



## Allen Township Board of Supervisors

### Meeting Minutes July 9<sup>th</sup>, 2024 6:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, July 9<sup>th</sup>, 2024, at 6:00 P.M. at the Allen Township Municipal Building, located at 4714 Indian Trail 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.; Ilene Eckhart, Manager; Tom Gogle, Public Works Crew Leader, and Stan Wojciechowski, PE, CME

Absent: Andrea Martin, Engineer

2. **Announcements and/or Actions to Add New Items to the Current Agenda:** No announcements or actions to add new items to the current agenda.

3. **Public Hearings:** There were no public hearings.

4. **Public to be Heard:** There was no public to be heard.

5. **Approval of Minutes:** Mr. Link made a motion to approve the minutes of June 11<sup>th</sup>, 2024 and June 25<sup>th</sup>, 2024; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors voted yes.

#### 6. **Reports – All Reports on File with Exception of Treasurer’s Report and Paying of the Bills:**

A. **Treasurer:** Mr. Behler made a motion to approve the Paying of the Bills; seconded by Mr. Link. On the motion, by roll call vote, all Supervisors voted yes.

B. **Solicitor:** On file.

C. **Engineer:** On file.

D. **Planning/Zoning/Code Enforcement:** On file. Ms. Eckhart announced that the Planning Commission meeting is canceled for July 2024.

E. **Road Superintendent/Public Works Leader:** On file.

F. **Fire Company:** On file.

G. **Emergency Management Coordinator:** On file.

H. **Nazareth Council of Government:** On file.

- I. **Parks:** On file. Ms. Eckhart announced that there is a movie in the park event that will take place on Friday, July 19<sup>th</sup>, 2024.
- J. **Planning:** On file.
- K. **First Regional Compost Authority:** On file. Ms. Eckhart explained that the next First Regional Compost Authority meeting will take place on July 16<sup>th</sup>, 2024.
- L. **Stormwater:** On file.

7. **Unfinished Business:**

A. **Subdivision/Land Development Improvements Security Release – High Meadows:** Mr. Behler made a motion to approve the security release for High Meadows Phase I, in the amount of \$806,527.73; seconded by Mr. Link. On the motion, by roll call vote, all Supervisors voted yes.

Mr. Behler made a motion to approve the security release for High Meadows Phase II, in the amount of \$73,000.69; seconded by Mr. Link. On the motion, by roll call vote, all Supervisors voted yes.

B. **Subdivision/Land Development Improvements Security Release – Century Commerce Center (Prologis):** Mr. Wojciechowski explained that Prologis sent a request to close the bond, however, during the final inspection, there were several dead trees noted on the property. He stated that it is recommend that the trees be replanted in September or October. He also stated that it was noted that the as-builts for the storm, sanitary, water and roadway improvements have not been provided. He indicated that the Notice of Termination from the Northampton County Conservation District has not been received and a maintenance security of 15% of the original cost estimate is also required to cover any concerns at the end of the maintenance period.

Mr. Behler questioned Mr. Wojciechowski if he is recommending that the maintenance period start after all the items on the Barry Isett Letter dated July 9<sup>th</sup>, 2024 are addressed. Mr. Paul stated that would not be till September 2024. Mr. Wojciechowski explained that it could be three months before the maintenance period starts because the Notice of Termination and as-builts are needed as well. Mr. Behler indicated that the Developer should come back to the Board of Supervisors in order for the Board to verify that the work has been completed.

Mr. Behler made a motion to release \$1,249,842.52 to the Century Commerce Center; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors voted yes.

Mr. Behler made a motion that the maintenance period for the Century Commerce Center will not begin until all items are addressed and satisfied in the Barry Isett and Associates letter dated July 9<sup>th</sup>, 2024; seconded by Mr. Link. On the motion, by roll call vote, all Supervisors voted yes.

**8. New Business:**

A. **Park and Recreation Board Member Resignation (L. Bugbee):** Mr. Link made a motion to accept Ms. Louise Bugbee’s resignation letter; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors voted yes.

Mr. Hassler indicated that Ms. Bugbee should be sent a thank you letter for her service.

B. **Executive Session:** There was no executive session.

**9. Public to Be Heard:** There was no public to be heard.

**10. Announcements:**

Ms. Eckhart announced that there is a new project manager involved with the Howertown Road Bridge. She explained that there has been a lack of communication, however, she has received updated contact information. She indicated that the new contact is currently on vacation, however, when he returns, she will hopefully receive an update for the bridge.

Mr. Hassler discussed tractor trailers leaving the Jaindl Watson warehouses and heading north on Howertown Road. He indicated that the Township should reach out to Jaindl Watson to see if they could correct the issue. Mr. Hassler suggested that a barrier similar to the one that Jaindl Watson will be installing at the new warehouse on lot 3 should be installed at the pre-established warehouses to keep trucks from turning the wrong way. Mr. Behler indicated that the Township will be owning Cesanek Road in the near future and the Township could make decisions regarding the road.

Mr. Behler requested an update for the East Bullshead and Savage Road improvements. Mr. Wojciechowski explained that he has been working with Mr. Treadwell as some of the improvements are outside of the Township right-of-way. He indicated that Mr. Treadwell shared with him that Northampton County has agreed to dedicate their right-of-way to the Township. Mr. Wojciechowski stated that once the easement is sent over to Northampton County then he can continue with the plans.

Mr. Hassler announced the upcoming meetings. All meetings and events below will be held at the Allen Township Municipal Building. These meetings and events are as follows:

- Board of Supervisors, Tuesday, July 23<sup>rd</sup>, 2024, 6:00 PM
- Park and Recreation Board, Thursday, July 25<sup>th</sup>, 2024, 6:00 PM

**11. Adjournment:** There being no further comments or business the meeting adjourned at 6:19 PM.

Respectfully submitted,

Ilene M. Eckhart