



Allen Township Board of Supervisors

Meeting Minutes September 26, 2023 6:00 P.M.

A. General Meeting of the Allen Township Board of was held on Tuesday, September 26, 2023, at 6:00 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: Gary Behler; Jason Frack; Dale Hassler; Paul Link; Tim Paul; B. Lincoln Treadwell, Jr., Esq.; Stan Wojciechowski, PE, CME Engineer (Barry Isett & Associates, Inc.); Ilene Eckhart, Manager; and Tom Gogle, Public Works Crew Leader

Absent: Andrea Martin, EIT (Barry Isett & Associates, Inc.)

2. **Announcements and/or Actions to Add New Items to Current Agenda:** Ms. Eckhart wanted to add trick-or-treat night to the agenda. She explained the trick-or-treat night needed to be established for the month of October. She noted that for the unfinished business item, 7a Northampton Business Center, would be deferred until the next agenda. Mr. Behler made a motion to add the trick-or-treat night to the agenda; seconded by Mr. Paul. On the motion, by roll call, all Supervisors voted yes.

3. Public to be Heard:

- A. Phil Richardson, 917 Graystone Circle, expressed concern about the height of the canopy over the Wawa's gas pumps. He requested that the canopy be between fifteen (15) feet and twenty (20) feet. He explained that the current proposed height is twenty-five (25) feet and that the canopy height can be more than twenty (20) feet if it is an architectural enhancement. Mr. Richardson stated that in his opinion a slope canopy roof over gas pumps is not an architectural enhancement. Mr. Richardson also stated that he thought it would be a good idea to do a traffic count. He suggested that a baseline should now be established, and that the Township's traffic study only count cars on both ends of Savage Road, Atlas Road and John Drive to see how many cars are currently going through so when the Wawa is open, a comparison can be made. Mr. Richardson referred to Wawa's traffic study and referenced page twenty-four (24). He stated that the traffic study counted half of the cars coming from Weaversville Rd to use Atlas Rd and the study described it as an alternate shortcut. He stated that when the traffic plan was submitted to PennDOT, the report took half of the cars, which was twenty (20) out of forty (40) from Weaversville Road to Atlas Road instead of Weaversville Road and Rt. 329.
- B. Jane Snyder, 890 Graystone Circle, questioned where the sidewalks were proposed along Savage Road. She asked if the proposed sidewalks were part of the original subdivision plans and then deferred or if the sidewalks were new. She also asked where the information regarding the sidewalks could be found. Mr. Treadwell stated that he believed that the sidewalks were deferred. Ms. Eckhart stated the sidewalk deferral would most likely be noted on the recorded plan or

submission agreement. Mr. Treadwell suggested it could possibly be found in the original approval letter of Stone Ridge. Mr. Treadwell stated that there was most likely a waiver or deferral request during the original Stone Ridge submission due to a Saldo that required a sidewalk on Savage Road. He stated that if it was a waiver or deferral, it would have happened before any construction began. Ms. Snyder also asked who is responsible for the sidewalk located around the detention pond area at the corner of Graystone Circle and Pine Street. She further questioned if Mr. Livengood owned that portion of the property. Mr. Wojciechowski stated that Mr. Livengood owned the sidewalk. Ms. Snyder questioned who will take ownership of the sidewalk on the corner of Graystone Circle and Pine Street when the development is completed. Mr. Wojciechowski believed that the ownership would be Livengood because it's part of the commercial development and they will maintain and plow the sidewalk. Ms. Snyder shared that in her opinion any new sidewalks should be maintained by the commercial association. Mr. Treadwell stated that sidewalk ownership would depend on where the homeowner's deeds go to. He continued to explain that in most cases the sidewalks are the homeowner's responsibility. Mr. Wojciechowski stated that the street and sidewalk ordinance requires that people who front along the street must maintain the sidewalk. Ms. Snyder explained that she would not be interested in taking care of the sidewalk. She stated that if the sidewalks were part of the plan, then the yard grading should never have been allowed as it causes a burden to the homeowners trying to take care of the sidewalk. Ms. Snyder asked the Supervisors to take the grading into consideration when they discuss who will maintain the sidewalks.

4. Unfinished Business:

A. Northampton Business Center Request for Security Reduction: Mr. Hassler stated that the Northampton Business Center request for security reduction would be eliminated from September 26th, 2023's agenda. Mr. Treadwell questioned if the Business Center requested that the agenda item be pulled. Ms. Eckhart stated that they did request it. Mr. Wojciechowski stated that the Business Center stated that they had incomplete work that will need to be followed up with within the next forty-five days. Mr. Behler made a motion to table the Northampton Business Center Request for Security Reduction; seconded by Mr. Link. On the motion, by roll call, all Supervisors voted yes.

5. New Business

A. Stone Ridge Major Subdivision Lot Consolidation Plan and Waiver Request: Mr. Joseph Zader introduced himself as the legal counsel on the Stone Ridge Project, Mr. Livengood who is the principal behind Stone Ridge, and Mr. Scott Pasterski from Keystone Consulting Engineers. Mr. Zader stated one of the items he wishes to discuss is a comment made by Barry Isett, where he referenced comment item is number six (6) on the Barry Isett & Associates Review Letter dated September 15th, 2023. This item is as follows:

“6. The private access reverse frontage road serving Lots 117, 118A, 118B, and 118C should be shown per SALDO §22-502.4.M.”

