

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, February 25, 2014

A General Meeting of the Allen Township Supervisors was held on Tuesday, February 25, 2014, 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 - Absent; B. Lincoln Treadwell, Jr., Esq. - Present; Jim Milot. (Hanover Engineer). – Present; and Ilene Eckhart – Present.

Public Hearings: No public hearings.

Public to be Heard: John Pecuch 7 Phyllese Drive, questioned the times in which traffic counts were taken relative to the FedEx plans submitted to the Township. Mr. Milot indicated that the traffic studies that were prepared utilized peak hour and 24-hour data, which is standard. Mr. Pecuch questioned if the data was combined. Mr. Milot indicated that the data reflects multiple peaks beyond standard peaks. Mr. Pecuch questioned the number of jobs proposed full time vs. part time. He felt that part time and temporary workers have a tendency for turnover which will impact crime in area and the Township has no police force.

Mickey Phillpot, Saw Grass Drive, questioned if the 14,500 trips per day was for the FedEx Hub or for other proposed facilities as well. Mr. Milot responded that the 14,500 is for the full build-out of the property, FedEx and future proposed facilities. He questioned if there was any information on the future proposed facilities. Mr. Balliet stated there was not information on the future proposed facilities.

Bob Hosking, 243 Stagecoach Road, questioned traffic movement north of the site. Mr. Milot indicated that a small percentage of the traffic will be traveling north. Mr. Milot indicated 10-15% was traveling north. Mr. Hosking questioned the additional cost of the roadways due to the increase traffic and if this was taken into account. Mr. Milot summarized that the Township is working with the development to address these concerns. Mr. Treadwell indicated nothing has been finalized. Mr.

Hosking questioned if there has been any discussion regarding the modification to any roadways regarding widening, realignment, etc. Mr. Milot indicated that the developer has committed to no truck traffic north of but only south on Willowbrook Road. Mr. Hosking was concerned with additional cost.

Frank Cocivera, Sawgrass Drive, questioned if specific designation of travel lanes for truck traffic only could be established. Mr. Milot explained the truck turning lane radii will be provided on the final design layout for PennDOT's review. He further voiced concern regarding the intersections near the Willow Green development. Mr. Milot indicated that the scenario provided to PennDOT includes substantial improvement to several associated State roads.

Mickey Phillpot questioned future employees for the site and the number of trips per day at the peak times. Mr. Phillpot felt that 700 employees would be coming and going from the site at peak times. He felt it was a tremendously bad situation to mix this amount of car traffic with the truck traffic. Mr. Milot provided the traffic signalization warranting schedule pursuant to PennDOT standards. Mr. Phillpot was concerned regarding the safety of the future proposed situation regarding traffic.

Bob Hosking, questioned the traffic volume on Rt. 329 and Weaversville Road at these existing intersections. He felt that there should be something done to improve the efficiency of this intersection for traffic traveling north. Mr. Treadwell indicated this intersection would be discussed with the developer and owner as the project review progresses. He further questioned the storm water impacts due to roadway improvements. Mr. Milot indicated that the Northampton County Conservation District and DEP would govern the storm water management aspects. Mr. Hosking felt the Catasauqua Creek would flood given the impact of storm water such as the Monocacy Creek.

John Pecuch, questioned truck traffic north of the site – does this include box trucks? Mr. Milot indicated that this includes box trucks for local deliveries.

Bob Nelson, Sawgrass Drive, questioned if the roadways would be closed during construction and if there would be detours. Mr. Balliet indicated that there would be some form of detours for some period of time.

Kim Nappa, 382 East Bullshead Road, questioned the expansion of the Willowbrook Road bridge over the Catasauqua Creek in conjunction to the 20-ton weight limit for the bridge and a 10-ton weight limit on the road. Mr. Milot indicated that weight limit applicable to the roadway would be negated when the roadway is properly rebuilt with current design criteria. He further indicated that the bridge has a freestanding weight limitation of 20-tons. Mrs. Nappa further questioned the source of the \$25million funding of improvements through grants? Mr. Treadwell indicated that the Township has no knowledge of where the money is coming from.

