



## Allen Township Supervisors

4714 Indian Trail Road

Northampton, Pennsylvania 18067

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Larry Oberly, Chairman  
Dale Hassler, Vice Chairman  
Bruce Frack  
Gary Behler  
Gerald Montanari

Robert J. Cox, P.E., P.L.S.  
B. Lincoln Treadwell, Jr., Esq.  
Ilene M. Eckhart, Manager

### ALLEN TOWNSHIP SUPERVISORS MEETING MINUTES

**Tuesday, January 23, 2018**

A General Meeting of the Allen Township Supervisors was held on Tuesday, January 23, 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:** Larry Oberly – Present; Bruce Frack – Present; Dale N. Hassler – Present; Gerald Montanari– Present; Gary Behler - Present; B. Lincoln Treadwell, Jr., Esq. - Present; Robert Cox, P.E., P.L.S. (Barry Isett & Associates, Inc.) – Present; and Ilene Eckhart – Present

**Public Hearings:** No scheduled Public Hearings.

**Public to be Heard:** No comments from the audience.

#### **Unfinished Business**

**A. Kreidersville Covered Bridge Association, Requests:** Present on behalf of the Kreidersville Covered Bridge Association: Tiffany Becker, Blair Hower and Sue Irons. Tiffany Becker, President of the Kreidersville Covered Bridge Road, thanked the Board of Supervisors for the recently installed rules signage at the turnaround. She indicated there has been an uptick in vandalism and hoped the additional signage would deter additional damages. She also requested additional signage on the non-park side which would announce that the park hours are dawn to dusk.

Ms. Becker further requested a gate on the Kreidersville Road access driveway side of the park property. Ms. Irons indicated that the parking was established for festivals use only. Ms. Becker indicated that there are holes in the field and this may be an exposure for the Township. This is a continued concern because people may still be going down to the property and getting stuck in the field. Mr. Hassler proposed a split rail fence with a gate system and a turnaround similar to the split rail fencing/gates currently in use in other areas of the property. Mr. Hower felt this should control access and not distract from the area. Mr. Hower felt that possibly a fence would also be a good alternative. Mr. Montanari felt in the meantime, possibly the driveway access off of Kreidersville Road could be barricaded. Mr. Behler was concerned that there was not sufficient room to safely install the barricades. Mr. Hassler agreed that it should not take long to install the fence/gates. Mr. Cox offered to donate his

time to compile a sketch for the project. Following some further discussion, Ms. Irons offered to pay for half of the project on behalf of the Association. Mr. Hassler made a motion to proceed with the split rail fence and gates as discussed; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

**B. Receipt of 2018 Tax Duplicate and Presentation to Real Estate Tax Collector for Collection Based on Assessed Valuation of \$152,755,600:** Mr. Hassler made a motion to turn the duplicate over to the Township tax collector in the amount of \$152,755,600; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

**C. Renewal of Copier/Scanner Lease (Two Units: Main Office/Managers Office) Fraser AIS:** Mr. Behler made a motion to lease the equipment pursuant to the quotes which were budgeted for 2018; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

**D. Status/Update – Off-Site Road Improvements Coordination (FedEx and Rockefeller Lot #5):** Mr. Cox provided an update based on staff meetings with PennDOT Rockefeller and FedEx concerning the completion of certain improvements for the occupancy of the FedEx Hub and Rockefeller Lot #5. Mr. Cox felt the proposed schedule was very aggressive for the timeline suggested the completion of the remaining section of Willowbrook, Race, Schoenersville and Airport Road improvements by Fall of 2018. Mr. Cox indicated PennDOT has proposed a series of follow-up meetings which are to occur every other week regarding the status. He noted that the project schedule as provided was to accommodate the startup of Fed Ex. He felt for the next two months and by mid-February and mid-March there needed to be critical path updates provided.

Mr. Behler questioned how this was a Township problem, as the conditions were always clear from the beginning. Mr. Cox felt the road construction had the potential to put the Township in a bind as a certificate of occupancy would be requested from Fed Ex prior to the completion of items. Mr. Oberly provided a brief update of internal meetings FedEx requested which included PennDOT pursuant to the improvements to take place on PennDOT roadways.

**E. Zoning Ordinance and Map Update – (Related to Comprehensive Plan of 2017):** Mr. Behler made a motion to authorize the preparation of a draft Zoning Ordinance text amendment to modify the Rural and Agricultural Zoning District sections by combining the uses into the new Rural Conservation Zoning District designation and to further prepare an amend the Zoning Ordinance Map to change the Rural and Agricultural Zoning District designations into the new Rural Conservation Zoning District designation; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes. There was some discussion regarding the new Rural Conservation Zoning District (RC). Mr. Treadwell advised that as long as the map follows the intent of the Comprehensive Plan it did not particularly matter was the name of the zoning district. Mr. Clater felt that the RC was supposed to encompass all things which were either Rural or Agricultural on the current Zoning Map. Mr. Clater felt the Zoning Map changes were trivial.

