



## Allen Township Board of Supervisors

### Meeting Minutes October 26, 2021 7:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, October 26, 2021 at 7:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. Mr. Hassler led the audience in the Pledge of Allegiance to the Flag.

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

**2. Announcements and/or Actions to Add New Items to Current Agenda:** Mr. Behler made a motion to amend the agenda to add an executive session regarding personnel and land acquisition; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

**3. Public to be Heard:** No public comments.

**4. Public Hearings:** No public hearings.

**5. Unfinished Business**

**A. JW Northampton Business Center Paving Extension Request:** Present on behalf of the project: Bruce Anderson, PE, Pidcock Company and Eric Scheler. Mr. Anderson presented the request for a paving extension for the project on Cesanek Road. The requested extension would comply with all other requirements for the paving but request that the standard calendar be extended to November 19th, 2021.

This request is for the wearing course on Cesanek Road. Mr. Anderson requested the paving to take place conditions persist with warmth. Mr. Hassler indicated that October 31 was not a date that the Board randomly. Mr. Hassler explained that there were several bad experiences with late season wearing course paving. He was concerned that temperatures were hit or miss, as we get this late into the season. He felt even with the testing after the fact – there were arguments back and forth between the developers and the Township. Mr. Hassler felt perhaps there could be another resolution. This was due to the road being eventually turned over as a public road. Mr. Behler indicated that it was sad that previous developers loused it up for this request. Mr. Behler stressed the importance of doing the paving right the first time. Mr. Behler felt that the exception was for an extra ordinary situation. Mr. Behler and Hassler felt that the summer was fairly dry. Regarding the request for temporary occupancy - the language was not available regarding the temporary occupancy allowance and timeframe. Ms. Eckhart was unsure if the roadwork needed to be completed before temporary

occupancy. Mr. Treadwell added that the Township has issued temporary certificates of occupancy in the past under certain situations.

Mr. Eric Scheler, Jaindl Watson Land Company, reviewed details of the timeline for the first building occupant, which would be limited to 90 full time employees. Additionally, the traffic was significantly below the projected impact. Mr. Scheler indicated the traffic impact for the building proposed for occupancy would 180 cars/50 trucks per day, one shift 7AM – 6 PM, Monday through Friday. Mr. Scheler addressed the paving and that the roadway quality control would be in place to assure a good product that could be in the appropriate condition to be dedicated to the Township. Mr. Scheler indicated that PennDOT does issue exemptions up to November 15. Mr. Scheler offered an agreement to repair the paving if necessary along with the 18-month maintenance period.

Mr. Wojciechowski reviewed the section of Township Code, which spelled out the cutoff date. He stressed that the Township Engineer did not have the power to stop the paving is the paving contract proceeds with laying down the material. Mr. Treadwell responded in the past problems the Township has experience with late season paving, included the inability to enforce.

He further asked for an update of the sanitary sewer connection (remaining short piece). Mr. Scheler explained that there currently is a PPL utility conflict that needs to be completed when the contractor is identified to perform a boring of this section borings, which will be needed for the sanitary sewer remaining piece.

Mr. Hassler stated that the temperature on Saturday (October 23<sup>rd</sup>) was fairly low (48 degrees) with rainy conditions and they were paving on Howertown Road. Mr. Hassler felt that the Board should consider the temporary certificate of occupancy path. He was concerned that there were would still be a lot of truck traffic in and out so that would be best to putting the wearing after the buildings are occupied.

Mr. Behler discussed the traffic in and out of the site. Mr. Scheler reviewed the lower traffic impact projection for Building #3, which was minimal in light of the proposed impact, which was originally 629 cars and 387 trucks per day.

Mr. Scheler understood the position of the Board and requested in the alternative that the Board cooperation to work with JW to allow the tenant to occupy with a temporary certificate of occupancy until the paving can be completed according to the regulations of the Township Code. Messrs. Edwards and Frack were favorable with working with the property owner on the temporary certificate of occupancy for the tenant. Messrs. Hassler and Behler agreed.

**6. New Business - None**

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

**8. Adjournment:** There being no further comments or business the meeting adjourned at 7:35 PM.

The Board conducted a brief executive session, pursuant to discuss personnel and land acquisition.

Respectfully submitted,

Ilene M. Eckhart