



Allen Township Board of Supervisors

Meeting Minutes February 24th, 2026 6:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, February 24th, 2026, at 6:00 P.M. at the Allen Township Municipal Building, located at 50 Snow Hill Road, Northampton, PA. Mr. Link led the audience in the Pledge of Allegiance to the Flag.

1. **Roll Call:**

Present: Gary Behler; Paul Link; Tim Paul; Sean Sculley; B. Lincoln Treadwell, Jr., Esq.; Ilene Eckhart, Manager; Thomas Gogle, Public Works Crew Leader, and Michael Schwartz, PE.

Absent: Jason Frack

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:** Mr. Marc Francola, 930 Graystone Circle, addressed the Board regarding the pedestrian path within the Stone Ridge Development. He stated that he previously discussed the easement with Ms. Eckhart and noted that he has resided in Allen Township for approximately ten years. Mr. Francola commented that the Township is beautiful, that he enjoys living there, and that he has generally found it to be a safe community.

Mr. Francola explained that he has three young daughters and expressed safety concerns regarding the pedestrian path located near his property. He reported that commercial vehicles have been parked along Stonegate Drive adjacent to the path for periods of up to thirty (30) minutes at a time. While acknowledging that the vehicles may be parked for innocent reasons, he stated that such situations raise concerns given current safety issues. He questioned why individuals would park along Stonegate Drive rather than in the nearby Wendy's parking lot.

Mr. Francola also raised concerns regarding a privacy fence that creates blind spots for pedestrians crossing the area. He stated that there is no signage identifying the designated walking path and noted that pedestrians travel both parallel and perpendicular to the roadway, creating potential safety hazards, particularly if vehicles exceed the speed limit. He further expressed concern about children using the path late in the evening, including around 10:00 PM.

Mr. Francola acknowledged that the easement existed at the time he purchased his home; however, he indicated that he did not anticipate the issues he is now observing. He stated that he has instructed his daughters not to go into the yard without him present due to safety concerns. He also noted that pedestrians on the path can see directly into neighboring backyards.

Mr. Link asked Mr. Francola what outcome he was seeking and referenced removal of the path as an

example. Mr. Francola responded that ideally the path would be removed or closed. He stated that discussion on the community Facebook page indicates that other residents share similar concerns and that they would be willing to sign a petition. He noted that while Allen Township contains other walking paths, they are not typically located directly between residential properties.

Mr. Francola questioned whether removal of the path would be less costly than potential liability issues should an incident occur. He also inquired whether the Township Code requires pedestrian pathways to be illuminated at night. He clarified that he does not desire lighting between his home and his neighbor's home but stated that the path is currently completely dark.

Mr. Link responded that he was not aware of any lighting requirement in the Code and questioned ownership of the pathway. Mr. Treadwell stated that the pathway is owned by the adjacent property owners and that an easement should be referenced in their deeds. Mr. Francola indicated that his deed references a utility easement but does not specify its purpose.

Mr. Link stated that if the walking path were to be removed, the Township should not bear the cost. Mr. Francola asked whether the path could simply be closed. Mr. Link indicated that if it were removed, it would need to be fully taken out to avoid confusion regarding access. He suggested that the neighborhood obtain a cost estimate for removal. Mr. Link stated that he does not object to the remaining path but emphasized that the financial burden should not fall on Township taxpayers and suggested that the neighborhood fund the removal privately.

Mr. Behler stated that the Stone Ridge project has been ongoing since approximately 2008 or 2009 and that similar concerns were raised in another area of the Township where a walking path is located between residential properties near the Nor-Bath Trail. He noted that the walking path was part of the originally approved development plan and stated that all residents of the Stone Ridge Development should have an opportunity to voice their opinions. He concluded that living adjacent to a trail can present challenges.

Mr. Francola also expressed concern about vehicle headlights shining directly into his and his neighbor's properties when traveling along Stonegate Drive. Mr. Behler noted that similar concerns had previously been raised, including pedestrians stepping into the roadway, but that the plans were approved as designed. He suggested placing the matter on a future agenda to allow residents to express support or opposition.

Mr. Paul stated that the Board should evaluate the overall neighborhood consensus, noting that while Mr. Francola is directly impacted, surrounding residents are affected as well. Mr. Sculley stated that he understood Mr. Francola's concerns but questioned where pedestrian traffic would be redirected if the path were removed. He referenced potential sidewalk gaps between Wendy's and Wawa and noted the importance of ensuring a safe alternative route. He observed that sidewalks exist along Savage Road and Nor-Bath Boulevard but believed there may currently be a missing connection. He stated that if the Township is not financially responsible for the path, the matter would ultimately rest with the affected property owners. In response to further discussion regarding lighting, Mr. Link indicated that such considerations would depend on the ultimate decision regarding the path. Mr. Sculley suggested the possibility of extending the existing fence across to the embankment.

Ms. Eckhart stated that future decisions may depend on the next phase of the Stone Ridge Development. She indicated that she, Mr. Treadwell, and Mr. Schwartz would be reviewing upcoming plans. She noted that if removal of the path were agreed upon, the Township could discuss

fence extensions with the developer as part of the review process. However, she emphasized the need for neighborhood consensus before proceeding.