Bob Hosking, 243 Stagecoach Road, questioned what is the overall impetus of the project as far as its benefit to the Township? Mr. Treadwell indicated that the land is zoned for the use so the property owner/applicant has a right to present a plan for approval for an allowable use – whether there is a benefit to the Township or not. Mr. Hosking asked of Mr. Pierce, how does this development benefit the citizens of our Township? Mr. Hosking contended that it is the Planning Commissions mandate to assure that any development is to provide the overall benefit of the Township irrespective of the Municipalities Planning Code. Mr. Pierce responded: no.

Unfinished Business

A. Garage Wall Report and Recommendation: Ms. Eckhart indicated that Hanover Engineering has produced a report regarding the some wall cracks. Mr. Milot, Hanover Engineering Associates, Inc. indicated the severity of the winter is providing some additional stress on the wall. He suggested, pursuant to the review, to remove the fill and install underdrains. This would be to a maximum of 4 feet from floor elevation. Mr. Milot indicated all storm water should be diverted away from the building. Following some further discussion, Mr. Hassler made a motion to perform the work in-house pursuant to Hanover Engineering Associates, recommendation letter of February 18, 2014; seconded by Mr. Oberly. On the motion, by roll call vote, all supervisors present voted yes.

B. Zoning Ordinance Amendment, Billboards, review of LVPC comments and authorization to advertise final draft : Mr. Treadwell indicated that the LVPC comments have been received and are noted as a matter of local concern. Mr. Treadwell indicated that a clarification regarding membership to the Planning Commission has been added due to changes in the MPC. Mr. Oberly made a motion to authorize advertisement for a public hearing and enactment of the draft as described by Mr. Treadwell; seconded by Pierce. On the motion, by roll call vote, all supervisors present voted yes.

C. Estimate of Actuary to review conversion of Defined Benefit Pension to Defined Contribution Pension Plan: Ms. Eckhart indicated that several years ago the Township performed authorized an actuarial study to determine the impacts of converting from a defined benefit pension to defined contribution. She indicated that this was discussed again briefly during the 2014 budget process. This would entail restudying the concept of conversion. She indicated the estimate for the study, to be performed by Beyer Barber is \$1,500. Following some discussion, Mr. Pierce made a motion to authorize to actuary study for a conversion of defined benefit to defined contribution; seconded by Hassler. On the motion, by roll call vote, all supervisors present voted yes.

D. Willow Green – request to meet with Supervisors: Ms. Eckhart reviewed the request of January 30, 2014 pursuant to the community. Mr. Hassler was agreeable to meet. Mr. Oberly agreed to meet as well. Following some discussion, the Board agreed by consensus to delegate Messrs. Oberly and Hassler to meet as requested. They will return to the Board regarding the discussion.

E. COSTARS – Road Salt Contract for 2014-2015: Ms. Eckhart reiterated the problems with the Road Salt Contract this winter season. She indicated the Board was limited in options due to the limiting factor of the size of our stockpile area. Following some explanation regarding the COSTARS deadline of March 15 for participation next year, Mr. Hassler made a motion to participate in the 2014-15 Road Salt Contract provided by COSTARS; seconded by Mr. Oberly. On the motion, by roll call vote, all supervisors present voted yes. Ms. Eckhart noted the percentage requirements pursuant to the contract commitment. She further noted some of the past experience with various vendors as they are awarded on a geographic basis and at times there are supply chain and delivery issues.

F. Personnel Issues – follow-up executive session:

G. Stone Ridge Phase 1B, extension of time to meet conditions to April 24, 2014: Ms. Eckhart reviewed the request of the developer of Stone Ridge Phase 1B to meet conditions of

approval until April 24, 2014. Mr. Oberly made a motion to grant the extension until April 24, 2014; seconded by Mr. Hassler. On the motion, by roll call vote, all supervisors present voted yes.

