



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, August 25, 2015

A General Meeting of the Allen Township Supervisors was held on Tuesday, August 25, 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 Vice-Chairman Bruce Frack.

Roll Call: Paul Balliet - Absent; 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: No Public to be Heard.

Unfinished Business

A. John Drive – Widening Proposal: Mr. David Shulman, Esq. was present on behalf of Stone Ridge Development (Livengood) along with Tom Deily of Keystone Consulting Engineers and the developer Tim Livengood. Mr. Shulman presented a request for a waiver from the following sections of the current improvement agreement and associated plans:

Item (g)(3.) The Plans shall be revised to show a 40-foot cartway width for John Drive, including 18” curbing on both sides, and also sidewalks on the north side of John Drive from its intersection with Joseph road to its intersection with Savage Road. The Plans shall include detailed design of the John/Drive Savage Road Intersection reflecting the improvements referenced in this paragraph, the current configuration of Savage Road, and all required right-of-way. A request is being made to return the width to 36 feet wide.

Item (g)(10) Title to the paper street/alley located to the south of John Drive shall be confirmed, within 24 months of the recording of the Phase 1b Final Plans, by the Developer/Owner in a manner

satisfactory to the Township, including but not limited to the institution of a Quiet Title action. A request is being made to remove this requirement from the Improvements Agreement.

Mr. Pierce questioned what happens then to the Atlas Heights side of John Drive. Mr. Shulman indicated nothing would be done. Mr. Pierce questioned what was to be done. Mr. Shulman responded the paper alleys were in existence. Mr. Pierce felt that the issue would have gone away if he did what he was supposed to do. Mr. Treadwell questioned if the road would be physically widened to 40' feet would the paper street land be needed? Mr. Tom Deily felt that the land associated with the paper street would be required if the road was widened to 40 feet. Mr. Pierce felt that the radius would not be fully improved for the future. Messrs. Livengood and Deily were of the opinion that the radius at Savage will be improved. Mr. Pierce felt that it would not be approved to the level shown on the plan.

Mr. Milot recommended that the 35' radius is adequate for most normal and local delivery traffic. However, he indicated that if Savage itself is ever widened not having the wider radius would hamper the widening. Mr. Livengood felt that the property owner at the corner had some sort of berm which may affect a low lying car but the 35' radius will totally eliminate the visibility issue. Mr. Clater commented regarding the Planning Commission's perspective and that he felt that the developer agreed to do something to resolve the situation. Mr. Oberly felt that he did not want to give up the option to properly align the intersection. Mr. Pierce agreed. Mr. Milot felt turning template movements be reviewed and perhaps a hybrid might be a solution. This may be a compound curb. This could be looked at in conjunction with the alternatives. Mr. Oberly asked that the engineers and attorneys confer and report back to the Board with alternative options at the meeting of September 10th. Mr. Milot asked if the Board was generally agreeable with the 36' street width of John. The Board was generally agreeable by consensus to the width and the ultimate design for the Savage Road radius.

Mr. Treadwell asked that if the Board was comfortable with the maximizing the intersection without the quiet title issue concerning the paper street? Mr. Shulman felt that his client did not have standing regarding the quiet title action. Mr. Pierce was concerned with the Spruce Street alley and he did not disagree with the condemnation due to Mr. Shulman's standing issue.

B. Comprehensive Plan Update and Service of Planner – Request of Proposal Draft: Mr. Pierce made a motion to proceed with the Request for Proposals; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

C. Walker/Hayes – Through Traffic Concerns – Follow-Up: Ms. Eckhart reported that Chief of Police Ronald Morey provided the review as requested by Hays and Walker Drive and recommends a stop sign, westbound on Walker at Hays Lane. Mr. Pierce made a motion to put up the stop sign pursuant to the Chief of Police recommendation and support the three way stop by properly marking the motor vehicle no parking element associated with the stop signs; and confirm that parking is prohibited in the head of the T and mark that accordingly; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

D. High Meadow Estates – Renewal of Sewer Capacity Request: Mr. Pierce made a motion to issue the letter as submitted by Ms. Eckhart (dated August 25, 2015); seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

E. Kevin and Bettina Landis Subdivision: Ms. Eckhart reported that Planning Commission's recommendation to approve the plan "contingent upon the satisfaction of the Township Engineer's comments and to not require the relocation of the fence and to leave the issue of the right of way up to the Supervisors". Following some discussion regarding the additional right of way, Mr. Treadwell indicated that any additional right-of-way would be acquired by easement. Mr. Treadwell suggested a future offer of dedication for the right-of-way could be a plan note requirement.

F. Winter Call-In Seasonal – Authorization to Advertisement: Mr. Oberly made a motion to authorize advertisement of Winter Call-In Seasonal Employment; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

G. Bureau Veritas – Third Party Inspection: Mr. Oberly made a motion to add Bureau Veritas as an addition Third Party Inspector, seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes.

New Business

A. Resolution 2015-05 LSA Monroe County Grant Request – Stand-by Emergency Generator Township Building and Garage Facility: Mr. Oberly made a motion to approve the Resolution; seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes.

B. Lehigh Valley Planning Commission – Upcoming Seminars Planning, Zoning and Land Development, authorization to attend: Mr. Hassler made a motion to authorize Mr. Behler to attend, cover the cost of the classes and associated expenses; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

C. Agreement of Sale, TMP #K3-15-2: Mr. Pierce made a motion to offer to purchase (pursuant to the Agreement of Sale prepared by the Township Solicitor) the property and also authorization from the Owner and that the Township Engineer perform the survey upon the owner's permission; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

Public to be Heard: No comments from the audience.

There being no further business the meeting adjourned at 8:05 PM.

Respectfully submitted,

Ilene M. Eckhart
Manager