8-141.4 which require that no new construction or development occur in the floodway (where documented), or within the 50 feet of the stream channel (where the floodway has not been determined). We could support a waiver of these sections conditioned upon the Applicant receiving PADEP approval for all work in the floodplain and that sanitary manholes will be watertight.*
- 4. SALDO §22-802.2.B.(1) which requires a Private Access Entry Road to have a 24-foot cartway. The request is limited to NE Road C between the intersection of Willowbrook Road and the NE Road B. This request is noted to accommodate vehicle turning movements, and to provide transition between differing street hierarchy types. We also note that NE Road C’s streetscape and alignment between the two NE Road B segments would be consistent. We have no objection to this request.*
- 5. SALDO §22-802.2.D.(1) which requires two thirteen foot cartways containing one-way traffic for a Boulevard. The request is limited to the Roundabout Entrance and NE Road A. We have no objection to this request.*
- 6. SALDO §22-802.2.E.(1) which requires a local private street have an 8’ restricted parking lane along the entire length. This request relates to intersection approaches transitioning to a different roadway type, and fire staging areas. We have no objection to this request.*
- 7. SALDO §22-802.2.E.(2), SALDO §22-802.2.F.(2), and SALDO §22-802.2.G.(2) which require sidewalk be provided on both sides of a local private street, a one-way private street without parking, and a one-way private street with parking. This request is limited to the medians along the following streets:*

- a. NE Road B and B.1 between their points of divergence and reconvergence;*
- b. NE Road B and B.2 between NE Road D and the reconvergence of NE Roads B and B.2.*

We understand that sidewalk will be provided along the northern side of NE Road D between NE Road B and NE Road B.2. Otherwise, we have no objection to this request.

- 8. SALDO §22-802.3.D(4) which requires a minimum centerline distance between two adjacent intersections of streets to be less than 150 feet. The plans do not provide this minimum offset as it relates to Alleyways, which have a limited use. We have no objection to this request.*
- 9. SALDO §22-802.3.D(5) which requires a minimum distance of 1,000 feet between two (2) intersections on Willowbrook Road. As discussed, there is only 1,900± feet between Radar Drive and West Bullshead Road. We have no objection between this request.*

10. SALDO §22-802.3.F(1) which requires grades within 50 feet of the intersection not to exceed 4%, where practical. We have no objections to this request, as the Design Engineer has provided ample reasoning where this condition is not met.

~~11. Chapter 21 Streets and Sidewalk Ordinance §21-303.E which requires the maximum length of a permanent cul-de-sac be 600 feet. This request should be expanded to include SALDO §22-802.2.J. SE Road C is 860 feet long and serves 3 multi-family buildings and 8 buildings with multiple garage units. We defer to the Township Fire Chief to review the adequacy of this configuration.~~

12. SMO §8-231.8.H which requires the stormwater management basin to be surrounded with a 4' high chain link fence and maximum side slopes of 4:1. The request for the type of fence should be clarified as the plans show a post and rail fence and the waiver request letter identifies a post and board fence. We note that a safety ledge is provided and have no objection to this request.

13. SMO §8-231.K which requires the minimum slope of 2% on the bottom of a detention pond toward the outflow structure. We have no objection to this requirement, as this pond is a permanent wet pond.”

Mr. Beavan indicated that Waiver Request #11, relating to cul-de-sac length, has been removed. Mr. Wojciechowski stated that due to the earlier discussion regarding the potential sidewalk width south of West Bullshead Road, a waiver would be needed from SALDO §22-407.11 which requires a sidewalk width of 5-feet. Mr. Beavan noted that this sidewalk would be installed with Phase 5. Mr. Wojciechowski stated that there is no clear delineation of what gets built during Phases 3 & 4 and Phase 5. Mr. Beavan stated that this will be provided. The Board discussed with Mr. Beavan if the sidewalk should be installed with Phases 3 & 4. Due to grading work, Mr. Beavan indicated that this was planned to be installed during Phase 5. Mr. Hassler stated that he would like to see the sidewalks installed during Phases 3 & 4 due to the volume of the population for these phases versus Phase 5. Mr. Link agreed. Mr. Beavan stated that the connection will be made during the Phase that begins first.

Mr. Hassler questioned if the path between residences was removed from the plan. Mr. Beavan reported that while the plan has not been resubmitted illustrating this but they intend to bring access in between units 5-202 and 5-505 located south of NE Road B and on the west side of NE Road C to address the concern from the last meeting.