Mr. Zader explained that Mr. Wojciechowski stated at the Planning Commission Meeting that the plans should show the service road that runs parallel to Rt. 329. Based on the recommendation of staff and consultants the road is being viewed as the front road. He continued to explain that the front yard will need to front up against the road. Mr. Zader stated that the previous plan that was submitted measured setbacks based off the rear of the property line instead of the residential area. He explained

that Keystone modified the plan to show the service road and the front yard set-back that is measured from the curb line of the service road. He concluded that the intended Wawa, Wendy's, and auto parts store will meet the set-back requirements. Mr. Pasterski read the item as follows:

“(9) Proposed private street has been depicted on this plan to provide a basis for front yard setbacks for lots 118A, 118B and 118C (measured from the innermost face of curbing/cross access easement line, however, will be constructed as part of a separate land development application by others)”

Mr. Behler stated that previously Mr. Zader was not certain if measuring from the roadway gave enough distance. Mr. Behler questioned if Mr. Zader and Mr. Pasterski were stating that there was enough distance. Mr. Zader verified that it was enough distance and that it has been verified.

Mr. Zader discussed the amount of deliberation at the Planning Commission meeting regarding the options with Atlas Road. Mr. Zader explained that one option was to place a cul-de-sac on Atlas Road near Weaversville Road in order to hammerhead it. Mr. Zader then explained that they were committed to doing what the Township desires and he explained that making any kind of decision right now might be somewhat speculative. He mentioned a recommendation made by Mr. Phil Richardson of a traffic study now to see what the baseline is and then conduct the study again after the Wawa is open to see what makes sense for Atlas Road. Mr. Zader explained that the Planning Commission ultimate decision in favor of recommending the project was that the Stone Ridge Project would measure the traffic impact after Wawa is has been open for business and then within a year the Township would decide what option they would want developers to pursue at the Weaversville and Atlas Road intersection. Mr. Zader elucidated that the funds to accommodate whatever option the Township selected would be secured as part of the project.

Mr. Hassler stated that there needs to be a metric to go by with the traffic study. He clarified that when the traffic count is done there should be a metric where if the traffic is increased by 25%, 35%, or so forth then action needs to be taken. He stated that the Board needs to decide on a percentage that if the traffic is greater than the decided percentage then action will be taken. Mr. Hassler stated that when a development is set and started its stormwater management, the purpose is to not create any additional flow of water downstream of the project location by building retention ponds big enough, so the outflow is restricted to catch the water. Mr. Hassler discussed the traffic and if it is increased dramatically by 35% to 40%, then traffic needs to be restricted at the root of the problem and not at Atlas Road. He stated that in his opinion the that the traffic should not be placed on Savage Road, however, if the plan does get passed to allow the traffic onto Savage Road, then it needs to be part of the metric. He suggested the traffic be taken in the same matter as stormwater management. He explained stormwater management does not hold the water back to cause damage down below the retention ponds, they will try to improve it. He further explains that they would not make changes to people's property, they are going to go back to where the property is and restrict the water more, put bigger retention ponds and so forth to fix the problem. Mr. Hassler indicated that in the same way there should be a metric if the traffic count goes up because of the Wawa and the whole development along the back service road. He stated that the traffic should be restricted there, and Atlas Road should not be changed as it would cause traffic to cut through Drexel Drive and through the residential area. Mr. Hassler changing Atlas Road would cause more of a traffic problem.

Mr. Zader acknowledged Mr. Hassler's opinion and stated that the options that are being presented were presented by Mr. Livengood for the off-site improvement of Atlas Road. He continued

to explain that Mr. Livengood is not required to do so but he proposed options in order to convince the board that this was a project that made sense. He continued to explain that they do not have to make changes to Atlas Road, however, the idea of closing off the entire commercial development access onto Savage Road would not be acceptable. Mr. Zader explained that the Council for Wawa presented to the Board a letter that explained why the entrance on Savage Road was needed for this project. He explained that the entrance on Savage Road is not something the Township has a right to say no to and that he personally has endorsed everything. Mr. Paul clarified that they are not saying that they cannot enter from Savage Road but rather cannot exit. Mr. Zader stated that he understood and if the Township decides not to make changes to Atlas Road that is fine. He further explained that after Wawa is open for a period and if the Township would like to pursue one of the options for Atlas Road, they would be glad to make the changes. Mr. Zader reiterated that the idea of restricting traffic on Savage Road where it intersects with the service road was not going to work for the commercial development project. Mr. Hassler explained that there is a traffic light that was installed on Rt. 329 and Liberty Drive intersection that will be used for traffic to exit. He explained that the Board is not saying that traffic cannot enter from Savage Road rather the traffic cannot exit onto Savage Road. He stated that the traffic light was installed for the future and the commercial project is the reason. Mr. Hassler stated that the traffic is not going to come out on Savage Road, it will come out at the light at the intersection of Rt. 329 and Liberty Drive. Mr. Zader indicated that previously Mr. Hassler detailed how the intersection of Savage Road and Rt. 329 was one of the worst in the Township. He stated that from his standpoint it does not make sense to multiply the traffic going through the intersection because of the traffic being forced on to Rt. 329. Mr. Paul stated that if the traffic does not go back onto Savage Road, he personally did not see an issue, as long as the traffic stays on Rt. 329. Mr. Zader referenced information that was given previously by Mr. John Cogan of Allen Development Partners. Mr. Zader explained that Mr. Cogan discussed how Wawa studies traffic extensively and how a heavy flow of Wawa traffic is expected to be coming from the south part of Savage Road. He explained that if the traffic is forced to go to Stone Gate Road, it will just loop back towards Savage Road. Mr. Paul stated that most of the traffic will stay on Rt. 329 and go to either Weaversville Road or head towards Northampton Borough.

