



Allen Township Board of Supervisors

Meeting Minutes

July 9, 2019

7:00 P.M.

A General Meeting of the Allen Township Board of Supervisors, was held on Thursday, July 9, 2019, at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, PA 18067. The Pledge of Allegiance to the Flag was led by Chairman Larry Oberly.

1. Roll Call: Present: Larry Oberly; Gary Behler; Bruce Frack; Dale Hassler; Gerald Montanari; B. Lincoln Treadwell, Jr., Esq.; Stan Wojciechowski, PE, CME.; Ilene Eckhart, Manager.

2. Public to be Heard: Patty Rodgers, hopes to soon be a resident of Allen Township. She has contracted for a house at 3232 Eisenhower Drive. She indicated she has been unable to occupy her house due to the unresolved sewer issue. She cannot close on the property until this issue is resolved. She requested the Board seriously consider the issue and the impact on her and others. She indicated the home is ready and she has been ready to move in after ten months of being in limbo.

Chris Yeagerhoffer, currently living in Moore Township indicated she has contracted to purchase the home at 3230 Eisenhower Drive. She felt it is a big mess and she was looking to move in as soon as possible.

3. Public Hearings: No Public Hearings.

4. Approval of Minutes: Mr. Frack made a motion to approve the minutes of June 11th and June 25th, 2019; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes, with exception of Behler for June 25th and Oberly with exception of June 11th.

5. Reports

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

B. Solicitor: On file. Mr. Treadwell indicated he additionally report on certain agenda items.

C. Engineer: On file. Mr. Wojciechowski, PE, CME provided the written report for the last period's activities.

D. Planning/Zoning/Code Enforcement:

i. JW Development Northampton Business Center, Final Plan, Phase 1: Erich Shoch, Esq. was present to report that the applicant has been working to satisfy the conditions of Preliminary approval, obtain East Allen Township and Northampton Area School District approval.

Mr. Shoch indicated that Phase 1 includes all components of the Preliminary Plan approval with the exception of the building proposed on the west side of Howertown Road, which will become Phase 2. He indicated the developer has been working to satisfy the conditions of Preliminary Plan approval.

AnnMarie Vigilante, PE, of Langan, discussed traffic improvements which included: the relocation of the existing Rt. 329/Seemsville Road intersection about 650 feet from the current location; widening and east and west bound turning lanes will be included for the new Rt. 329/Seemsville Road intersection which will be signalized. The new signal will be coordinated with the other existing Rt. 329 signals. Regarding the relocated portion of Seemsville Road will include widening and signalization at the Howertown Road, and the stormwater controls. The width to accommodate a future left turn lane into the School District property will be provided. Regarding the “old” Seemsville Road, a connector road, will be provided with a cul-de-sac on either end for the existing residences. She indicated stormwater management facilities would be included in the form of two basins. This will accommodate all of the stormwater management for the relocated Seemsville Road. She indicated that a swale would be provided to address the stormwater issue (100-year storm) at the East Allen Ambulance driveway. At Howertown Road, Ms. Vigilante the access is for vehicle access only (no trucks). Howertown Road will include widening for a northbound right turn lane and a dedicated southbound turn lane into the site. The southern leg of the intersection would provide for future widening for the Lutz property. Regarding the Rt. 329/Howertown Road widening of the northbound approach to provide a dedicated right turn lane and an eastbound right turn onto Weaversville Road. Additionally there would be sidewalk and signal modification for the Rt. 329/Howertown/Weaversville intersection. Ms. Vigilante addressed the fitting of improvements into the right of ways acquired through the Rt. 329 Improvements currently under construction. Mr. Hassler questioned if any additional property would be needed for the improvements. Mr. Hassler commented concerning the right of way and the impact on the Howertown Park.

Mr. Frack questioned the improvements to Trinkle property and Howertown Road. Ms. Vigilante indicate the Trinkle access would remain to Howertown Road. Ms. Vigilante indicated that the existing basin at the frontage of the Howertown Park was designed with the assumption of detaining the twelve acres north of the site, which is now planned for on-site stormwater management. Mr. Frack questioned improvements along Howertown Road. Ms. Vigilante indicated PennDOT was in the process of replacing the Howertown Road Bridge. Mr. Frack voiced concerns for this section of roadway. Ms. Vigilante discussed the benefit of the management of the currently un-detained stormwater of the cultivated fields.

Mr. Behler reviewed the previous preliminary plan conditions regarding maintenance responsibilities associated with the project. Ms. Vigilante indicated that the stormwater basin would be the responsibility of JW and the School District. Additionally, regarding the traffic signal, East Allen Township would be the permittee and JW and the School District would be responsible for maintenance. Allen Township is not responsible for these items. Allen Township would be responsible for the old Seemsville and the connector road, which will be used to service existing Township residential properties. Ms. Vigilante reviewed the addresses would remain the same for the existing Township residential properties.

