



Allen Township Supervisors

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Bruce Frack, Chairman
Dale Hassler, Vice Chairman
Larry Oberly
Alfred Pierce
Gary Behler

Brien Kocher, P.E.
B. Lincoln Treadwell, Jr., Esq.
Ilene M. Eckhart, Manager

ALLEN TOWNSHIP SUPERVISORS MEETING MINUTES Thursday, October 13, 2016

A General Meeting of the Allen Township Supervisors was held on Thursday, October 13, 2016, at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, Pennsylvania 18067. The Pledge of Allegiance to the Flag was led by Chairman Bruce Frack.

Roll Call: Bruce Frack - Present; Larry Oberly - Present; Alfred Pierce - Present; Dale N. Hassler - Present; Gary Behler - Present; Robert Grim - Hanover Engineering Associates, Inc. - Present; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart - Present

Public to be Heard: Don Noll, 4040 Pinehurst, voiced concerns regarding consideration to closings Willowbrook Road especially at certain peak times.

Sandy Massamini, Howertown Road, requested permission for a ceremonial fire pit for a church function. Mr. Hassler noted that the Church should get a burning permit for the ceremonial fire.

Public Hearings: No scheduled public hearings.

Approval of Minutes: Mr. Behler made a motion to approve the general meeting minutes and the Comprehensive Plan Workshop minutes of September 2016 as presented, seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes.

Reports

A. **Treasurer:** Mr. Behler made a motion to approve the Treasurer's Report and pay the bills; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

B. **Solicitor:** On file.

C. **Engineer:** On file.

D. Zoning Officer: On file.

i. **Stone Ridge Phase IA Lot 41/42:** Mr. Hassler made a motion to satisfy the conditions regarding Lot 41/42 and allow the owner of the Lots to apply for the Zoning Permits and Building Permits for said lots; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

ii. **Daumer Property, Mud Lane:** Ms. Eckhart reported the property owner has submitted for a permit to construct a pole building. Property owner advised an earth disturbance permit will be required as a condition of the zoning/building permit. The Zoning Officer will be meeting with the property owner next week to review the site. Regarding the use the Zoning Officer has not made a determination regarding any business related activity as he would like to review the site further with the owner next week. He did indicate from just the driveby that the property appeared characteristic of a junkyard use. The Daumer's have expressed a desire to have the Board consider a grant of extension of the temporary storage trailer until the permanent building can be constructed. The Board requested more information from the Zoning Officer after his site visit and meeting with the property owner.

E. Code Enforcement: On file.

F. Road Superintendent/Public Works Leader: On file.

G. Fire Company: No one present. Report on file.

H. Emergency Management Coordinator: On file.

I. Nazareth COG Report: No report.

J. Parks: On file.

K. First Regional Compost Authority: Mr. Oberly noted Authority met in September and that he did not attend due to vacation.

L. Stormwater – Nothing to report.

Unfinished Business

A. Northampton Borough Municipal Authority – Notice of Water Rate Increase: The Board will review this matter with the Budget.

B. Draft Zoning Ordinance Amendment – Various Use and Text Changes – further discussion, LVPC comments and authorization to schedule hearing/tentative enactment: Mr. Hassler voiced concerns regarding the table of uses – he was concerned that Apartments were expanded into R2. He felt this essentially expands the R3 by the characteristic of the type of development. Mr. Behler indicated that he brought this up and he felt that most of the R2 areas were the same as far as the infrastructure availability. He did agree with Mr. Hassler on the philosophical aspect of density. Mr. Oberly agreed. Mr. Pierce felt density related to how many units to the acre. Mr. Hassler disagreed and noted Townhouses were not permitted in R3 by right. Mr. Pierce felt there was no difference with regard to how many people were within

the unit. Mr. Hassler made a motion to eliminate the R2 for the apartments, garden apartments and condominiums; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

Regarding Assisted Living Facilities in R1, Mr. Hassler voiced concerns in the R1 Zone. He questioned this due to density – he felt it was better suited for R2 or R3. Mr. Hassler noted it was a Conditional Use. Mr. Frack noted this should have water/sewer. Mr. Pierce felt it was related to higher density.

Mr. Hassler voiced concern regarding the Wind Turbines and the Solar Energy Collectors. He questioned why the uses were so widespread through various unlike zoning districts. Mr. Behler felt it was the space and most efficient types of land where they should be placed. Mr. Treadwell felt it was hard to classify per the type of zoning district but more related to the geography.

