



Allen Township Board of Supervisors

Meeting Minutes

**April 27, 2021
7:00 P.M.**

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, April 27, 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; Dale Hassler; B. Lincoln Treadwell, Jr., Esq., Stan Wojciechowski, PE, CME, Ilene Eckhart, Manager. Absent: Gerald Montanari

2. Announcements: Ms. Eckhart reported the Board held an executive session regarding the lawsuit C-48-CV-2019-00926 on Monday, April 19th, 2021 at 6 PM.

3. Public to be Heard: John Klink, 3217 Eisenhower Drive, voiced concerns regarding the North Hills Development. He indicated he has resided in the development for about three and one half years. He would like to see things better maintained to Township standards and the paving completed. He indicated there is also a lack of maintenance such as storm drains full. He was concerned that the roads are not plowed to the Township standard by the developer. He noted the lack of street signage, street lights, storage of garbage on the properties that are vacant are also problematic. He would like to see the property better maintained.

Alice Klink, 3217 Eisenhower Drive, questioned why won't the developer maintain the property that he owns? She indicated she has asked numerous times that this be addressed.

4. Public Hearings: No public hearings.

5. Unfinished Business

A. Permanent Sewer Flow Meters: Andrea Martin, EIT, Barry Isset present to discuss the sewer flow meters. She provided an updated sewer investigation status report for the Board to consider regarding this topic. She recommended the Board consider five permanent flow meters and one portable flow meter. She provide quotes for two Raven Eye meters and four PSA-AV (area velocity meters). She indicated PSA-AV meters were used in the 2019 study and worked well at four of the locations. She recommended the Raven Eye meters for two locations, as the PSA-AV meters did not provide good data in two locations which were areas of low flow. The Raven Eye type meter were recommended to better capture data in low flow conditions/areas. She indicated the Jeffrey Lane area has limited connections and may be able to be handled with the portable meter to collect data.

Mr. Behler commented regarding the value of the data. He was concerned with the amount of the expenses vs. the value of the data we would be able to obtain from the meter system. Ms. Martin indicated that DEP raised the question of flow data for the update of the Act 537 Plan. She indicated that flow meters will be able to provide the real EDU flow, which is now based on hypothetical numbers. Additionally the meters help alert regarding unknown maintenance that may be occurring without the Township knowing. She indicated these were the two primary reasons for the investment.

Mr. Hassler questioned the use of portable meters. Ms. Martin indicated that could be an option but typically the data is not as reliable. She suggested perhaps using the combination of the permanent flow meters at the main interceptors and temporary flow meters in other areas.

Approximately \$40,000 up front cost for the meetings with an annual of approximately \$240 per year per meter. The Board agreed to table this item until the next meeting to obtain additional information regarding the temporary and permanent flow meter options.

B. JW Development Partners Temporary License for the Installation of Sanitary Sewer: Mr. Treadwell explained the temporary license agreement, which would allow JW to install sanitary sewer in the right of way that is in the process of being transfer to PennDOT. This would allow the sewer to be installed until the PennDOT dedication processes. Mr. Treadwell indicated this was a fail-safe. Mr. Behler made a motion to authorize the Temporary License Agreement for the Installation of the Sanitary Sewer; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

C. North Hills Subdivision - Completion of Improvements (Paving): Ms. Eckhart provided a summary of the complaints and maps of the area, which require completion of the roadways. Mr. Wojciechowski provided a report on the conditions of the existing base course, which would require some base repair. He explained that in order to address the paving, the developer would need to remove some of vegetation (between the curb and roadway), milling around the areas of the driveways, some base repair and then the installation of the wearing course.

