

Allen Township Supervisors

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William Holmes
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Brien Kocher, P.E.
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Ilene M. Eckhart, Manager

ALLEN TOWNSHIP SUPERVISORS MEETING MINUTES

Tuesday, August 27, 2013

A General Meeting of the Allen Township Supervisors was held on Tuesday, August 27, 2013, 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; William Holmes – Absent; Alfred Pierce – Present; Michelle Drzewiecki - Present; Bruce Frack - Present; B. Lincoln Treadwell, Jr., Esq. -Present; Jim Milot, Traffic Engineer (Hanover Engineer). – Present; Ilene Eckhart – Present.

Public Hearings: No public hearings.

Public to be Heard: Christine Deutsch, 102 Gray Drive was present to request a Block Party and associated Road Closure in the Willow Ridge area (singles/twins). They presented the list of signatures from the neighborhood which concurred with the plan for the event and the closure. Mr. Frack made a motion to approve the request and closure; seconded by Mrs. Drzewiecki. On the motion, by roll call vote, all Supervisors present voted yes.

Unfinished Business

A. Stone Ridge 1 B – request to record plans: Jim Milot, Hanover Engineering indicated that plans have been submitted to record Phase 1B. Mr. Milot indicated that upon a cursory review of the plans the several major issues did not appear to be resolved.

Upon further discussion, Mr. Pierce made a motion to send the plan to the Planning Commission for review and recommendation; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

New Business

A. Municipal Waste and Recycling Contract, authorization to prepare bids for October 10, 2013: Ms. Eckhart requested the Board's permission to seek quotes for twice a year white goods and electronics twice per year. Mr. Frack made a motion to authorize the publishing of the bid for the municipal waste and recycling contract along with obtaining separate pricing for electronics and

white goods to be offered as a Spring and/or Fall cleanup; seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes.

B. Fuller Trust – Request for Rezoning: Mr. Treadwell reviewed the letter as submitted by the Fuller Trust which requested the Board consider the Willowbrook Farm area to Industrial Commercial. Mr. Frack made a motion to forward the rezoning request to the Planning Commission for review; seconded by Mrs. Drzewiecki. On the motion, by roll call vote, all Supervisors present voted yes.

C. Adams Outdoor Advertising – application to permit billboard signage – discussion: Ms. Lois Arciszewski, Corporate Director of Asset Development, for Adams Outdoor Advertising was present and discussed the submittal to the Zoning Hearing Board for three new billboards along Rt. 329. She indicated lease agreements have been secured for the three sites in Allen Township. Two of the sites are owned by Horwith Leasing and the third site is owned by John and Donna Pittman. Of the two proposed for location on Horwith Leasing property, both billboards are 12 feet by 25 feet (300 square feet) with one side face with a completely static display with night time illumination consisting of one halothane. The Horwith locations are: one just west of Ace Hardware, the other is east of Horwith Leasing Truck Center. The height of the Horwith billboards is 30 feet (total). At the Pittman proposed site: one double sided digital billboard 12 feet by 24 feet (288 square feet). The Pittman billboard is proposed at 30 feet height and will be illuminated with calibrated at 0.3 foot candles or 7,000 nits. Mr. Pierce questioned how far the glare or shine would deflect? Mrs. Drzewiecki questioned if these are the same billboards that are on Rt. 22. Ms. Arciszewski indicated the signs Mrs. Drzewiecki was referring to are 14'x48' (672 square feet). The proposed illuminated signs are auto-dimming to day and night and weather. Ms. Arciszewski suggested that Rt. 329 was the only road in the Township that met the required daily count for the market which is a daily traffic count level of trips over 10,000 per day. Rt. 329 has a daily count of about 11,500 trips per day. Following some further explanation by Arciszewski regarding the various types of billboards and the specific demand criteria, she indicated that all municipalities are given free community messaging services on the digital billboards.

Ms. Arciszewski requested that an ordinance amendment be supported by the Supervisors in the validity challenge process to the Zoning Hearing Board. Mr. Pierce questioned why the issue had to go the Zoning Hearing Board. Mr. Pierce felt the ordinance should be amended in the alternative. Ms. Arciszewski offered to assist with the ordinance amendment to allow the billboard use. Mr. Pierce felt an ordinance amendment should be crafted that would be site specific to Rt. 329. Mr. Pierce felt Adams should draft an ordinance amendment and submit it to the Township Solicitor. Following some further discussion regarding the validity challenge process, Ms. Arciszewski offered to assist with the enactment of a zoning ordinance draft amendment that would address the billboard use.

However, Ms. Arciszewski stated for the record that Adams Outdoor wished to preserve their status in the validity challenge while working with the Township to collaborate on an acceptable zoning ordinance amendment to address the use. Mr. Pierce further questioned if the billboards were separately assessed. Ms. Arciszewski indicated that the billboard was not separately assessed.

Ms. Arciszewski provided an overview of the determining factor of complying with the permission Adams would need to obtain from PennDOT for the billboards they are proposing.

A lengthy discussion ensued regarding the ramifications of the validity challenge pertaining to the Zoning Hearing Board process and the possibility of delays in resolving the entire process to enact a billboard ordinance. Ms. Arciszewski questioned if the Township's intention was to open up the entire sign section or just the off-premise section. Messrs. Treadwell and Pierce felt just the off-premise section would be amended. Mr. Treadwell further outlined the ordinance amendment meetings which would need to be scheduled with the Township Planning Commission and Supervisors.

In conclusion, Ms. Arciszewski indicated she was agreeable to a continuance to the submitted Zoning Hearing Appeal, while Adams works cooperatively with the Township to draft a zoning ordinance amendment to provide for the billboard use. Mr. Balliet questioned the benefits to the billboard use in Allen Township. The Board agreed by consensus with this approach. Ms. Arciszewski indicated there is no financial benefit to the Township but the avoidance of costly litigation by not having a billboard ordinance in place.

Mr. Frack stated for the record that he strongly disliked billboards.

New Business None.

Public to be Heard: Mr. Oberly questioned the height of fill allowed in the Krapf quarry? He indicated he was asking the same question for over one year. Ms. Eckhart indicated she did not have a revised plan. Mr. Pierce suggested Mr. Milot check with DEP on the temporary piling. Mr. Krapf indicated that the height was up to eight feet higher than the rim of the quarry.

Respectfully submitted,

Ilene M. Eckhart
Manager