



**Allen Township Board of Supervisors
Meeting Minutes
February 10th, 2026
6:00 P.M.**

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, February 10th, 2026, at 6:00 P.M. at the Allen Township Municipal Building, located at 50 Snow Hill Road, Northampton, PA. Mr. Frack led the audience in the Pledge of Allegiance to the Flag.

1. Roll Call:

Present: Jason Frack; Gary Behler; Paul Link; Sean Sculley; Ilene Eckhart, Manager; B. Lincoln Treadwell, Jr., Esq.; Michael Schwartz (Gilmore & Associates, Inc.)

Absent: Tim Paul

- 2. Announcements and/or Actions to Add New Items to the Current Agenda:** Ms. Eckhart noted there are no announcements and/or actions to be added beside the agenda revision for the addition of the Zoning Hearing Board member.
- 3. Public Hearings:** No public hearings.
- 4. Public to be Heard:** Mr. Donald Bahnik, resident of 82 W. 26th Street in Northampton Borough, emphasized an ongoing issue with sewer gas being emitted from the High Meadow Estates development, noting that the matter had been brought to Borough Hall and that possible solutions were discussed. Ms. Eckhart stated that a meeting was held with Borough officials, the project developer and their engineering staff, as well as the Township's engineering staff, to review solutions and potential system applications to resolve the issue. She explained that since the system has not yet been dedicated to the Township, it remains the developer's responsibility and their consultants are working toward a resolution. Ms. Eckhart further noted that during discussions, the Township engineer and staff advised the Borough officials of alternative additive options to help control odors beyond the deodorizer method previously attempted. She generally referenced a utility strike the previous month, explaining that a pole had struck the force main line and caused additional issues. Mr. Schwartz added that conditions will be improving with an increased flow from frequent pumping. He explained that with approximately 25 homes connected, the sewer can sit in the line, but continued movement should result in further improvement. Ms. Eckhart concluded by noting that she would request a progress timeline from the developer.
- 5. Approval of Minutes (January 13th, 2026, and January 27th, 2026):** Mr. Behler made a motion to approve the minutes; seconded by Mr. Sculley. On the motion, by roll call vote, all present Supervisors voted yes.

6. Reports

A. Treasurer: Mr. Behler made a motion to approve the Treasurer's Report and the Paying of the Bills; seconded by Mr. Sculley. On the motion, by roll call vote, all present Supervisors voted yes.

B. All Staff and Departmental Reports (On File): Ms. Averbeck presented an update on the upcoming Easter Egg Hunt event to the Board. She reported that 31 participants have registered since the initial advertisement was posted on Facebook and noted that she is planning a follow-up post to inform residents of coordination with vendors and the Bath-Allen Youth Association's basket raffle. She stated that donations have been received from businesses, including decorations and a donated Easter Bunny suit, for which Mr. Link volunteered to dress in, and noted there will be photo opportunities available with the Easter Bunny. Ms. Averbeck further explained that the Fire Company has agreed to display a Fire Truck and small equipment, distribute safety items to children, and provide free hot dogs. She added that Public Works is collaborating to create Easter themed head cut-out photo displays featuring bunnies, eggs, and chicks. She also stated that an advertisement will be placed in the newspaper's free events section to broaden outreach, and that residents may register by phone or email. Mr. Behler inquired about the opportunity for residents to participate in an open house to view the building and Ms. Eckhart confirmed that the doors would be open. Ms. Averbeck explained that the planned event flow will allow residents to view the interior of the Municipal Building.

Mr. Frack temporarily accommodated the New Business item pertaining to the Wawa Liquor License Presentation and Request for Public Hearing at the presenter's request.

Ms. Ellen M. Freeman, an attorney with Flaherty & O'Hara representing Wawa, Inc., described the process of convenience stores acquiring restaurant liquor licenses, noting that the license is obtained similarly to those held by chain restaurants. She explained that Wawa, Inc. is requesting a public hearing to gather comments from the Board of Supervisors and residents regarding how the liquor license would impact operations at the Wawa location within the Township. While noting this would not be Wawa's first liquor license in Pennsylvania, she encouraged observing operations at 3608 Nazareth Pike, Bethlehem PA 18020 and 4089 Jandy Boulevard, Nazareth, PA 18064, as they have obtained liquor licenses and stated that Wawa operates 44 stores in Pennsylvania with liquor licenses and many others in states such as Florida and Ohio. She provided a floor plan and explained that the liquor code requires seating for at least 30 patrons, with alcohol merchandise strategically placed near the registers and kitchen. Ms. Freeman noted that all associates undergo extensive training to ensure compliance, prevent underage sales, intoxicated purchases, and theft, with an on-site Responsible Alcohol Management Program Coordinator certifying staff and overseeing required renewals.

