Allen Township Board of Supervisors
Meeting Minutes
October 13th, 2026
6:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, October 13th, 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; Tim Paul; Sean Sculley; Ilene Eckhart, Manager; B. Lincoln Treadwell, Jr., Esq.; Michael Schwartz (Gilmore & Associates, Inc.)

Absent: Paul Link

2. **Announcements and/or Actions to Add New Items to the Current Agenda:** None.

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

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

5. **Approval of Minutes (September 8th and September 22nd, 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. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

B. All Staff and Departmental Reports (On File)

7. **Unfinished Business**

A. High Meadows Phase 1, Escrow Release #10 - $212,875.00: Mr. Behler made a motion to approve the amount of $212,875.00 to be released; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

B. High Meadows Phase 2, Escrow Release #9 - $150,452.50: Mr. Sculley made a motion to approve escrow release #9; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

C. High Meadows Phase 3, 4, & 5, Escrow Release #4 - $174,420.28: Mr. Behler made a motion to release escrow #4 for all three phases mentioned; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

D. Allen Township Renovation Phase II, Payment Application 11 (Final) – Grace Industries, Inc. - $50,934.58: Mr. Paul made a motion to release the payment of $50,934.58 to Grace Industries; seconded by Mr. Behler. On the motion, by roll call vote, all present Supervisors voted yes.

E. 2027 Budget – Request for Authorization for Advertising Preliminary Draft: Mr. Behler inquired whether employee salaries would be discussed during an executive session or if changes could be made following the preliminary draft. Mr. Treadwell confirmed that any changes made to the draft would be incremental. Mr. Behler made a motion to authorize the advertising of the 2027 Preliminary Budget; seconded by Mr. Sculley. On the motion, by roll call vote, all present Supervisors voted yes.

8. New Business:

A. Quarry Hill Estates, Phase 2 B, Final Subdivision Plan: Mr. Joseph Zader introduced himself and acknowledged the attendance of the project owner and developer, Ed Deichmeister, and the project engineer, Lew Rauch of Lehigh Engineering Associates. He explained that while the project had been on hold for several years, meetings with staff and consultants have since progressed, allowing for recommendations from the Planning Commission. He noted that the required NPDES permit had been renewed and that the project is being sold in increments to D.R. Horton, one of the largest national builders. Mr. Rauch further mentioned that the project was initially put in before the Township in 2006. He generally discussed the first phase of the project and explained that they are now seeking completion of the second phase, which also includes a cul-de-sac extension off Howertown Road. He briefly noted that the proposed twin homes will be serviced by public water and public sewer. Mr. Rauch additionally explained that all necessary approvals, including those previously received in 2006, have been obtained and that they are now seeking final approval to move forward with the next phase. Mr. Behler mentioned having requested confirmation that all comments listed in the Gilmore and Associates letter had been addressed. He expressed pleasure with the request, noting that no zoning or SALDO issues were being presented. Mr. Deichmeister noted that while all items of concern involved lengthy processes, they had all been addressed and successfully achieved. Mr. Behler made a motion to approve the Quarry Hill Estates Phase 2B Final Plan, as long as all comments from the Gilmore & Associates letter dated September 16th, 2026, were satisfied; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

B. Park Road Restoration - $17,986.00: Ms. Averbeck clarified that this item pertains to the road leading to the pocket park by Kreidersville Road, off Howertown Road, before the intersection with Indian Trail Road. She mentioned that a meeting with Mr. Hertz concluded with a quoted cost of $17,986.00 and noted that the Township would be responsible for purchasing the materials and providing a local dumpsite. Mr. Behler stated that the quoted amount was reasonable and agreed with the update, noting that the park is utilized. Mr. Behler made a motion to approve the amount of $17,986.00; seconded by Mr. Frack. On the motion, by roll call vote, all present Supervisors voted yes.

C. Authorization to Advertise for Bids for Sale of Equipment: Mr. Behler questioned whether the equipment would be replaced or if the items being stored were no longer necessary. Mr. Hertz indicated that the majority of the items were paving equipment and noted an interest in discontinuing pavement work. He explained that contracting paving workers for future projects would be ideal for

saving both time and money, while also considering the age of the existing equipment . Mr. Hertz clarified that the Gradall would be replaced with a smaller, more efficient piece of equipment that would allow access to different areas with greater ease. Regarding the Belmont trailer, he mentioned that the two heavy-duty trailers currently in use were sufficient. Mr. Frack stated that allowing professionals to complete paving projects would be ideal, as the work could be completed more quickly and efficiently. Mr. Behler made a motion to authorize the advertisements for the equipment listed; seconded by Mr. Sculley. On the motion, by roll call vote, all present Supervisors voted yes.

- **1999 John Deere 672CH Grader with V Plow – 1,514 Machine Hours**
- **1996 Gradall GCWD – 11,755 Machine Hours**
- **1997 LeeBoy Paver – 3,500.1 Machine Hours**
- **2006 Belmont Deck Over Trailer D0920 – 12,000 lbs**

D. Executive Session (Tentative Consideration to Purchase Real Estate): Mr. Frack indicated that there was no Executive Session to be held.

9. Public to be Heard: There was 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, October 19th, 2026 6:00 PM
- Board of Supervisors – Tuesday, October 27th, 2026 6:00 PM
- Board of Supervisors – Tuesday, November 10, 2026 6:00 PM

11. Adjournment: There being no further business, the meeting adjourned at 6:15 PM.

Respectfully Submitted,

Kimberly Rodriguez-Colón