Mr. Pasterski referenced a graphic that he shared with the Board during the last Board of Supervisors meeting. Mr. Pasterski explained that according to the graphic the high population density is located along Savage Road and to the south and to the east. Mr. Pasterski stated that Mr. Cogan's information on Wawa's patrons at the MacArthur Road location and their travel routes would support, his studies on where the majority of traffic will be coming from. Mr. Pasterski indicated that if traffic wants to use Savage Road regardless of the access they are given, they will find a way to use Savage Road. Mr. Hassler explained that he is aware of which way the majority of traffic goes as he lives within the Township. Mr. Hassler suggested that if the traffic does not really increase then they should agree that if the traffic stays below a 35% increase, then the road stays the way it is suggested but if its over 35% then the road gets closed. Mr. Zader explained that metrics are fine with respect to any work on Atlas Road, however, there is not going to be a metric that will work that will limit the access of Savage Road. Mr. Pasterski stated that according to their studies and where the Wawa traffic will be, the traffic is not going to go out to Weaversville Road then to Atlas Road and back. The traffic will use Savage Road. Mr. Hassler stated that the traffic will be coming from the east. He also stated that Howertown Road needs to be taken into consideration as it has heavy traffic. He stated that the traffic will be stopping at Wawa and that more traffic will be coming from Northampton. Mr. Zader stated that there will be people taking various routes and no traffic study is going to predict 100% what

happens. He stated that Keystone and the Township's traffic engineer, Langan, both support the plans being suggested. Mr. Zader indicated that most of Wawa's customers are repeat customers and due to that the customers will find the quickest way to get from one point to another. He continued to explain that if there is a bottleneck at Savage Road from the service road, then the traffic will start to go out towards the Stonegate Road and Liberty Drive traffic lights. Mr. Zader stated that if there is no bottleneck or problem, then the traffic will take Savage Road. He concluded that it is a self-solving problem.

Mr. Behler stated that he was against the access onto Savage Road unless on legal standpoint he had to vote for the access. He questioned Mr. Treadwell if he had an opinion on the legal aspects of the access point. Mr. Treadwell stated that the applicant will not find it acceptable if the access point onto Savage Road is denied and if the Board denies the access point, then they will most likely appeal that decision. Mr. Treadwell continued to explain that an expert will need to say that there is a public safety issue with the Savage Road access point, however, the traffic engineer says that it is not a safety issue. Mr. Hassler explained that is the reason behind setting a metric. He indicated that once the metrics are set, they can compare the traffic and if it is increased by the determined metric then the access point will need to be closed off. Mr. Link commented that he did not believe it was reasonable to tell somebody to build a multi-million facility and then tell them in nine months that they must close an access point when there are other options. Mr. Paul asked Mr. Treadwell if it would be possible to make the access road a one-way street. Mr. Treadwell stated no because the Township will not own the access road. Mr. Behler stated that based on the comments the only safety issue that he sees is the intersection of Atlas Road and Weaversville Road. He continued to explain that the Stone Ridge Developer has offered options for Atlas Road. Mr. Behler indicated that if they approve the plan as it was recommended approval by the Planning Commission where there is a traffic count at the end, he will want to include the initial count like Mr. Richardson suggested. Mr. Behler questioned if the Stone Ridge Developer is still committed to put something on Atlas Road if the Township comes back and says they want it regardless of the traffic count. Mr. Zader stated that Mr. Behler's statement was correct. Mr. Behler expressed that in his opinion whether the access road is onto Savage Road or not, there is going to be the same amount of traffic on Savage Road. He indicated that those living off Savage Road or coming from the south, would add to the traffic on Rt. 329 if the access point is closed off because the traffic would loop back around to Savage Road from Rt. 329. Mr. Behler concluded that the safety issue that he sees is at Atlas Road and he did not see a legitimate reason why the access road should not be there.

Mr. Hassler indicated that the other item to be discussed is the sidewalk options. Mr. Behler stated that the Township has received some comments in person and by email regarding the sidewalks and buffering. Mr. Behler stated that he has not seen any positive feedback from residents regarding having trees and how some of the feedback would rather not have the trees put in on Savage Road. Mr. Behler stated that in option two (2), the trees are close to the sidewalk and in the past there were issues with trees messing up the sidewalks. He concluded that not having the trees would eliminate the problem. Mr. Behler stated that depending on the sidewalk discussion, if the residents were taking care of the sidewalk and the sidewalk got destroyed by the trees then the resident would be responsible for fixing the sidewalk. Mr. Behler explained that in his opinion since the Board is discussing putting a sidewalk in on the east side of Savage Road and the Township will maintain it since the sidewalk will be at the park, the Township should maintain both sides of the sidewalk. Mr. Link stated that he did not want to burden the Public Works Crew with having to maintain another sidewalk. Mr. Behler suggested a sign could be placed on the sidewalk that there would be no winter maintenance on the sidewalk to help