Ms. Freeman explained that while beer, wine, and ready-to-drink cocktails may be sold, beer is the primary product offered, with limited wine selection due to space limitations. She noted that sale quantities are regulated by the Liquor Control Board, permitting limited amounts per transaction, and that on-premises consumption must also be allowed, though Wawa does not intend to operate as a bar. She clarified that open containers would not be permitted outside the store or in vehicles and all policies would be enforced through associate training. Ms. Freeman concluded by emphasizing Wawa's intent to be a responsible community partner and welcomed feedback.

Mr. Behler raised concerns regarding enforcement, particularly due to the lack of a local police force, and suggested private security as a potential option, referencing similar precautions at a nearby Sheetz location. Ms. Freeman responded that associates are trained in conflict deescalation and instructed to contact law

enforcement when necessary, and she agreed to share the recommendation with the Wawa team. Mr. Behler also encouraged proactive planning to address potential loitering or alcohol-related issues at Howertown Park. Mr. Frack inquired about the seating area layout, and Ms. Freeman explained that seating is positioned for visibility and monitoring, noting that on-site alcohol consumption at other Wawa locations is minimal but must be accommodated and tracked.

7. Unfinished Business

A. Request of Keycodes Inspection Agency to be Added to 2026 List of Appointed Township Third-Party Building Inspection: The Board generally agreed upon the re-appointment of Keycodes Inspection Agency to be added to the 2026 List of Appointed Township Third-Party Inspection agencies. Mr. Behler inquired whether the resolution would need to be updated or if the item had been brought forward primarily for discussion. Ms. Eckhart confirmed that upon approval, she would proceed with updating the resolution and the Township website. Mr. Treadwell advised the Board that approval could be granted, with a formal resolution to be prepared and adopted at the following meeting. Mr. Behler made a motion to add Keycodes Inspection Agency back to the 2026 list for the third-party building inspection; seconded by Mr. Frack. On the motion, by roll call vote, all present Supervisors voted yes.

B. 2026 Touch a Truck Event – Request for Date Change: Ms. Eckhart noted that the date change request originated from the Park & Recreation Board’s member volunteering for the event. Ms. Averbeck mentioned the possibility of holding the event at the Allen Township and Fire Company Complex property, as a helicopter may potentially be displayed. Ms. Eckhart confirmed that hosting the event at the Municipal Complex would be beneficial due to the available open space. Mr. Behler expressed concern regarding the lack of volunteers; however, he, along with Mr. Link, Mr. Frack, and Mr. Sculley, generally agreed to volunteer for the event. Mr. Behler made a motion to approve the date change request to May 9th, at either Howertown Park or the municipal complex, based on requirements for the helicopter; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.

8. New Business:

A. Wawa Liquor License Presentation & Request for Public Hearing: Previously discussed.

B. County of Northampton – Memorandum of Understanding – Facility Use Agreement for Use as Polling Place: Ms. Eckhart explained that while the Municipal Building has previously been used for elections, the required agreement must still be established. Mr. Behler expressed support for the use of the Municipal Building as the polling place, noting that residents would otherwise need to travel to the courthouse to vote. He expressed surprise at the agreement’s terms stating that voting equipment could remain on the property for up to 14 days and that a Township staff member would need to be on-site at 6:00 AM. Ms. Eckhart confirmed that she and Ms. Averbeck are designated to be present at 6:00 AM, as required. Mr. Sculley made a motion to approve the facility for use as a polling place; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.

Mr. Behler suggested that all staff members be required to remain out of the Municipal Office on election dates to allow election workers ease of access and to avoid any perception of bias. Ms. Eckhart noted that this requirement is included in the agreement to ensure there is no interference with the election.

C. Executive Session (tentative): Mr. Frack confirmed an executive session would be held regarding

personnel matters.

D. Appointment of Zoning Hearing Board Member, Justin C. Ryan: Ms. Eckhart noted that the addition of Mr. Ryan would bring the total number of individuals on the Zoning Hearing Board to four. Mr. Treadwell generally suggested appointing Mr. Ryan to the longest available term. Mr. Behler made a motion to appoint Mr. Justin C. Ryan as a member of the Zoning Hearing Board as stated by the Township solicitor; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.

9. Public to be Heard: No public to be heard.

10. Next Meetings: Mr. Frack announced the upcoming meetings. All meetings and events will be held at the Allen Township Municipal Building. These meetings and events are as follows:

- Planning Commission – Monday, February 23rd, 2026 6:00 PM
- Board of Supervisors – Tuesday, February 24th, 2026 6:00 PM

11. Adjournment: There being no further business, the meeting adjourned at 6:41 PM.

Respectfully Submitted,

Kimberly Rodriguez-Colón