



Allen Township Supervisors

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Paul Balliet, Chairman
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Alfred Pierce
Larry Oberly

Brien Kocher, P.E.
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Ilene M. Eckhart, Manager

ALLEN TOWNSHIP SUPERVISORS MEETING MINUTES

Tuesday, September 22, 2015

A General Meeting of the Allen Township Supervisors was held on Tuesday, September 22, 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; Dale N. Hassler – Present; Alfred Pierce – Present; Larry Oberly - Present; Bruce Frack - Present; B. Lincoln Treadwell, Jr., Esq. - Present; Jim Milot (Hanover Engineering Associates). – Present; and Ilene Eckhart – Present.

Public Hearings: No public hearings.

Public to be Heard:

Mark Powell, Northampton Industrial Development – Follow-up to September 10th, 2015

Presentation: Mr. Powell stated that he is withdrawing his request to change the zoning map of the properties he is proposing to develop. He did not wish to waste the Board's time to review something that he did not wish to pursue. Mr. Powell indicated he would resubmit a "by-right" plan for this same property to the Planning Commission for the upcoming meeting.

Mrs. Cynthia Grabowitz, 2269 Howertown Road, questioned how they will address devaluing the adjoining properties. Mr. Powell did not believe this project would devalue their homes. Mr. Powell invited Mrs. Grabowitz to the Planning Commission meeting to discuss her concerns with the engineers.

Mrs. Tina Merrill-Leonard, 2307 Howertown Road, voiced concerns about noise and roads on both sides of her property. Mr. Powell invited Mrs. Leonard to the Planning Commission meeting to discuss her concerns with the engineers.

Shawn Leonard, 2307 Howertown Road, was concerned about the stop and go traffic and that the impact on the homes. He was concerned with the traffic already in the area. Mr. Powell responded that the traffic improvements required for the project must be designed in accordance to PennDOT specifications. Mr. Leonard felt that the plans did not make sense as far as the road grid. Mr. Leonard voiced specific concerns to the Board regarding the taxing of the infrastructure.

On the question, from Mr. Frack regarding Mr. Powell's change in his request/presentation of September 10th, 2015, Mr. Powell indicated time is worth more to him at this point than money and since the zoning is not in place he did not feel comfortable the Board would change the zoning.

Unfinished Business

A. Savage, East/West Bullshead and Willowbrook Road, Truck Restriction Study: Mr. Milot presented a draft which covered the Savage and Willowbrook Road areas. He explained that he was not clear that the Bullshead corridor needed to be coordinated with East Allen Township and Northampton Borough. Mr. Frack made a motion to coordinate the study with the East Allen Township and Northampton Borough West & East Bullshead Road segments; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

B. Roadway Improvement Fund – Ordinance Request, discussion: Mr. Oberly indicated that he has re-evaluated his position since the last meeting. Mr. Hassler felt that individuals giving land to a family should not be required to pay to the Roadway Improvement Fund. Mr. Hassler voiced concerns about the monies not being used for the roadway in front of the properties. Mr. Balliet agreed with Mr. Hassler. Mr. Pierce did not agree and felt that the ordinance was put in place because he feels the developers will get a "free ride". Following some further discussion, Mr. Oberly made a motion to direct the Township Solicitor to draft a recommendation; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes. Mrs. Bettina Landis, 275 Farmhill Road, would like the Board and Solicitor to take into consideration that she is only subdividing 10 acres to keep her property in ACT 319. Mrs. Landis understands she needs to contribute, however she is concerned about the high dollar amount. Mrs. Landis also questioned where the Township specifications originate or if they are just someone's discretion. Mr. Treadwell stated that the fee is determined as a calculation of frontage multiplied by a construction improvement factor and unfortunately the Landis property has a large amount of road frontage.

C. Stone Ridge, Request for Extension: Mr. David Shulman, Esq. on behalf of Tim Livengood (Stone Ridge Meadows, Inc.) requested an extension of time until September 30, 2016 to complete the improvements and conditions required by the Subdivision Improvements Agreement for Phase 1B of the Stone Ridge Subdivision Development. Mr. Treadwell discussed the conditions that need to be met. Mr. Shulman requested an extension for all of the conditions required for Phase 1B. Mr. Pierce questioned the road to 329. Mr. Shulman stated that those are commercial lots and that road was not to be constructed. Mr. Pierce is concerned about John Drive improvements and the lack of improvements at the intersection of John and Savage Road. Mr. Shulman stated that Phase 1C is moving forward with the engineers. Mr. Treadwell is concerned that Mr. Livengood will not get approval for Phase 1C until Phase 1B is complete. Mr. Shulman stated that the Phase 1C will not be started until Phase 1B is complete. Mr. Pierce requested a proforma with all the Phases and the sequence and an explanation as to why that would work with a one year extension. Mr. Treadwell stated that some deadlines have already expired. Mr. Frack suggested the plans be returned to the Planning Commission for review. Mr. Pierce questioned the legal length of the extensions. Mr.

Shulman stated that the water and sewer lines have been completed, as well as the stormwater improvements. He believes that the roads and utility installations are not complete. Mr. Treadwell stated that Drop Dead date for this is July 2016 with regarding the Permit Extension Act.

D. Towpath Estates, Request for Extension: Mr. David Shulman, Esq. on behalf of Tim Livengood (Stone Ridge Meadows, Inc.) requested an extension of time until September 30, 2020 or upon the sale of 80% of the lots in the development, whichever is sooner, to complete the improvements to 27th Street in Allen Township as required by the Subdivision Improvements Agreement. Mr. Pierce questioned the length of time for an extension can be extended according to the MPC. Mr. Treadwell will review the requests for extension. The Board will advise Mr. Shulman when these will be back on the agenda.

E. Northampton Industrial Development – concern wetlands: Mr. Oberly made a motion to request a courtesy review by the Army Corp of Engineers of the Wetlands Determination as submitted by Northampton Industrial Development; seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes.

New Business

A. Zoning Ordinance Amendment – Definition, Additional Uses, and Impervious Coverage Percentage – Planning Commission Recommendations (Tentative): Ms. Eckhart reported that a recommendation has not been received by the Planning Commission. She further reported that the Commission has scheduled a Workshop on September 30th, 2015 at 6:30 PM to address the ordinance amendments only.

B. Route 329 Traffic Study: Mr. Clater discussed that Mr. Powell will not pay for any future traffic studies on Route 329. Mr. Clater questioned the traffic study that Northampton Industrial Development submitted and requested a new traffic study be done by an independent firm to have a baseline for future projects. Mr. Pierce made a motion to direct the engineer to do the study and bring the results to the Planning Commission; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

Public to be Heard: Mr. Frack requested an executive session to discuss personnel.

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

Respectfully submitted,

Ilene M. Eckhart
Manager