



Allen Township Board of Supervisors
Meeting Minutes
April 14th, 2026
6:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, April 14th, 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; Ilene Eckhart, Manager; B. Lincoln Treadwell, Jr., Esq.; Michael Schwartz (Gilmore & Associates, Inc.)

Absent: Paul Link; Sean Sculley

- 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 one brief item, that requires no action, under the Zoning report.

3. Public Hearings:

A. Transfer of Restaurant Liquor License No. R-7324 by Wawa, Inc. Into Allen Township, Northampton County: Mr. Behler made a motion to open the hearing; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

Ms. Ellen Freeman, an attorney with KrugerHenry (previously Flaherty & O'Hara) representing Wawa, Inc., presented a request for approval of an inter-municipal transfer of a restaurant liquor license from outside of Allen Township to be used at a new Wawa, Inc. location at the intersection of Route 329 and Savage Road. She explained that this model is already implemented at 44 Wawa locations across Pennsylvania and emphasized the company's perfect compliance record with the PA Liquor Control Board, particularly regarding sales to minors and visibly intoxicated individuals. She attributed this record to strict safety policies, procedures, and extensive employee training.

Ms. Freeman described that approximately 80% of the store would be licensed upon approval and provided an overview of the floor plan. Upon entering through the vestibule, a 3-patron seating area, required for the restaurant liquor license, would be immediately to the right, with a walk-in "beer cave" located directly behind it. The beer cave would include 21+ signage and camera monitoring. Additional access to refrigerated beer would be available through exterior cooler doors, with unrefrigerated beer displays nearby. To the left of the vestibule, registers would be positioned to allow clear visibility of both the seating and alcohol areas for monitoring purposes.

She explained that while on-premises consumption is allowed, sales would be predominantly to-go. On-site consumption would be limited to one 12-ounce beer per person, restricted to seating area, with no open containers allowed elsewhere in the store or outside. Signage would clearly communicate these restrictions. The to-go purchase limit for beer would be 192 fluid ounces per transaction (approximately two six-packs).

Ms. Freeman outlined proposed alcohol sales hours: Monday through Saturday from 7:00 AM to 2:00 AM, and Sunday from 9:00 AM to 2:00 AM, with any wine sales ending at 11:00 PM. She noted that Wawa, Inc. typically begins with beer sales only, with additional permits required for wine (up to 3,000 mL to-go) and ready-to-drink cocktails (up to 192 ounces to-go). She clarified that Wawa, Inc. does not intend to sell hard spirits, operate as a bar, or serve mixed drinks.

She further detailed that all employees must complete the seller/server RAMP training program prior to store opening, along with Wawa's internal training on policies such as the one-beer limit, designated consumption area, and prohibition of open containers outside. A key policy highlighted was Wawa Inc.'s 100% carding system, requiring all alcohol purchases to be verified through ID scanning devices to eliminate employee discretion.

Ms. Freeman concluded by emphasizing that these policies, procedures, and training efforts reflect Wawa's commitment to responsible alcohol sales and maintaining a positive reputation within the communities they serve, and she invited feedback from the Board and residents.

Mr. Behler questioned how alcohol sales would be managed given that Wawa operates 24 hours a day. In response, Ms. Freeman explained that the register system is programmed to automatically block alcohol transactions 15 minutes prior to the cutoff time, ensuring that no alcoholic beverages can be scanned or sold after 2:00 AM.

Mr. Behler made a motion to close the hearing; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

Mr. Behler made a motion to adopt Resolution 2026-14 as it relates to the Transfer of Restaurant Liquor License No. R-7324 by Wawa, Inc. into Allen Township; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

4. **Public to be Heard:** There was no public to be heard.
5. **Approval of Minutes (March 10th, 2026, and March 24th, 2026):** Mr. Behler made a motion to approve the minutes; seconded by Mr. Paul. 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. Resolution 2026-14 – Transfer of Restaurant Liquor License No. R-7324 by Wawa, Inc. Into Allen Township, Northampton County: Previously discussed.

B. Capital Equipment Replacement Schedule – Additional 10-Ton Dump Truck: Ms. Eckhart opened the discussion on the additional 10-ton dump truck, outlining three available options for consideration. Mr. Frack asked whether Mr. Gogle had any concerns about the differences between the models, and Mr. Gogle confirmed he did not. Mr. Behler recommended selecting the Freightliner model priced at \$278,111 due to budget considerations. Mr. Frack also reflected on his past business experience, noting that all the options presented are comparably reliable trucks. Mr. Behler made a motion to proceed with purchasing the 2027 Freightliner with the upfit, for the total amount of \$278,111; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

C. Authorization to Advertise for Bids Sale of 2009 Peterbuilt w Spreader and Plow – Municibid: Ms. Eckhart noted that the Peterbilt truck had been held through the winter and used during that time and is now ready to be sold. Mr. Behler made a motion to move forward and authorize to advertise the 2009 Peterbuilt with Spreader and Plow; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

D. Allen Township Building Renovation Project Phase 1 – (General Contractor Contract Sum \$1,919,000.00) Request #14 (Final) for \$92,866.45 Mohawk: Mr. Behler made a motion to approve the final payment for Phase 1 to Mohawk in the amount of \$92,866.45; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

8. New Business:

A. Authorization to Advertise for Public Comment – Proposal for Modification to Agricultural Security Area – Perkins, 4506 Cherryville Road, Tax Map Parcel K3-11-14E: Ms. Eckhart clarified that the authorization permits the start of the property’s processing. Once authorized, an initial public notice would be issued, followed by review by the Planning Commission, before returning to the Board of Supervisors for further action. Mr. Behler made a motion to authorize the advertisement for public comment; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

B. Assistant Director of Public Works – Draft Job Description and Ratification of Conditional Offer of Employment Candidate JD: Ms. Eckhart requested that the decision be withheld until after certain matters are discussed during the executive session.

C. Part Time Park Coordinator – Conditional Offer of Employment Candidate DG: Mr. Behler made a motion to give the conditional offer of employment to candidate DG; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

D. Part Time Seasonal Laborer Positions – Conditional Offers for Summer 2026 Candidates JH & JH: Mr. Behler made a motion to give conditional offers for summer appointment for both candidates JH & JH; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

E. Executive Session (Potential Acquisition of Properties, Litigation and Personnel Items): Mr. Frack confirmed the executive session would be held.

Discussion was held regarding item 8. B. on the agenda, focusing on the Draft Job Description and Ratification of Conditional Offer of Employment Candidate JD. Mr. Behler made a motion to table a decision until the next meeting; seconded by Mr. Frack. On the motion, by roll call vote, all present Supervisors voted yes.

Additionally, Mr. Treadwell clarified that because discussions regarding real estate acquisition took place during the executive session, the item may be brought forward for a vote. Mr. Behler made a motion to get an appraisal of property for appraisal 2026-01; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

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, April 20th, 2026 6:00 PM
- Board of Supervisors – Tuesday, April 28th, 2026 6:00 PM

11. Adjournment: There being no further business, the meeting adjourned at 6:49 PM.

Respectfully Submitted,

Kimberly Rodriguez-Colón