



Allen Township Board of Supervisors

Meeting Minutes

**January 26, 2021
7:00 P.M.**

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, January 26, 2021 at 7:00 P.M. by teleconference due to the Disaster Emergency (Resolution 2020-10, 2020-11 and 2020-12) created by the COVID-19 Coronavirus Pandemic. Mr. Hassler led the audience in the Pledge of Allegiance to the Flag.

1. Roll Call: Present: Bruce Frack; Gary Behler; Carl Edwards; Dale Hassler; Gerald Montanari; B. Lincoln Treadwell, Jr., Esq., Stan Wojciechowski, PE, CME, Ilene Eckhart, Manager.

2. Announcements:

3. Public to be Heard: No public comments.

4. Public Hearings: No public hearings.

5. Unfinished Business

A. Atlas Road Townhome Plan, MPC Timeline for Review 01/30/21 - Non-adversarial Rejection/Recommendation: Mr. Montanari made a non-adversarial motion to deny the plan pursuant to the non-compliant Ordinance items contained within the Township Engineer's letter dated June 14, 2019 further subject to the condition that the applicant may resubmit the plan for review without repayment of the non-refundable filing fee (if applicant resubmits the plan for review by January 26th, 2023); seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

B. Dog Park Temporary Seasonal Closure Timeframe: The Board readdressed the action to temporarily close the dog park from February 16th, 2021 to April 2, 2021 to allow for turf revegetation. Following discussion regarding the best time to temporarily close the facility, Mr. Behler made a motion to revise the motion (of January 12, 2021) to temporarily close the Dog Park with a two week notice to the public based on weather conditions for a timeframe of up to six weeks in duration; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

C. Homestead Estates Pedestrian Trail: Ms. Eckhart summarized the responses received from the questionnaire, which was sent to Homestead Estates residents in Fall 2020, with highlights from the resident as follows:

- * Many residents utilize the path on a daily basis.
- * The majority of usage is stated as the trailside but use on both sides is also noted.

* Most note positive experience for their use of the trail. Of the negative feedback – safety for children, litter and an access point for crime are the main negative feelings.

* Suggested changes: Advise those property owners that adjoin the trail to install fences/landscape barriers. Install signage noting private property. Install signage noting “Homestead Residents Only”. Provide better direction to main trail within Wayne Grube Park and along the Homestead Trail intersection with the County Trail. If a side is to be closed – the majority believes it should be the Wayne Grube side.

The responses are certainly not unanimous among property owners and the “privatization” of a public easement is not really a feasible solution.

Mr. Behler felt that if the Homestead residents cannot agree on a solution that is unanimously agreed by all the property owners then he would prefer that the trail remain as is. Mr. Montanari stated that he agreed with Mr. Behler and added that the trail as originally planned is being used as designed. Mr. Frack agreed to leave the trail as is. Mr. Hassler also agreed to leave the trail as is as any change would need to be 100% accepted by all Homestead residents. Mr. Edwards indicated he had no comments. Mr. Treadwell stated that based on the Supervisors opinions above no further action would be necessary at this time.

Mr. Kevin Fenstermacher, 17 Country Road, asked to be recognized by the Board regarding the topic. He indicated his property contained the easement for the trail. He requested the Board consider the following issues in their future review of the trail: 1.) who is responsible for the trees/landscaping that adjoin the trail if the roots affect the trail pavement; 2.) who is responsible for incidents occurring on the trail (he noted people walking on the trail in the recent icy conditions). Additionally, he asked that the Board review the easement language to determine the responsibilities of property owners and the Townships responsibilities. Mr. Treadwell indicated that the trail and the easement was entirely public in nature – therefore the Township did not have the ability to privatize the trail.

6. New Business

A. Roger Marth Agricultural Security Area Addition Application: Mr. Behler made a motion to authorize advertisement and processing of the application requesting the addition of the Roger Marth property (tax map parcel K4-14-2 – 34 acres) to the Township Agricultural Security Area; seconded by Mr. Montanari. Mr. Behler questioned the Board consider the issue of properties long-term commitments to the preservation of the property vs. the ability to defray tax increases. Mr. Treadwell indicated this issue might be reviewed with applicants through the upcoming hearing process. On the motion, by roll call vote, all Supervisors present voted yes.

B. Willowbrook Road Safety Study: Mr. Wojciechowski presented the Final Draft of the Willowbrook Road Safety Study and asked for the Boards comments. Mr. Wojciechowski explained the Study recommends the installation of a 2-foot wide, low median to both reduce the number of existing and future conflicts, force conflicting movements to full-access signalized intersections, and to provide a traffic calming feature to reduce speeds. Mr. Montanari asked if the Study is worth pursuing at this time, as many things (like the Willowbrook Development) are still unknown. Mr. Montanari also questioned the cost. Mr. Wojciechowski stated the goal would be to prohibit left turns

other than at signalized intersections. Mr. Treadwell clarified that the study does not only involve the Willowbrook Farms property but rather all properties, which front Willowbrook Road. Mr. Wojciechowski stated that the study would affect all frontage properties. Mr. Behler voiced concerns regarding safety and he felt as more development occurs in the immediate area – Willowbrook will have more traffic and the only way to safely manage traffic turns would be to limit turning movements to signalized intersection. Mr. Hassler stated he understood the safety concerns but this median should have been installed when the development occurred and should not be a burden on the taxpayers of the Allen Township. He did not see how the Township would be able to require developers to pay for the median at this point. Mr. Behler noted that there was money in capital reserve to defray other roadway improvements and in theory; he did not feel it would be coming from the taxpayers. Mr. Hassler felt there was time to further consider the study. Mr. Wojciechowski provided implementation and funding alternatives. Mr. Behler did not feel changing the requirement in the SALDO would change who would be responsible. Mr. Montanari also indicated that the median would only go to the Hanover Township municipal boundary. Mr. Behler felt that if the Township does not intend to make a change on the roadway, it would be result in fatalities due to cross traffic and excessive speed. Mr. Montanari questioned the height of the median, as a low median is not always a deterrent.

The Board requested cost estimates and further examples. Mr. Montanari suggested a special workshop meeting to further discuss this item. He felt that an in-person meeting would be preferred. Following some discussion, the Board agreed to review this study at a future time.

7. Public to be Heard:

Maria Gougoustamos, 42 Bullshead Road, indicated that she was not aware of the solution that the residents might have the ability to privatize the trail. Ms. Gougoustamos indicated that the response the Township received would have been different if there was an option for private use for just the Homestead residents. Mr. Behler reiterated that if the interest of Allen Township were removed the property would revert to the property owners where the easement is located. Mr. Treadwell indicated that the Township was either entirely responsible for the public trail or entirely out of the matter as a private trail for the neighborhood only. Ms. Gougoustamos asked if the residents were able to meet and discuss a potential HOA to privatize the path. Mr. Treadwell concluded the only decision the Board made this evening was to leave the path as is and that the residents could return to further discuss if they came up with another option.

Stephen Pignato, 10 Country Road, questioned the status of the replacement of the bridge overpass (Nor-Bath Trail) and the new road to be built in the future to intersect with Weaversville Road. Mr. Hassler indicated that the bridge overpass replacement was a Northampton County Parks project and that he was unaware of the Weaversville Road change as the area was located in East Allen Township.

8. Adjournment: There being no further comments or business the meeting adjourned at 8:10 PM.

Respectfully submitted,

Ilene M. Eckhart