reduce the burden for sidewalk maintenance on the homeowner. Mr. Hassler stated that he believes that the sidewalks should not be put in as there will be sidewalks on the access road behind the Wawa that customers can use. Mr. Hassler also explained that it is unfair for the Township to mandate the residents who have owned their home for ten (10) plus years to now be responsible for a sidewalk. He also stated that maintaining the sidewalks behind the property would be burdensome as they will need to cross their back yards to reach the sidewalk. Mr. Hassler also stated that he did not think it was right to make the Public Works crew tend to sidewalks that are part of a private development. He concluded that if the sidewalks are going to be built then the corporations should be responsible for that and not the township nor the Allen Township taxpayers who live within the Township. Mr. Hassler indicated that the access road could be used in a similar way to the road that is used to get to the dog park. Mr. Hassler asked Ms. Eckhart to explain the history of using an internal road for foot navigation. Ms. Eckhart explained that back in 2001, there was a philosophy that the sidewalks were not going to be the wish of the Board along Savage Road. She explained that Savage Road was intended to be a wide road that would be accesses for industrial commercial zoned properties. She explained that there would be an internal network and in 2001 there was a walkway that came right along Dry Run from the Northampton Borough line. She shared that there was a sketch plan for townhouses before the Planning Commission currently near this location. She stated that the sidewalk crossed near the intersection of Savage Road and Willowbrook Road and then it did go internally on a sidewalk that was built as part of Penn's Chase which came through Wynnefield Estates. She explained that the Township owns an entire lot (sized for a townhouse), that provides a connection across the County Trail, through the County Property, and comes up through the Township Road. She stated that at the time Pine Street was opened, as a Township Road, all the way across John Drive and that the intention was that when the field was developed (which is now Stone Ridge), the corner of Rt. 329 and Savage Road would have one access right across to Howertown Park. The Township map that she referenced from 2001 shows a midblock crossing that is closer to John Drive. She concluded that why sidewalks were not constructed anywhere along Savage Road. She stated whether it be due to the intention of the type of road Savage was going to be or the Planning Commission and/or Supervisors at the time believed people would be safer navigating on foot through the development roads.

Mr. Hassler stated that the sidewalks would not be used very often and that pedestrians are not going to walk across people's yards to get to the sidewalks. Ms. Eckhart stated that there should be signage in place because most pedestrians do not know about the different connections. Mr. Behler and Mr. Hassler agreed with Ms. Eckhart's statement. Mr. Link stated that the paths would be out of the way and questioned if they would be used due to the pedestrians needing to walk out of their way to get to the paths. Mr. Link also questioned if something will be happening on Savage Road in the future. He indicated that there will be sixteen (16) houses added along Atlas Road and that a sidewalk along the south side of Atlas Road may be put in. Mr. Link stated that he does not agree with deferring or waving sidewalks going forward. He continued to explain that the sidewalks will be on the south side of Atlas Road up to Savage Road and that the Township could put sidewalks on the park side of Savage Road. He explained that there would be a crosswalk or two (2) to get from the park to the residential side. Mr. Frack asked Ms. Eckhart about the small section of sidewalk that the Township maintains on John Drive. Ms. Eckhart shared that there is a sidewalk section on John Drive that is maintained by the Township as John Drive was improved much later than the first phase that faces Graystone Circle. Ms. Eckhart explained that at the time there was a similar concern that Ms. Snyder had stated earlier about maintaining sidewalks on both the front and rear of the yards. She continued to explain at that point the sidewalk was maintained by the Township. Mr. Frack questioned if it would be that big of a difference