Mr. Hassler voiced that he felt strongly for the building height. He questioned how the Township would know whether or not the building was occupied. Mr. Oberly was concerned where there was occupancy for apartments. He was concerned with the people and was concerned with the emergency services aspects. He felt this was the primary issue. Mr. Behler indicated that currently the Township Zoning Ordinance allows up to 60 feet but that the amendment adds additional conditions concerning occupancy. Mr. Behler felt that the literature today supports warehouses that can not be built under 45' feet but he didn't feel we had the legal ground to stand on. Mr. Pierce felt there was no constitutional basis for the Fire Company dictating Zoning requirements. Mr. Oberly questioned if the Building Code addressed sprinkler systems for certain heights of buildings. Mr. Behler questioned if Mr. Oberly wished to increase the criteria. Mr. Hassler concluded his remarks regarding the amendment. Mr. Treadwell commented that the Assisted Living Use is often included in a campus type and would require a minimum of five acres in R2. Mr. Behler agreed with Mr. Hassler regarding the Assisted Living Use. Mr. Hassler made a motion to place the Assisted Living Use in R2 and R3 by conditional use and remove the use completely from R1; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

The Board agreed to review the document further with the Planning Commission for consistency.

C. Willowbrook Road Construction Work – Maintenance of Traffic (Fed Ex Land Development and Rockefeller Subdivision Improvements): Ms. Eckhart explained the meeting with the Site Superintendents and Sub Contractors at the Site was held to address the traffic concerns through the work zone and other issues we have been made aware of. Representatives from Barton Mallow and Alston Site Superintendents are in attendance. Mr. Bob Grim is on site on a daily basis to perform site inspections. Mr. Grim stated that safety should be the most important thing. Also discussed was winter maintenance of Willowbrook Road. Mr. Frack suggested closing the road. Mr. Robert Murry, Alston Construction, stated safety was paramount. They try to make motorists aware of construction. Mr. Murry believes that closing the road could reduce construction time by 6 – 8 weeks. Mr. Murry suggested putting together a full traffic plan for closing the road. Mr. Behler is not in favor of closing the road. Mr. Hassler voiced concerns regarding what the detour would be and traffic conditions on the detour routes. Ms. Eckhart stated that she sent out an email to the adjoining municipalities

making them aware of the discussion of road closures. Mr. Oberly suggested having a meeting to discuss options with the adjoining municipalities. Mr. Pierce questioned how long the road would need to be closed. Mr. Murry stated that the completion date could be pushed from May to possibly March.

Mr. Don Noll, Willow Green, stated his concern of closing the road. Mr. Gene Clater agreed that safety is the more important factor here. Mr. Clater suggested more signs notifying motorists of upcoming construction. Mr. Hassler also requested more signs stating construction ahead expect delays or the like. The Site Constructors would like to work with the Township and do what is best for the residents and their workers. Mr. Pierce requested their Traffic Engineer do a study of the best idea for detours or not closing the road. The Board requires more information for traffic alternatives.

D. Emergency Standby Generator – Authorization to Proceed with Purchase Order: Mr. Oberly made a motion to approve the emergency standby generator pending the receipt of the grant funds; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

E. Northampton Industrial Park – Request for PennDOT Applicants Authorization for Agent to Apply for Highway Occupancy Permit – Horner Road/Howertown: Mr. Pierce made a motion to approve the Request for PennDOT Applicants Authorization for Agent to Apply for Highway Occupancy Permit for the Horner Road Howertown Road Improvements; seconded by Mr. Hassler. On the motion, by roll call vote, all those in favor with the exception of Mr. Oberly who voted no.

New Business

A. East Allen Township Zoning Map Amendment – Notice of Public Hearing: Ms. Eckhart notified the Board of the Zoning Map Change to a parcel of Property adjacent to property in Allen Township.

B. 2017 Budget Workshop: Following some discussion, the Board agreed to schedule Budget Workshop meeting on November 15th at 6 PM. Ms. Eckhart will advertise.

C. Northampton County P3 Bridge Replacement Program – Willowbrook Road Bridge: Mr. Oberly felt that a letter should be written to express our expectations regarding the commitment already in place pursuant to the Township's approval.

Public to be Heard: Mr. Eugene Clater felt the Zoning Ordinance amendment could be cleaned up and returned for the Supervisors in October. Mr. Clater further commented regarding the P3 Bridge of Northampton County.

There being no further business the meeting adjourned at 9:30 P.M.

Respectfully submitted,

Ilene M. Eckhart