

# Allen Township Supervisors

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Paul Balliet, Chairman  
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Dale N. Hassler  
Alfred Pierce  
Larry Oberly

Brien Kocher, P.E.  
B. Lincoln Treadwell, Jr., Esq.  
Ilene M. Eckhart, Manager

## ALLEN TOWNSHIP SUPERVISORS MEETING MINUTES

**Tuesday, June 24, 2014**

A General Meeting of the Allen Township Supervisors was held on Tuesday, June 24, 2014, at 7:00 P.M. at the Allen Township Fire Company Building, 3530 Howertown 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 - Absent; B. Lincoln Treadwell, Jr., Esq. - Present; Brien Kocher and Jim Milot (Hanover Engineering Associates). – Present; and Ilene Eckhart – Present.

Public Hearings: No scheduled public hearings.

Public to be Heard: Patricia Yost, 3004 Oak Hills Drive, voiced concerns regarding the future road maintenance costs associated with the proposed FedEx project.

### **Unfinished Business**

**A. Building Code Inspection – follow-up information:** Ms. Eckhart provided a report as follow-up regarding the Board's direction which contained the proposals of three building code inspection agencies in the region. This item will be discussed at a subsequent meeting.

**B. Report regarding condition of street trees in Township Road Right of Way (Atlas Estates, Atlas Estates Twins, Wynnefield Estates and Penn's Chase):** Ms. Eckhart provided a report as follow-up to the Board's discussion in May, 2014. The initial discussion concerned street trees which were planted at the time when the Township's Subdivision and Land Development ordinance required developers to install trees in future Township road right of ways. Later, the Board removed the tree requirement from the Subdivision and Land Development Ordinance. The Township Code does not address maintenance responsibilities of existing street trees nor does the code establish criteria when trees conflict with utilities. The survey report presented to the Board, is a tally of the number, location and condition of existing street trees in the Atlas Estates, Atlas Estates Twins, Penn's Chase (twins) and Wynnefield Estates (townhouses) developments.

Based on the review of these areas, there are currently 81 street trees planted in the area between the curb and sidewalk. Additionally, the survey report finds eleven addresses where the existing street trees are presenting some sort of conflict with the sidewalk and curb.

## **New Business**

### **A. FedEx Ground Hub Land Development Preliminary Plan – Presentation (Review deadline: July 15, 2014):**

Mr. Charles Everett, Lehigh Valley International Airport, Executive Director, provided a history regarding the airport property.

Mr. Bill Connor, FedEx Ground, explained the hub delivery routing system as well as the various segments of the overall FedEx operating segments and the “day definite” service scenario. He indicated that the three hubs which service the MidAtlantic region (Harrisburg, PA; Hagerstown, MD, and Woodbridge, NJ) are all approaching their capacity to process packages, therefore, a new MidAtlantic Regional hub is necessary to provide capacity relief to the three existing facilities and to maintain growing demands of customer needs.

Mr. Connor further explained the overall total investment is approximately \$335 million. The building will initially be constructed at 800,000 square feet and be capable of processing about 30,000 packages per hour. The building may be expanded up to 1.1 million square feet in phased construction as required to meet processing demands and be capable of processing about 75,000 packages per hour. Mr. Connor further outlined the number of jobs, including consolidation and added jobs. At full phase, the facility would support about 3,000 jobs.

Mark Heeb, RLA, BL Companies, the architectural and engineering firm representing FedEx Ground, provided an overview of the proposed land development plans as reviewed by the Allen Township Planning Commission and referenced specific features of the plan in the form of an overhead presentation. Mr. Heeb provided a summary timeline of the review of the plans by the Township Planning Commission.