if the Township maintained the sidewalks that were just up the block from John Drive. Mr. Link agreed and stated that the sidewalks along Wawa and up to Rt. 329 would be the Graystone Development's Associations responsibility. Mr. Behler stated that he agreed and stated that would alleviate the homeowners' concerns. Mr. Treadwell indicated that the sidewalks on the east side of Savage are not a deferral. Mr. Treadwell stated that he is not going to speak on behalf of the applicant, but he would guess that if the Township is not going to make them put the sidewalks on the west side, they may agree to put them on the east side therefore alleviating the burden of the Township having to put them in. Mr. Livengood stated that if the sidewalks and buffering are not wanted as part of the project that is fine. He shared that he believed that part of the reason the buffering and sidewalks were deferred in the first place was because the Board at the time never settled on the idea of the sidewalk and buffering along Savage Road. Mr. Livengood asked Mr. Wojciechowski about his suggestion of narrowing the road on either side or even sides and how the sidewalk on the east side would impact his suggestion. Mr. Wojciechowski explained that the decision to narrow the lane was if the sidewalks were put in along the west side of Savage Road would take away extra room from the roadway and make the road narrow to help reduce speeds as there is a speeding problem on that road. He stated that if the road is going to be narrowed on one side, then the other side should have sidewalks too so both sides of traffic will be slowed down. Mr. Livengood asked how the sidewalks would be done on the east side of the road and if the road would still be narrowed as it would be tight to get the sidewalks on the east side in certain places due to the right-of-way never being graded to the cross section to receive sidewalks. He stated that instead of sloping up from the curve it drops off hard and it is close to the parking lot. He continued to explain that the slope up to get to the sidewalk would end up being very steep in some places in order to not interfere with the parking lot. Mr. Livengood explained that when one gets toward the end of Savage Road, the sidewalk may encroach into the soccer field due to the fence having to be pushed back into the field. He explained that to accommodate the grading to the cross section, it would need to slope up by ten (10) or eleven (11) feet at 2%. He stated that he felt it would be hard to accommodate the grading unless the curb is moving. Mr. Behler stated that the sidewalk area would be taken out of the road cartway. Mr. Wojciechowski questioned if Mr. Livengood was suggesting that the Township narrows the east side of the road anyway in order to reduce grading issues for the sidewalk. Mr. Paul stated that Savage Road should be narrowed on the east side so the soccer field and parking lot will not loose footage. Mr. Hassler stated that if the road is narrow then they are not going to have enough room for the emergency vehicles. Mr. Hassler explained that Savage Road is their main thoroughfare to get down to the southern end of the Township. Mr. Paul stated that it would only be the east side of the road that would get narrower. Mr. Hassler explained that its tight driving the emergency vehicles due to the cars, the two lanes where one is making the left to go to Northampton Borough and the other lane going straight or right that they must turn in. Mr. Livengood indicated that the sidewalk may not have a conflict with the soccer field portion of the park because if the sidewalk is not placed on the west side of Savage Road, then the proposed crosswalk will need to be moved up to Wawa. Mr. Wojciechowski shared that the problem with moving the crosswalk to the Wawa is that vehicles approaching the light will become stacked. Mr. Behler agreed and stated that he would rather have the crosswalk before the intersection. Mr. Hassler explained that the Board recently did not want to place a crosswalk in the middle of W Bullshead Road and now they are suggesting that a crosswalk be placed in the middle of Savage Road. Mr. Pasterski agreed with Mr. Hassler that the best place to have a crosswalk is at an area where you already have traffic stopping. Mr. Behler stated that people coming out from the soccer field parking lot, may not go down to the intersection to cross but rather take the path of least resistance and cross from the parking lot if there are sidewalks put into place. Mr. Hassler stated that if a crosswalk is placed in the middle of the Savage Road, then the Township would be inviting in problems. Mr. Frack agreed

by stating that people are going to cut over whether there is a crosswalk there or not, but he also did not want the crosswalk to be closer to Wawa. He and Mr. Hassler proposed the sidewalk crossing be at John Drive. Mr. Hassler stated that in his opinion very few people will use the sidewalk on either side of Savage Road and that he believes that the pedestrians should use the access that is being used internally. Mr. Behler stated that the development could use the internal paths. He indicated that the sidewalks would be beneficial to the people coming from the park as there will be a lot of people coming from there. Mr. Frack explained that currently there is not a reason for people to walk up there from the park but once the Wawa is put in there is a reason for them to walk up. Mr. Frack also explained that if there is not a sidewalk people will just cross through the residents' yards. Mr. Behler stated that the sidewalks provide some safety as there is a curb. He also stated that he would prefer having the sidewalks on both sides of Savage Road, but he believes that wrapping the sidewalk up from John Drive around to the west side was a preferred option. He noted that he felt that the Township should continue to do the sidewalk maintenance. Mr. Hassler felt that the sidewalk should only be on one side but as Mr. Behler suggested wrap it from John Drive. Mr. Zader stated that the Board is not in total agreement on what direction to go with the sidewalk and that the Board has received his letter indication that Mr. Livengood is committed to do the work with the Township that was called in the deferral, however, the sidewalk discussed for the park and John Drive does not need to be resolved with this subdivision plan. He stated that if the Board wants to resolve it in the future, the Board may contact Mr. Livengood as he is already committed to do the work.

Mr. Behler stated that though he personally would like to see the sidewalk on both sides, from a deferral perspective, the developers are not responsible for the west side sidewalk. He stated that if the Board is okay with the west side sidewalk, then it will tie into the project and the sidewalk from the subdivision will be a completed project from a sidewalk perspective. He indicated that the other side of Savage Road could be discussed later and maybe the recreation fund could be used for it. Mr. Zader stated if that's what the Board decides then they are committed to the work for the west side but they still have the options on what will be built with or without the buffer. Mr. Behler stated that the buffer should be up to the residents. Mr. Hassler questioned if Mr. Livengood would be willing to discuss with each resident if they would want trees or not. Mr. Zader stated that if there is not a buffer then the geometry of the sidewalk would change. Mr. Hassler stated that he believes the buffer should go into the residents' yards and not next to the sidewalk and that it should follow option one (1). Mr. Paul stated that he was under the impression that if a sidewalk was going in then Savage Road was going to be narrowed. Mr. Hassler stated that if the trees were close to the sidewalk, then the sidewalk would lift from the trees. Ms. Snyder expressed concern that if the sidewalk was on the residential side, that the residents would need to maintain the sidewalk. She also questioned the trees being planted and the impact that would have on the swale and the stormwater. Mr. Behler stated that if he understood the Board's consensus that the majority of the consensus agreed with the Township maintaining the sidewalk. Mr. Richardson stated that if it's a snowy day or something, residents may want to walk to Wawa and they are going to want to take the sidewalk. He shared that they will not want to walk the internal path where they walk up John Drive, then to Pine Street, and circle around. Mr. Paul indicated that a sidewalk is needed at least on one side of Savage Road and the road needs to be narrowed regardless of the side that sidewalk is on. Mr. Richardson stated that the Association for the commercial development must maintain the sidewalk that adjoins the retention that's on John Drive and Savage Road, so they should have to maintain the part of the sidewalk on Savage Road that goes up to Wawa. Mr. Zader indicated that would be a liability concern for the Association to take on something that is a combination of onsite and offsite maintenance. Mr. Hassler stated his concern with the Township