In response to Waiver Request #3, Mr. Behler questioned what construction was being done in the floodplain. Mr. Beavan noted that this was only the sanitary sewer and the stormwater outfalls. He stated that they plan to avoid the floodplain for the sidewalk along West Bullshead Road. Mr. Behler expressed concerns for the manholes in the floodplain. Mr. Wojciechowski explained that the water tight manhole covers are more efficient than in past years. He also stated that they are requesting rapid seal around the outside of the concrete.

Mr. Treadwell questioned if there is a construction schedule associated with these plans. Mr. Beavan stated that the wording from the ordinance is on the plan. Mr. Wojciechowski explained the language of the ordinance.

Mr. Behler made a motion to approve the waiver requests for the Willowbrook Farm Phases 3 & 4 Preliminary Plan as indicated in the Barry Isett Review Letter dated June 23, 2023 with the removal of Waiver Request #11 and the addition of a Waiver Request from SALDO §22-407.11 relating to sidewalk width along West Bullshead Road, seconded by Mr. Paul. On the motion, by roll call vote, all Supervisors present voted yes.

Mr. Behler made a motion to approve the Willowbrook Farm Phases 3 & 4 Preliminary Plan so long as all comments are satisfactorily met per the Barry Isett Review Letter dated June 23, 2023. Mr.

Behler questioned Mr. Treadwell if any other conditions should be added to this motion. Mr. Treadwell suggested that the approval be subject to meeting conditions in both the plan review Barry Isett Review Letter and the technical comments Barry Isett Review Letter, both dated June 23, 2023. Mr. Treadwell also suggested that the motion include a condition that the sidewalk along West Bullshead Road be installed during the construction of the phase that begins first. Mr. Treadwell recommended adding that the approval of plan is contingent upon Township review and approval of the homeowner's association documents. Mr. Behler amended his original motion to include the conditions as stated by Mr. Treadwell. The amended motion was seconded by Mr. Paul. On the motion, by roll call vote, all Supervisors present voted yes.

Mr. Behler made a motion to approve the waiver requests for the Willowbrook Farm Phase 5 Preliminary Plan as indicated in the Barry Isett Review Letter dated July 25, 2023 with the addition of a Waiver Request from SALDO §22-407.11 relating to sidewalk width along West Bullshead Road, seconded by Mr. Link. On the motion, by roll call vote, all Supervisors present voted yes.

Mr. Behler made a motion to approve the Willowbrook Farm Phase 5 Preliminary Plan so long as all comments are satisfactorily met per the Barry Isett Review Letter dated July 25, 2023. Mr. Behler questioned Mr. Treadwell if any other conditions should be added to the motion. Mr. Treadwell recommended adding that the approval of plan is contingent upon Township review and approval of the homeowner's association documents. Mr. Behler amended his original motion to include the condition of the Township's review and approval of the homeowner's association documents. The amended motion was seconded by Mr. Link. On the motion, by roll call vote, all Supervisors present voted yes.

C. East Bullshead Trestle – Truck Issue, Update and Continued Discussion: Ms. Eckhart reported that a meeting was held at the FedEx facility on July 28th with FedEx representatives, Mr. Hassler, the Allen Township Public Works Department, and herself to discuss the most recent strikes to the trestle. The conversation also included discussions on removing double trailers from the scene by utilizing FedEx jockey trucks. Ms. Eckhart stated she has engaged the County and provided them notice of this issue. She reported that the County will be invited to a subsequent meeting which is to be scheduled. Ms. Eckhart reminded the Board that the signage was the first step to resolve the problem. She recommended that the Board consider changes to the intersection prior to the County Bridge #124 replacement project. She noted that this County project may have significant impacts to truck routes that may result in additional damage to the East Bullshead Road trestle. Ms. Eckhart explained that there has been a significant turnover of FedEx management personnel. She noted that she is unsure if the tracking of FedEx and third party trucks are still occurring and if this data is being relayed to the appropriate individuals. Mr. Hassler indicated that the majority of trailers, which have GPS, are owned by FedEx but may be transported by third parties. Ms. Eckhart noted that issues with trucks getting stuck under the trestle also occurred prior to FedEx being built. She stressed that the County must modernize the trestle bridge. She stated that the signage has helped but it has not fully resolved the problem.