H. Rockefeller Group, Preliminary/Final Plan Submission for Allen Township Industrial Subdivision, extension of time for review to June 17, 2014: Mr. Pierce made a motion to extend the MPC timeframe for review until June 17th, 2014; seconded by Mr. Oberly. On the motion, by roll call vote, all supervisors present voted yes.

I. Preliminary/Final Land Development Plans, FedEx Ground Package System Inc., Allentown HUB CY13, 75K Flex Hub, extension of time for review to June 17, 2014: Mr. Pierce made a motion to extend the MPC timeframe for review until June 17th, 2014; seconded by Mr. Hassler. On the motion, by roll call vote, all supervisors present voted yes.

New Business

A. Open Space Plan – Grant Application: Ms. Eckhart requested the Board's authorization to apply for grant funding to PA DCNR and PA DCED to develop a Master Open Space and Recreation Plan. Mr. Oberly made a motion to authorize Ms. Eckhart to submit grant applications to PA DCNR and PA DCED to obtain funding to develop a Master Open Space and Recreation Plan for Allen Township; seconded by Mr. Hassler. . On the motion, by roll call vote, all supervisors present voted yes.

B. Ratification of PEMA Salt Storage Resource Request and Declaration Disaster: Ms. Eckhart explained the due extremely slow stockpile replenishment on orders of road salt under the COSTARS contract and the repeated storm events she had no option to submit a PEMA Resource Request as an attempt to obtain road salt through other avenues available through Declaration of Disaster proceedings. She requested that the Board ratify her actions to file the appropriate Resource Request (specifically from PennDOT Stockpiles) and Declaration of Disaster regarding this matter. Mr. Oberly made a motion to ratify both the Declaration of Disaster and the Resource Request dated February 4, 2014 as submitted to Northampton County; seconded by Mr. Hassler. On the motion, by roll call vote, all supervisors present voted yes.

C. Chipper Replacement: Ms. Eckhart requested the Board to consider moving forward with the 2014 budgeted purchase of the Bandit Chipper in the amount of \$39,805.56 from the Municipal Waste and Recycling Fund. Mr. Hassler made a motion to authorize the purchase of the Bandit Chipper in the amount of \$39,805.56 pursuant to COSTARS contract; seconded by Mr. Pierce. On the motion, by roll call vote, all supervisors present voted yes.

Ms. Eckhart asked the Board to clarify their desire for posted hours for the Township's on-site drop off and pickup area for brush/leaves. She voiced concerns regarding commercial vehicles using this area for drop off. Following some discussion, the Board agreed to leave the gate open and post additional signage indicating that the area is under surveillance. The Board was concerned with the site being available for residents on a weekend or after hours so therefore the site will be left as liberally available as possible.

D. Krapf Quarry Fill – Revised Erosion Control Plans Comments: Mr. Milot reviewed the Krapf Quarry Fill Grading Plan and indicated there have been significant changes. He questioned whether this was still classified as a permitted use as extractive operation land use. He further

indicated that based on the grading as proposed a grading permit is warranted pursuant to the Township's ordinance. In addition, the storm water management ordinance would apply due to extensive earthmoving. Mr. Milot recommended that the Solicitor and Zoning Officer review the matter and consider forwarding the review letter to the applicant and directing compliance with the items as outlined. The Board agreed by consensus and Ms. Eckhart confirmed she would proceed with the appropriate letter in cooperation with the Township Solicitor.

Public to be Heard: No comments from the audience. Mike Phillipot, Saw Grass Drive, questioned due to the extension granted to FedEx if they would not be presenting at the March 2014 Planning Commission meeting. Messrs. Treadwell and Milot explained the reason for the extension and the typical process for extensions on plans submitted for review.

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

Respectfully submitted,

Ilene M. Eckhart
Manager