Mr. Treadwell explained that the commercial portion of the project was developed on a lot-by-lot basis rather than as a single shopping center, with Wawa and Wendy's each responsible for their respective parcels, leaving the area between them undeveloped. It was generally discussed that the Township may consider mailing a survey to residents of the Stone Ridge Development to obtain feedback regarding the pedestrian path.

5. Unfinished Business:

A. Stone Ridge Phase 2, Pedestrian Access Easement/Stonegate Intersection

Issues: This item was discussed during public to be heard.

B. Revised Resolution 2026-07 Addition of Keycodes – Third Party Building Code

Inspectors for 2026: Mr. Sculley made a motion to adopt Revised Resolution 2026-07; seconded by Mr. Behler. On the motion, by roll call vote, all present Supervisors voted yes.

C. Revised Resolution 2026-08 Township General Fee Schedule for 2026 –

Keycodes Deposit Fees Added: Mr. Sculley made a motion to adopt revised Resolution 2026-08; seconded by Mr. Behler. On the motion, by roll call vote, all present Supervisors voted yes.

6. New Business:

A. Authorization of Collection of 2026 Real Estate Taxes per County Duplicate

(Berkheimer Contract): Mr. Paul made a motion to authorize the collection of the 2026 Real Estate Taxes per County Duplicate; seconded by Mr. Sculley. On the motion, by roll call vote, all present Supervisors voted yes.

B. Executive Session (tentative): Mr. Behler announced that there will be an executive session regarding personnel issues.

7. Public to Be Heard: None.

8. Announcements: Mr. Link 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, March 10th, 2026, 6:00 PM
- Planning Commission, Monday, March 16th, 2026, 6:00 PM
- Board of Supervisors, Tuesday, March 24th, 2026, 6:00 PM

9. Adjournment: There being no further comments or business the meeting adjourned at 6:27 PM.

Respectfully submitted,

Amber R. Averbek



Allen Township Board of Supervisors Meeting

Agenda

Date: Tuesday, February 24, 2026 at 6:00 PM

Location: Allen Township Municipal Building

50 Snow Hill Road, Northampton, PA

The Allen Township Board of Supervisors Meetings will be held at the Allen Township Municipal Building, located at 50 Snow Hill Road, Northampton, PA.

A summary of the public comment policy and procedures is located on the last page of agenda as a reference for individuals wishing to address the Board during the “Public to be Heard” segments.

Note: Per Act 65 of 2021 requirements, this agenda was posted to the Township website and physical location of the proposed meeting, by Township staff no later than: February 20, 2026.

1. Call to Order

2. Pledge of Allegiance to the Flag

3. Roll Call

_____ Tim Paul, Board Member

_____ Michael Schwartz, PE, Engineer

_____ Gary Behler, Board Member

_____ B. Lincoln Treadwell, Jr. Esq., Solicitor

_____ Sean Sculley, Board Member

_____ Ilene M. Eckhart, Manager

_____ Paul Link, Vice Chairman

_____ Jason Frack, Chairman

4. Announcements and/or Actions to Add Items to Agenda

5. Public Hearings – None

6. Public to be Heard (Residents shall limit their comments to no more than three minutes)

7. Unfinished Business

A. Stone Ridge Phase 2, Pedestrian Access Easement/Stonegate Intersection Issues

B. Revised Resolution 2026-07 Addition of Keycodes - Third Party Building Code Inspectors for 2026

C. Revised Resolution 2026-08 Township General Fee Schedule for 2026 – Keycodes Deposit Fees Added

8. New Business

A. Authorization of Collection of 2026 Real Estate Taxes per County Duplicate (Berkheimer Contract)

B. Executive Session (tentative)

9. Public to be Heard (Residents shall limit their comments to no more than three minutes)

10. Next Meetings (All meetings commence at 6 PM unless otherwise stated below)

- * **Board of Supervisors, Tuesday, March 10, 2026**
- * **Planning Commission, Monday, March 16, 2026**
- * **Board of Supervisors, Tuesday, March 24, 2026**

11. Adjournment

Public Comment Policy and Procedures-

- 1. A period for public comment will be held at the beginning of the meeting and at the conclusion of all agenda business items. Any public comments or questions shall be reserved until time on the agenda. Public comments and questions will not be permitted during the course of the Board's/Commission's business items.*
- 2. Individuals who speak must give their name, address and municipality prior to speaking.*
- 3. Time limit on length of public comment or presentation will be three (3) minutes per person, per meeting.*
- 4. A speaker will only be granted one three (3) minute extension, if given, for a maximum speaking time of six (6) minutes, at the discretion of the Chairman.*
- 5. Comments/questions shall be directed to the Board/Commission members only.*
- 6. Procedures will be in place to maintain proper decorum for the hearing. Public participation will be allowed but the Board will ensure respect for all citizens and maintain order. Personal attacks and outbursts will be ruled out of order. The Chairman of the Board or Commission may, within this discretion, rule out of order scandalous, impertinent, and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting.*
- 7. Individuals with lengthy written statements may submit them for the record and provide a verbal summary of three (3) minutes or less. Interested persons may email public comments via email, sent to manager@allentownship.org until 3:00pm local time the day of each meeting or by contacting the Township office. Public comment received via email will be read at the outset of the meeting. If you require an auxiliary aid, service or other accommodation, please contact the Allen Township offices in advance. In addition, an audio recording of the meeting will be posted to the Township website: www.allentownship.org within 48 hours of the meeting.*