Mr. Behler suggested a roundabout at the East Bullshead Road and Willowbrook Road intersection. Mr. Wojciechowski indicated that the size of the roundabout needed to accommodate trucks would involve taking significant right-of-way from both the Catasauqua School District and Northampton County. He also noted that the County property is in agricultural security which may pose additional problems for securing right-of-way. Mr. Hassler believes that constructing a roundabout would be a significant cost and that the cost of replacing and improving the trestle would be substantially less. Mr. Wojciechowski agreed. Resident, Angelo Cavuoto, 11 Country Road, spoke to the numerous

occasions of trucks hitting the trestle, causing property damage, and ignoring the large signage. Mr. Cavuoto requested that more be done to solve the problem and suggested a physical barrier. Mr. Behler expressed concerns for oversized deliveries to the residents on East Bullshead Road and Country Road.

Mr. Wojciechowski stated that a modified pork chop at the East Bullshead Road and Willowbrook Road intersection can be considered. The pork chop would be designed so that trucks would not be able to drive over it. He stated that provisions would needed to be added to the design to allow firetrucks access to East Bullshead Road.

Ms. Eckhart commented that if the remaining Rockefeller lands in East Allen Township were ever developed then Radar Drive might be extended to Weaversville Road and made public. This would give trucks an alternative route and avoid East Bullshead Road and the trestle bridge.

Discussions of possible solutions also included removing the pavement on East Bullshead Road and making it a dirt road. It was also suggested to make the trail an underground trail in lieu of a trestle bridge over the roadway. It was mentioned that this would be subject to flooding. Mr. Wojciechowski suggested terminating East Bullshead Road by installing a hammerhead or cul-de-sac. Mr. Hassler suggested making the signage show a lower bridge clearance than what it is. Mr. Wojciechowski and members of the Board did not feel this would work as the recent incident involved a fast traveling tractor trailer who was likely not looking at the signage. It was also mentioned that the signage in place depicts pictures so it is not a matter of a language barrier that is preventing the understanding of these signs. Ms. Eckhart reported that she has requested in the past for PennDOT allow signage on State Route 22 and Race Street to place directional signage for FedEx but that this request has been denied. The Board also discussed making the trestle bridge higher. Mr. Wojciechowski suggested an overhead detection system or barrier at the intersection set at 12'6". He stated that this would cause problems with deliveries to the residents on East Bullshead Road and Country Road. Mr. Hassler expressed concerns for liability if this were to fall on a vehicle. The Board discussed the Radar Drive and Willowbrook Road intersection. They inquired if additional signage or methods could be used to prevent truck drivers from making a right out of the FedEx facility.

The Board indicated that the County must be involved in order to resolve this situation. Mr. Hassler believes that the County should resolve the issue regarding the trestle bridge. The Board discussed the possibility of contributing towards the cost of raising the trestle bridge. Mr. Cavuoto will provide pictures of tractor trailers stuck under the trestle and property damage that has resulted. Mr. Wojciechowski will produce plans for a physical barrier, such as a raised pork chop, for the intersection at East Bullshead Road and Willowbrook Road.

D. MS4 – Field Survey & BMP Improvement Plan – Swale to Catasaqua Creek – South Side of East Bullshead Road: Ms. Eckhart reported that this item has been on the pollutant reduction plan for a while under the Township's MS4. She stated that the parameters need to be reprofiled at this drainage channel. She explained that this drainage channel was created as part of the Homestead Estates Subdivision Plan. Mr. Wojciechowski commented that if this work is approved now that this would count for load reduction and the credit could be taken for plan compliance, which would show up on the report for DEP in 2024. He also indicated that this is within a Township easement. Mr. Link made a motion to make the necessary improvements to the existing swale, seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