### **B. Rockefeller Group Industrial Subdivision Presentation (Review deadline: July 15, 2014):**

Ron Gawlick, PE, Pidcock Company, the civil engineering consulting firm representing the Rockefeller Group, provided an overview of the proposed industrial subdivision plans as reviewed by the Allen Township Planning Commission and reference specific features of the form of an overhead presentation. Mr. Gawlick highlighted several improvements associated with the five lot subdivision, which would include the proposed FedEx Ground Hub (Lot 1 & 2), as presented this evening. Mr. Gawlick reviewed the plans for extension of sewer and water facilities. Regarding the identification of traffic improvements to be constructed as part of the development, Mr. Gawlick explained a comprehensive transportation impact study was performed. He explained the transportation impact study contained many components: identification of scope, existing traffic counts, submission to adjoining municipalities and the LVPC. He indicated that PennDOT approved the scope of the transportation impact study. Mr. Gawlick reviewed unique elements of the trip generation of the FedEx facility. He indicated a special study was prepared to judge the number of trips produced along with the standard PennDOT trip generation criteria. He stated the higher of the two rates were

utilized and submitted to PennDOT (central and local offices). Mr. Gawlick further described the improvements proposed pursuant to the results of the approved study.

Mr. Gawlick reviewed some of the safety improvements, including sidewalk and bus stops along Race Street. FedEx has discussed the establishment of bus stops with LANTA.

Mr. Gawlick reviewed the new signalized intersection along Willowbrook Road and at West Bullshead Road. The intersection at West Bullshead would include an improved pedestrian crosswalk.

In addition, Mr. Gawlick, explained the proposed voluntary improvements at Route 329. Mr. Gawlick reviewed his understanding with regard to the proposed improvements which would be taking place along Rt. 22 in the near term.

Mr. Hassler questioned the timing of the improvements. Mr. Gawlick indicated the permits for all the improvements would be undertaken in one phase. He indicated that occupancy would be coordinated with the Township.

Mr. Oberly questioned the timeframe to open the facility. Mr. Connor indicated that if approval is forthcoming within the next few months, occupancy is projected for the Summer of 2016.

**C. Boro View Intersections:** Mr. Hassler noted some concerns regarding a fire call at Boro View Drive due to the narrowness of the roadways at the intersections. He felt that parking should be restricted at the intersections for emergency vehicles. Following some discussion, the Board authorized, by consensus, the Township Engineer to review the matter and provide a recommendation.

**D. Northampton County Open Space Plan Update (Livable Landscapes):** Ms. Eckhart provided an update regarding the Northampton County Open Space Plan Update.

**Public to be Heard:** John Mattaboni, 15 Country Road, commented regarding the Planning Commission comment that resident attendance was declining over the past several months.

Elizabeth Harting, Oak Hills Drive, commented regarding traffic and who will be responsible to take care of the roads. Mr. Pierce explained a Township Road is the responsibility of the Township. He further explained the Liquid Fuels tax allocation. In addition, he indicated the Township also provides an allocation for road maintenance from the general fund for any items not covered by the Liquid Fuels tax allocation.

Carl Edwards, 569 Snow Hill Road, thanked the Supervisors for their service to the Township. He voiced concern regarding the house numbering signage ordinance and felt it was a violation of the Constitution. He further commented regarding the Pennsylvania Constitution and he felt the house numbering signage ordinance was in violation of the Pennsylvania Constitution. He was concerned with the infringement of his private property and individual rights and indicated he respectfully declined to comply with the ordinance.

Jackson Eaton, Esq., present in his capacity as Solicitor for Hanover Township, Lehigh County questioned the timeline for the Board to vote on the matter. Mr. Eaton indicated Hanover Township had an interest in the project. Mr. Pierce indicated that he intended to make a motion this evening.

Based on Mr. Pierce's response, Mr. Eaton reiterated the concerns of the Hanover Township Council members (as stated before the Allen Township Planning Commission) pertaining to the impacts on the Hanover Township community and repeated that Hanover Township was still in the process of reviewing the proposal and asked Allen Township to defer until Hanover has had a chance to reach a conclusion.

Robert Nappa, 382 East Bullshead Road, thanked the Board for the change of the table this evening and requested that the Board not take action on the plans this evening. Mr. Nappa requested that the residents of Allen Township and the members of stopfedex.org to make a presentation to the Board. He asked that the Board give the residents of the Township the opportunity to make a presentation.

The Board adjourned to an executive session to discuss a personnel matter.

Respectfully submitted,

Ilene M. Eckhart  
Manager