plowing the sidewalks. He was worried about residents complaining that the Township is plowing the sidewalks for Stone Ridge but not for the sidewalks for other residents. Mr. Hassler shared that it would be ideal if the Association could take care of the sidewalks all the way up to John Drive and below.

Mr. Wojciechowski shared that regarding the trees and the buffering being planted, there will be three check dams that are part of a NPDS stormwater feature. Mr. Wojciechowski indicated that according to Mr. Pasterski if the Township plants all the trees they could take two of those three out. Mr. Wojciechowski stated that one of the check dams has become overgrown and it is in an area that is very difficult to maintain. He stated that this should be taken into consideration because if the Township puts all the trees in then they could lose a few check dams. Mr. Pasterski clarified that that if all the trees are planted then a single check dam would be taken out or maybe two could be considered if the vegetation on the berm along the zoning line of the rear of the commercial property are counted as well then, a second one could potentially be removed. Mr. Behler questioned if a homeowner at Graystone wanted to plant trees in their backyard if they could. Mr. Wojciechowski explained that they could, but the trees would need to be planted outside of any stormwater easements that the homeowner may have on their property meaning that if there's a stormwater easement for the swale, the homeowner would not be able to plant trees within that easement area.

Mr. Behler stated that he believes that the Township should put the sidewalk in and then the Township should maintain it from where it is maintained now up to where the commercial property starts. He continued to state that they should choose option two (2) where the road is narrowed without any buffering. Mr. Frack and Mr. Link agreed with Mr. Behler. Mr. Hassler stated that right now the sidewalks are deferred and as a rule of thumb, one should hold fast and do not allow any deferrals. Mr. Paul stated that the Township could maintain the sidewalks on Savage Road due to park safety. Mr. Hassler stated that he did not like the idea of narrowing Savage Road. Mr. Pasterski stated that some portions of the west side would be tight due to the swale. Mr. Behler asked what the minimum would be to narrow the road in order to fit the sidewalk. Mr. Pasterski believed that the lanes would be eleven (11) foot and a three (3) foot shoulder, meaning it would be half the width it is now. Mr. Hassler is concerned that the trucks and cars will park on Savage Road and if the road is narrowed then traffic will back up. Mr. Link and Mr. Paul stated that if the road is narrowed the trucks would not be able to park there. Mr. Wojciechowski agreed that where the road is being narrowed there is not enough space for them to park, however, closer to Wawa the trucks may be able to park as it is wider. He continued to explain that if the Township keeps the current eight (8) foot shoulder the trucks would be able to park there. Mr. Frack questioned if the lanes themselves would get narrower. Mr. Wojciechowski stated that they propose bringing the white line in and narrowing the lane down from twelve (12) feet to ten and half (10.5) feet. He discussed how in another municipality where the street was narrowed to ten and half (10.5) feet how much the traffic speed decreased compared to when the street was twelve (12) feet. Mr. Hassler stated that the road needs to be narrowed the less amount possible and requested that a plan be made with exact numbers.

Mr. Behler stated that the Board had a consensus. He stated that they are proposing to have them put the sidewalk in on the west side of Savage Road, with no buffering, and narrow the road but only to the minimum amount needed to install the sidewalk that the Township will maintain. Mr. Pasterski asked if they can fit the sidewalk in, the swale is preserved, and not encroached upon without any kind of drastic means, they could leave the road as is. Mr. Paul questioned if the road is not narrowed would the residents be able to put their personal buffers in. Mr. Wojciechowski stated that the residents would need to be careful because some of the lots have easements within the rear yard for the underground beds. He

explained that in the case of Ms. Snyder's property, she has a fence line and within her fenced property there is an easement where she cannot plant trees.

Mr. Treadwell suggested that the Board make a motion and that the Board gets a plan from Mr. Pasterski and then the Board will make a motion to revoke the deferral. He told Mr. Zader that once a motion is made, he will need to tell his client to install the sidewalk in accordance with the plan that the Board has agreed to. Mr. Behler made the motion with the direction of the Board wants the sidewalk installed on the west side of Savage and that they are calling in that deferral; Allen Township will maintain the sidewalk and the Township does not want any buffering and they want to do it with the minimal amount of road shrinkage as possible; seconded by Mr. Paul. Mr. Hassler asked if there were any questions. Mr. Wojciechowski asked if Pine Street and Graystone Circle needed to be added to the deferral call in. Mr. Treadwell stated that the motion is just telling the developers how to prepare those plans when the Township does the deferral, when the Township revokes the deferral on Savage on the west side, then the Township will do the other two pieces. With no further questions, on the motion, by roll call, all Supervisors voted yes.