Mr. Tim Tepes, was present to address the Board regarding the remaining items. He questioned the area between 31st/32nd Street, which still requires water and sewer laterals (four unit lots). Mr. Tepes was concerned that he was unable to construct additional homes - what would happen to the road when his construction opens back up. Mr. Wojciechowski indicated that the Township has received correspondence from the County Conservation District that work may be completed within the existing curblines. Following the installation, Mr. Tepes questioned how long it would be following paving that dedication would be acted on by the Township. Additionally, Mr. Tepes questioned where the Township stands with the sewer. Mr. Treadwell indicated that the sewer is in litigation. Mr. Wojciechowski provided an option to provide a binder course temporarily to bring the road up to grade.

Mr. Hassler did not feel that it was fair to the Township residents who are paying taxes to not have a finished road in front of their house. Mr. Hassler indicated he likes to see projects completed. Mr. Treadwell questioned the renewal of the NPDES permit and it might be worth giving a chance to see if it is issued and then request the a firm timeline from Mr. Tepes. Mr. Tepes questioned the sewer. Mr. Treadwell indicated that the sewer remains in litigation. The Board directed the Township Engineer to meet with Mr. Tepes to review what could be done in the interim. Mr. Tepes indicated he would take

care of the other maintenance items of concerns. Additionally, Mr. Wojciechowski requested the plans which the developer has submitted to the County Conservation District for the expired permit boundary area. Mr. Behler commented regarding the damage created by utilities in the street, per the Northampton Borough Main Street and advised the Board to never allow utilities be located in the street for this reason.

D. Resolution #2021-11 Willowbrook Road Right of Way Dedication (Rockefeller): Mr. Treadwell explained the deed of dedication was before the Board from Centerpoint (formerly Rockefeller Lot #5 recently) for a small area along Willowbrook Road. Mr. Behler made a motion to adopt resolution 2021-11; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

E. Rockefeller Development Group Assignment Agreement for Sale of Lot #5: Mr. Treadwell explained this item pertains to the Rockefeller Lot #5 Lot to Centerpoint. He indicated the assignment memorializes remaining responsibilities and obligations Centerpoint and Rockefeller have for the remaining improvements and items. Mr. Behler made a motion to approve the assignment agreement for the sale of Lot #5; seconded by Mr. Edwards. On the motion, by roll call vote, all Supervisors present voted yes.

6. New Business

A. Draft Offer of Employment - Equipment Operator/Utility Recommendation Candidate BAB: Mr. Behler made a motion to authorize an offer of employment (per the draft presented) to candidate BAB; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

B. Bids for In-Place Paving - Savage Road, East Bullshead Rod, Atlas Road and Covered Bridge Road: Ms. Eckhart read the bids as received as follows:

BIDDER	STREET	CITY	STATE	ZIP	OPTION #1	OPTION #2 AMT.	TOTAL
AMS	P.O. Box 387	Center Valley	Pa.	18034	\$159,862.39	No Bid	\$ 159,862.39
Bracalente Construction	700 Savage Road, Suite 15	Northampton	Pa.	18067	ITEM 4/5 Only \$36,600	\$154,753.00	\$ 191,353.00
H&K Group, Inc.	2052 Lucon Rd, P.O. Box 196	Skippack	Pa.	19474	ITEM 4/5 Only \$47,250	\$171,015.20	\$ 218,265.20

Following some discussion regarding the difference in the applications proposed, Mr. Behler made a motion to award the bid to Bracalente Construction in the amount of \$191,353.00; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

7. Public to be Heard: Alice Klink, Eisenhower Drive, stated she feels the development will never be completed in their lifetime. She felt that her property value is affected by the developers property. Mr. Klink was concerned as well that the development would not be completed in a timely fashion and would keep their property values down. She felt this was unfair.

Joseph Yadush, 3223 Eisenhower Drive, questioned the final paving of North Hills. Mr. Treadwell explained the road dedication process pursuant to the requirements of the MPC eighteen-month maintenance period. He further questioned the sewer permits and Towpath Estates.

8. Adjournment: There being no further comments or business the meeting adjourned at 8:07 PM.

Respectfully submitted,

Ilene M. Eckhart