### **New Business**

**A. Indian Trail Road Bridge, PennDOT Connects Meeting - Report:** Ms. Eckhart provided a brief report of the Indian Trail Road Bridge PennDOT “Connects Meeting”. She reviewed the

comments which were presented to PennDOT at the meeting, which is a necessary step prior to the Department commencing the preliminary engineering design phase for the project.

**B. Kingston Drive/White Circle – Sinkhole Report:** Mr. Cox provided a report and a recommendation of repairs of the sinkholes in the area of Kingston Drive and White Circle. Mr. Cox felt that a denser flowable fill should not be the limit of the Townships repair but that layers of bentonite and clay should be installed to knead into the other existing soils. Mr. Hassler questioned if the repair should proceed at this time. Mr. Cox felt the work for Kingston Drive should proceed without delay. Mr. Frack felt the water should be redirected. Mr. Hassler made a motion to direct the Road Crew to proceed with the repairs as recommended by the Township Engineer; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes. Regarding White Circle, Mr. Cox will review the background of previous repairs and develop a plan.

**C. Willowbrook Golf Course Club House/Pro Shop – Request for Waiver Subdivision and Land Development:** Mr. Oberly reviewed the request for a waiver from the formal Land Development process for the building permit for the conversion of the L-Barn to the new pro shop location at the Willowbrook Golf Club as requested by Lehigh Engineering Associates on behalf of the applicant. Mr. Treadwell indicated that the project requests have been proceeding and he clarified that the waiver request applied to the Willowbrook Golf Course Pro Shop project internal building renovation work only. Mr. Treadwell further indicated that the former Events Tent will be terminated in lieu of the renovated L-Barn to the new pro shop. Mr. Oberly clarified the request is further associated with the liquor license transfer previously authorized by the Board of Supervisors. Mr. Behler suggested that the condition should be added to prohibit traffic access from the Willowbrook Road driveway which approved by the Board of Supervisors for farm use only. Following some further discussion, Mr. Behler made a motion to waive the Land Development plan requirement for the Willowbrook Golf Course Club House/Pro Shop building permit conversion project with the conditions as outlined as well as the traffic access utilizing the Howertown Road access not the relocated driveway onto Willowbrook Road; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

**D. 2018 Summer Help Public Works – Authorization to Advertise:** Mr. Behler made a motion to authorize the Township Manager to advertise for public works summer help for 2018; seconded Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

**E. Lehigh Valley Planning Commission – “Lehigh Valley General Assembly” 2018 Meetings:** Mr. Hassler made a motion to appoint Mr. Oberly as the representative to attend the Lehigh Valley General Assembly meetings; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

**F. Willowbrook Road – Temporary Closure for Bethlehem 30” Concrete Water Main Testing:** Mr. Oberly reviewed the request of Alston Construction for the installation of the test pits (associated with the City of Bethlehem Water Line) and the proposed nighttime closure for four evenings. The proposed work is to occur within the Willowbrook Road section located within the Hanover Township, Lehigh County. Mr. Behler reminded that the conditions of the subdivision require through traffic to be maintained at all times. Mr. Oberly discussed the request for signage and a detour route would need to be provided to Allen Township. He further indicated that the request further stated that the by-pass road would negate the necessity to close the road if the by-pass is completed within the

timeframe for the testing. The Board tabled the request until after Hanover Township, Lehigh County responds to the request at their meeting of February 7, 2018.

**Public to be Heard:** Mr. David Haberacker, 109 Candlewycke Lane (Northampton Borough), voiced concerns regarding the installation of fences along the rear yards of Hogan Way properties (located within Allen Township) which exceed the height requirements (6 feet) as well as property boundaries. He indicated he brought this to the attention of the Zoning Officer previously. He indicated that these same residents were throwing grass cuttings onto the property but that has ceased following a complaint to the Borough. Mr. Haberacker indicated that the property is owned by the Borough of Northampton.

Mr. Haberacker indicated the fences were erected at the addresses of 1020 and 1022 Hogan Way. He indicated he would make the same complaint to the Borough. He wished to make this part of the public record. Mr. Haberacker noted that there are also sinkholes in the rear yards of these properties. Mr. Haberacker indicated that the Borough of Northampton previously denied ownership of the strip of property located in Allen Township.

Mr. Edward Deichmeister, suggested a letter be sent to Northampton Regional Emergency Services to notify of any closures of Willowbrook Road.

Mr. Richard Novak, Bally Drive, questioned the proposed soft opening of Fed Ex. Mr. Oberly indicated that the soft opening has been proposed for July 2018. Mr. Novak further questioned the phasing of the road improvements. Mr. Novak felt the Board should make a statement that no occupancy will be considered until all of the required improvements are completed.

Mr. Mike Tift, Indian Trail Road, questioned the replacement of the Indian Trail Road bridge. Mr. Tift further questioned if Lehigh Township has obtained the truck restriction from PennDOT. Ms. Eckhart confirmed that Lehigh Township has received approval from PennDOT. She further indicated that she believed the bridge was scheduled for full replacement. Mr. Hassler voiced concern regarding the Kohls Road culvert and if a weight limit should be considered.

There being no comments from the public the meeting adjourned at 8:20 PM.

Respectfully submitted,

Ilene M. Eckhart  
Manager