Mr. Behler questioned if the Board would now discuss the subdivision plan. Mr. Hassler agreed and noted that in his opinion a metric needed to be set for a traffic count and if the traffic surpasses the set metric, then the exit onto Savage Road needs to be eliminated, however he stated the Board did not seem to agree with his suggestion. Mr. Behler commented if the Board should vote on the waivers before discussing the whole plan. Mr. Treadwell stated that the waiver letter should be the first step if the Board plans on taking action. Mr. Wojciechowski stated that there is a requirement that the waivers are showing regarding the sidewalks. He stated that to his understanding, they are identifying that the sidewalks will get constructed when each phase of the development gets constructed; however, they are going to get the developers agreement and secure the sidewalk with this plan. Mr. Zader commented that because it was his team's intent for the commercial development of the Wawa and the residential development that those plans would secure the sidewalks for those components for the overall project and not the subdivision. Mr. Wojciechowski asked Mr. Treadwell if that is the direction that he believes they are going in. Mr. Treadwell stated that typically the sidewalks are shown and secured on a plan that's proposed by the people who are actually building the sidewalks. Mr. Treadwell explained that there is a plan note that states that the sidewalks are being constructed as part of the Wawa land development plan. Mr. Treadwell questioned what the plan note stated. Mr. Pasterski read that item number two (2) of the plan notes stated the following:

“Sidewalks required under Saldo 22406.5 and 22406.k proposed and depicted conceptually on this plan will be constructed as part of separate land development and or subdivision plans for lots 117, 118A, 118B and 118C or, when deemed appropriate by Allen Township, the design and construction specifications of said sidewalks shall be as depicted on aforementioned land development and or subdivision plans.”

Mr. Behler questioned if the Board wanted to add any waivers. Mr. Treadwell stated that he believed it was fine as is. Mr. Behler questioned if the six (6) waivers from Barry Issett from the September 15th, 2023 letter are the six (6) waivers that they are considering. Mr. Wojciechowski stated that those are the waivers and that he had no objections to any of them. He also stated that they were also recommended by the Planning Commission. Mr. Pasterski stated that there was a letter that occurred after the September 15th, 2023 Barry Issett letter which added a waiver but the he wished to remove the waiver request pertaining to the set-back lines as the current plan has clarified the set-back lines. Mr. Pasterski stated that there was one minor modification to one of the previously requested

waivers for monumentation on September 19th, 2023, waiver/deferral request letter from Keystone Consulting Engineers. He noted that the modification was to add a sentence regarding the September 18th, 2023, Planning Commission meeting discussion as referenced as the following:

§ 22-423 – *Requirement for proposed monumentation at all property corners.*

Request Justification: Following consultation with KCE's survey department, monumentation has been proposed at key property corners such as is sufficient for future boundary retracement. Further, the forthcoming residential subdivision under separate application) will provide iron pins at individual residential property concerns to the satisfaction of the Township. As discussed at the 9/18/23 Planning Commission meeting, this waiver is only requested for the Horwith Lane frontage.

Mr. Behler made a motion to approve the six (6) waivers in addition to the added comment made that evening about the second waiver that is outlined on the Barry Isett letter dated September 15th, 2023; seconded by Mr. Link. On the motion, by roll call, all Supervisors voted yes.

Examining the plan, Mr. Hassler stated that he felt that a metric should be put into place. Mr. Behler stated that to him the access itself did not matter but the traffic effect from the access point that mattered to him. He felt if the Board was going to limit the access point, then they needed to have a legitimate safety concern which he felt was at the Atlas Road and Weaversville Road intersection. Mr. Behler stated that part of the proposal by the developer was to help fix that intersection. He discussed that part of the recommended subdivision plan from the Planning Commission was to incorporate a traffic count at nine (9) months after opening and do the traffic study before any new activity started, in order to get a baseline for the traffic count. Mr. Behler stated that once the traffic studies are done and compared then the Board will need to decide if they wish to do anything with Atlas Road. Mr. Hassler stated that the metric he wants in place is for Savage Road. Mr. Zader stated that changing the Savage Road access point is not one of the options. Mr. Hassler explained that Mr. Behler keeps stating that the Atlas and Weaversville Road intersection is a dangerous intersection, but he has data that states that there has only been one accident at that intersection in the last five (5) years. Mr. Hassler indicated that the intersection is not dangerous, but the Rt. 329 and Savage Road intersection is a dangerous intersection. Mr. Zader stated that the Atlas Road and Weaversville Road intersection is not in compliance with PennDOT's sight distance requirements. Mr. Hassler stated that despite it not being in compliance with PennDOT, the intersection still had only one accident in the last five (5) years. Mr. Link stated that he believes that Mr. Behler, Mr. Zader, and Mr. Pasterski were talking about the traffic count on Atlas Road. Mr. Link stated he believed that the motion Mr. Behler is going to make will not include closing off the entrance exit onto Savage Road. Mr. Hassler stated that he did not want Atlas Road to be changed at all but wants a metric in place to close the access to Savage Road if it goes over a set metric. Mr. Behler summarized his thoughts by stating that he would like to see traffic counts done on Savage Road, how many vehicles go down to John Drive, make a left, and then how many goes to Atlas Road and make a right or a left. He stated that it will be the same traffic study as the baseline. He explained that once the traffic count is done and gets back to the Board, then they can decide if they want to make any changes to Atlas Road or not. Mr. Behler verified that he will not include any restriction on the access point onto Savage Road. He noted that as the plan is, traffic going onto Savage Road can only make a right turn only. Mr. Hassler stated that the Board should wait to vote till the next meeting in October because that is when the audience was told there would be a vote. He indicated that the Wawa representatives should be present, and he voiced his concerns