Mr. Behler questioned the final visual for the mastarm. Mr. Bruce Anderson, PE (Pidcock Company) provide a review of the site improvements and reviewed the site layout for Phase 1. He reviewed the

road naming and the input entry into the Google maps database. Mr. Anderson presented the truck turnaround road and an alternative to the mastarm. Mr. Anderson reviewed the liability and safety of the reduced height structure over the thoroughfare. He stated concerns for this structure over the thoroughfare, which may scrape trucks. The alternative of a light warning system was presented for the Boards consideration in addition to directional signage prohibiting turns, which would ultimately lead to Howertown Road. Mr. Anderson indicated the lighted truck-warning signal would require PennDOT's approval. Mr. Montanari questioned the reliability of the light system. Mr. Anderson stated that the light would be recommended to be toggled to "on" 24/7. Mr. Behler indicated he was very disappointed as this was a condition that was agreed upon by the developer. On the question from Mr. Behler regarding the placement of the mastarm on a public road, Mr. Treadwell stated any signage would need to follow the prescribed manual but was unsure of the liability issues. Mr. Treadwell further stated that if the Township would want to install the mastarm on their own – it would need to be investigated.

Mr. Jaindl voiced concerns for future liability for the Township as well as the property owner. Mr. Jaindl indicated that the light system was a more expensive alternative and safer. Mr. Jaindl indicated if the Solicitor can hold the property owner harmless of future liability – he would consider the fixed device mastarm. Mr. Hassler questioned the average truck height. He was concerned that one of the neighboring fire apparatus would require 13 feet. He was concerned about this and felt the light would be a better alternative. Mr. Oberly felt that as long as the human element is involved you would never reach 100% compliance. Mr. Oberly felt that we needed to look at the best, safest alternative realizing that it will not be 100% foolproof. Mr. Anderson confirmed that the turnaround would be one-way. Mr. Anderson further confirmed that signage would be added to announce truck prohibition north on Seemsville Road.

Regarding the conservation land easement issue, Mr. Behler stated he was in favor of the land easement. Mr. Oberly was also in favor of the easement. Mr. Hassler preferred the recreation fee in lieu of the easement, which was being offered. Mr. Montanari was in favor of the easement. Mr. Behler questioned Phase 2, and the roadway accessing Liberty Property Trust. Mr. Jaindl indicated that he continues to work with Liberty to obtain access.

ii. Atlas Townhomes, Extension of Timeframe MPC Review until November 18, 2019: Mr. Behler made a motion to grant an extension of time until November 18, 2019; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

E. Road Superintendent/Public Works Leader: On file and presented by Mr. Gogle.

i. Completion of Probationary Period – B. Kulp and B. Faryniak: Mr. Hassler made motion to acknowledge the successful completion of the 90-day probationary period for Messrs. Kulp and Faryniak; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

F. Fire Company: On file and report supplied by Chief Hassler.

G. Emergency Management Coordinator: Mr. Krill provided the report.

H. Parks: On file. Mr. Hassler made a motion to approve the Movies in the Park night for the month of August to be coordinated by the Bath Allen Youth Club; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

J. Nazareth Council of Government: On file and presented by Mr. Krill.

K. First Regional Compost Authority: On file.

L. Stormwater: On file.

6. Unfinished Business

A. Stormwater Ordinance Amendment Draft – Authorization to Advertise: Mr. Behler made a motion to authorize advertise of the draft ordinance; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

B. Catasauqua/Hanover Township, Lehigh County Ordinance Amendment Draft – Authorization to Advertise: Mr. Behler made a motion to authorize advertise of the draft ordinance; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

C. Northampton Borough/Allen Township – Draft Inter-Municipal Sewer Service Amendment Language: Mr. Hassler made a motion to authorize the same individual Board members (Messrs. Oberly and Frack) and the Township Solicitor to arrange a meeting to with the Borough; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

D. Municipal Waste and Recycling Contract – Advanced Disposal: Mr. Hassler was not aware of a three-bag limit ever being discussed through the entire bid process. Mr. Hassler also felt the people of the Township paid their bill at the beginning of the year. Mr. Behler agreed with Mr. Hassler. Mr. Behler requested that Advanced Disposal define the number of bags for 150-pound limit. Mr. Behler was also concerned about the bulk item limit. Mr. Oberly made a motion to honor the contract, to provide notice to the resident of the changes, to pay for the unlimited collection for June and July 2019, and implementing a sticker system (and associated fee of \$3.00 per additional bag/\$25 for additional bulk item rate) for overages; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes with the exception of Mr. Hassler who voted no.

E. Quarry Hill Estates – Walker Drive – Final Release: Mr. Behler made a motion to release the maintenance security in the amount of \$6, 814.42; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes with the exception of Mr. Montanari who abstained.

7. New Business

A. 2019 In-Place Paving Proposal for Letting June 27, 2019 Bid Response – Willowbrook and Savage Roads: Ms. Eckhart review the bid received pursuant to the solicitation. The bid was received by AMS. Mr. Frack made a motion to accept the bid of AMS at \$458,743.48; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

8. Public to be Heard:

There being no further comments or business the meeting adjourned at 8:45 PM.

Respectfully submitted,

Ilene M. Eckhart