6. New Business

A. Allen Development Partners (Wawa) – Acknowledgement of Grant of MPC Time Extension to September 13, 2023: Ms. Eckhart reported that prior to this the applicant had until September 4th for a decision to be rendered on this plan. The applicant is now asking that this be carried to September 13, 2023. Ms. Eckhart reported that last night's Planning Commission meeting resulted in a recommendation of approval of this plan but there *is more time requested*. Mr. Behler made a motion to acknowledge the grant of the MPC time extension to September 13, 2023 for the Wawa plan, seconded by Mr. Paul. Prior to the roll call vote, Mr. Hassler questioned and voiced disagreement with some of the items, which were presented as part of the plan. He felt that a greater amount of discussion by the Board of Supervisors should take place prior to rendering any action regarding the proposed plan. Mr. Hassler voiced strong concerns regarding the proposal to close down portions of existing Township roads to accommodate the approval of the proposed plan. Mr. Hassler expressed that there was a traffic light installed at Liberty Drive/Rt. 329 and the proposed Stonegate Drive for this purpose and yet the developer still wants to dump traffic out onto Savage Road. Mr. Hassler stated that it was ludicrous that the Township should change an existing road according to what a developer wants. He further expressed that the Township spent a great amount of money on roads over the years (including the replacement of a bridge on Atlas Road that would under this proposal be closed to traffic. Mr. Hassler stated the people who live in the immediate area of the proposed cul-de-sac should be notified of this proposal prior to the Board considering the proposal any further. He stated he was very disappointed in the way this was being handled. On the motion, by roll call vote, all Supervisors present voted yes with the exception of Mr. Hassler who voted no ("absolutely not").

B. Stone Ridge Preliminary/Final Land Development and Major Subdivision Plan - Acknowledgement of Grant of MPC Time Extension: Ms. Eckhart explained that there is an extension request for Stone Ridge residential subdivision for phases 3, 4, and 5 until October 24, 2023. Mr. Treadwell reported that the applicant is withdrawing the original subdivision plan and has submitted a new revised subdivision plan for the creation of the commercial lots because the plan is now different from the plan which was the basis of the recommendation rendered by the Planning Commission. Ms. Eckhart explained that this plan will be presented to the Planning Commission review as it is a new submission. Mr. Hassler questioned how the new plan was devised and was concerned that nothing came up before the meeting, which the applicant wants to present now. Mr. Wojciechowski explained that the difference between the two plans is that on the original subdivision plan the proposed Wawa was on a shared single lot that was located to the east of Stonegate Drive. He continued to explain that the new subdivision plan will place the proposed Wawa on its own lot with the proposed five lots have new locations for the lot lines. Mr. Treadwell stated that no action is required on the withdrawal of the one subdivision plan. Mr. Behler made a motion to acknowledge the grant of the MPC time extension for the Stone Ridge Residential Subdivision Plan Phases 3, 4 & 5 until October 24, 2023, seconded by Mr. Link. Prior to the roll call vote, Mr. Hassler expressed that he had strong reservations about what was being proposed and reiterated that the intent of the traffic signal located at Rt. 329/Liberty Drive/Proposed Stonegate Drive was to handle the traffic coming in and out of the proposed development. Mr. Hassler referenced the existing traffic signal located at Rt. 145 in Whitehall Township near the Lowes, Starbucks and Chik-fil_A. He noted that in this situation all of the traffic generated by these uses come out at one intersection and that there were a lot of other examples in the Lehigh Valley of one light handling significant amounts of commercial traffic and all the applicant keeps telling this Board is that they need to also come out onto Savage Road. Mr. Hassler questioned that the Board was listening to the applicant and considering making changes for them. Mr. Hassler further felt that there

was no reason why all of the proposed commercial traffic cannot come out onto Rt. 329. He felt the proposal to bring the traffic out onto Savage Road was crazy when there was an existing traffic light that the developer did not have to pay for at the top of the hill. On the motion, by roll call vote, all Supervisors present voted yes with the exception of Mr. Hassler who voted no (“absolutely not”).

7. Public to be Heard: Angelo Cavuto, 11 Country Road, questioned the rumors he has heard regarding upcoming development at Wayne Grube Park. Ms. Eckhart believed that Northampton County would be submitting a land development plan for the next phase of the park to expand recreation. It was explained to the unidentified speaker that the land may only be used for agricultural or recreational purposes.

8. Announcements: Mr. Hassler announced the upcoming meetings. All meetings and events below will be held at the Allen Township Fire Company unless otherwise indicated. These meetings and events are as follows:

- Park and Recreation Board – Thursday, August 24, 2023 at 6:00 PM
- Board of Supervisors – Tuesday, September 12, 2023 at 6:00 PM
- Planning Commission – Monday, September 18, 2023 at 6:00 PM
- Board of Supervisors – Budget Workshop Meeting – Tuesday, September 19, 2023 at 6:00 PM
- Board of Supervisors – Tuesday, September 26, 2023 at 6:00 PM
- Park and Recreation Board – Thursday, September 28, 2023 at 6:00 PM

9. Adjournment: There being no further comments or business the meeting adjourned at 8:01 PM.

Respectfully submitted,

Ilene M. Eckhart