regarding telling the people in the audience that the vote would be on October 10th, 2023. Mr. Treadwell commented that the Wawa plan has the entrance and exit on it, however the plan examined today does not. He explained that the current plan is the one where they can add the condition that talks about traffic counts in the future because this the applicant that's going to install the improvements if the Board asks the applicant to do so. Mr. Zader commented to Mr. Hassler that only Wawa is on the agenda for the October 10th, 2023, meeting and he did not realize it meant that his team would be deferred until then too. Mr. Hassler and Mr. Paul both agreed that the vote should wait till October 10th, 2023, because the projects are all tied together. Mr. Behler agreed that they are tied together, however the Wawa plan is separate and depends on the current plan first. Mr. Treadwell stated that the Wawa plan would be the plan where the Board could vote to restrict the Savage Road access, however tonight's plan does not have the access point. Mr. Zader explained that the plan the Board is looking at is a predicate to Wawa's plan that needs to be approved before Wawa's plan. Mr. Zader expressed concern about having to go through the same discussion again if the Board did not vote tonight. Mr. Treadwell stated that if the Board wanted to wait till the October 10th, 2023, meeting they had time to do so but the current plan would need to be first on the agenda, and Wawa would need to be second. Mr. Behler questioned if anyone thought they would change their opinions because if not there is not a reason to wait. Ms. Eckhart stated that the issue for this plan was essentially the buffering and sidewalk issues on Savage Road and the residents were contacted before the meeting because of sidewalk and buffering discussion. Mr. Paul stated that he felt that the Board should wait because they told people the vote would be at the first meeting next month. He questioned if the vote would affect their decisions with Wawa and attempt to make them not exit onto Savage Road, which Mr. Zader stated was unacceptable. Mr. Zader indicated that Wawa will not accept that, and neither would Mr. Livengood because it would have a dramatic adverse impact on the rest of the commercial development.

Mr. Behler made a motion to approve the Stoneridge Major Subdivision, as long as it meets all comments on the Barry Isett letter, dated September 15th, 2023, in addition to the condition that was recommended by the Planning Commission where there will be a traffic count study. The traffic count study will have an original traffic county study and then in nine months after the opening of Wawa, there will be a second traffic count study presented to the Board of Supervisors, at which point they will have time, which will be the year from the opening, to make a decision whether they want to call in the proposed permit options that would be at the intersection of Savage Road and Atlas Road, up to the intersection of Atlas Road and Weaversville Road, seconded by Mr. Link. Mr. Treadwell commented if that was preliminary final to which Mr. Behler stated yes. On the motion, by roll call, all Supervisors voted yes except for Mr. Hassler.

9. Announcements and/or Actions to Add New Items to Current Schedule: Ms. Eckhart stated that she is looking for a motion of the Board for the suggestion of holding trick-or-treat night as the same night, October 31st, 2023, as Northampton Borough. She explained that trick-or-treat night would be from 6:00 P.M. to 8:00 P.M. with a rain date of November 1st, 2023. Mr. Behler made a motion to approve the trick-or-treat night for October 31st, 2023, with a rain date of November 1st, 2023, from 6:00 P.M. to 8:00 P.M.; seconded by Mr. Frack. On the motion, by roll call, all Supervisors voted yes.

10. Public to be Heard:

A. Phil Richardson, 917 Graystone Circle, commented on a discussion from the meeting regarding vegetation in the berm along Horwith Drive. Mr. Richardson stated that some questioned if the vegetation was invasive. Mr. Richardson suggested that the Board drive by and look at the vegetation there as it is very thick. He stated that if someone is playing ball and the ball goes into the vegetation it will never be found. He expressed concern for future residents who buy the property where the vegetation is and commented that they will also be buying the vegetation too. Mr. Richardson also questioned how people will get to their sidewalk with the vegetation. He suggested that a nice buffer should be put in. He also expressed concern that people will dump if the Township does not have a buffer that is made up of grass that the Township will mow. Mr. Wojciechowski stated that the berm concerns could be addressed during phase three of the Graystone Subdivision.

10. Announcements:

Mr. Hassler announced the upcoming meetings. All meetings and events below will be held at the Allen Township Fire Company unless otherwise indicated. These meetings and events are as follows:

- Parks and Recreation – Thursday, September 28, 2023, at 6:00 P.M.
- Board of Supervisors – Tuesday, October 10, 2023, at 6:00 P.M.
- Planning Commission - Monday, October 16, 2023, at 6:00 P.M.
- Board of Supervisors – Tuesday, October 24, 2023, at 6:00 P.M.

Mr. Behler announced October 13, 2023, will be movie night, Hocus Pocus, at the Covered Bridge Park.

11. Adjournment: There being no further comments or business the meeting adjourned at 7:54 P.M.

Respectfully submitted,

Ilene M. Eckhart