



Allen Township Board of Supervisors Meeting Minutes June 9th, 2026 6:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, June 9th, 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: Paul Link; Gary Behler; Tim Paul; Ilene Eckhart, Manager; B. Lincoln Treadwell, Jr., Esq.; Michael Schwartz (Gilmore & Associates, Inc.)

Absent: Jason Frack; Sean Sculley

- 2. Announcements and/or Actions to Add New Items to the Current Agenda:** Ms. Eckhart requested the addition of an item to the agenda pertaining to the High Meadow Phases 3 through 5 Escrow Release Request #2 Recommendation. Mr. Behler made a motion to add the item to the agenda; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.
- 3. Public Hearings:** There were no public hearings.
- 4. Public to be Heard:** Mr. John Sickonic, resident of 3064 Center Road, mentioned having made a report on Dollar General. His first item was in regard to the catch basin, noting that it was left broken on Center Road, completely dysfunctional, with its silt bag. He noted that it was patched but was concerned with the durability thereof. He also mentioned that when the sanitary sewer connection was completed, the road was not compacted, therefore the road and curbing is “sagging”, similar to a ravine. His second item related to property maintenance, explaining that as of June 1st, 2026, the lawn was mowed a total of 3 times since October of 2025. He claimed that the snow was not cleared off of sidewalks through the entirety of the winter season. Mr. Sickonic also noted that the area behind the building, along with the detention pond, is entirely overgrown and resembles a jungle. He mentioned a pile of construction debris being left on Mr. Marvin Mann II, resident of 3140 Cherryville Road’s parking lot, which was since pushed back onto the Dollar General property. His fifth item related to tree removal along the top of the bank between Mr. Mann’s and the Dollar General’s properties being part of the general project still being onsite. He questioned on whom the liability of falling branches fall on, as many have fallen and hit Mr. Mann’s vehicles. Lastly, Mr. Sickonic mentioned having been at his home for the majority of 2025 due to medical reasons and having witnessed the Dollar General being built. He claimed that much of the construction was done incorrectly, noting that issues have been witnessed from the initial points of construction to recently. Mr. Sickonic expressed great dissatisfaction with the sight of the neglected lawn right in front of his home.

Ms. Eckhart stated that there was a review of the site on March 24th, 2026, by the Township engineer, where an elaborate punch list was created and given to the property owner. Mr. Behler questioned at which point could the Township take money from their escrow account and act upon issues mentioned. Mr. Treadwell suggested allowing the property owner time to respond to the list of items and stated that the Township will be able to respond to the issues. Mr. Link suggested that another letter be sent, setting a timeframe for improvements to be made.

Mr. Donald “Don” Noll, resident of 4040 Pine Hurst Drive, inquired about scheduling information pertaining to the sewer pump going out of Willow Green. Ms. Eckhart explained that while it was worked on as a future piece of connection, there are no current plans or permits for connection, detailing that a DEP permit would need to be obtained as well as a completed design. Mr. Noll questioned whether the permit request was moving forward, and Ms. Eckhart explained that it has not yet been obtained. Mr. Noll also questioned whether the connection would have to be completed prior to additional residences in the apartments being occupied. Mr. Treadwell explained that the connection was built to allow the Township ease once the change is made. He detailed that the sewer is currently connected to Northampton and the future plan is for the connection to be made through Catasauqua. The Township would contact the Department of Environmental Protection (DEP) to begin the process of having the sewer treated from Northampton to Catasauqua, which could be lengthy. Mr. Treadwell noted that the connection was built in order to focus on the switch being made, but that it does not relate to occupancy at Willow Green. Ms. Eckhart explained that the process will likely begin once the budget process is set up. Mr. Treadwell concluded by stating that the Township has to pay for the capacity in the Catasauqua plant, and while it was reserved, it was not purchased outright.

- 5. Approval of Minutes (May 12th, 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. Part Time Seasonal – Conditional Offer of Employment Candidate – L.B.: Mr. Behler made a motion to approve the conditional offer of employment for the part time seasonal help to candidate L.B.; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

B. Willowbrook Farms Phases 4 and 5, Financial Security Release Requests:

- i. Sanitary Sewer - \$363,989.21:** Mr. Schwartz confirmed that the sanitary sewer, phase 4, and phase 5, were reviewed and confirmed to have no issues. Mr. Behler made a motion to move forward with releasing, to Willowbrook Farms, Sanitary Sewer: \$363,989.21, Phase 5: \$1,939,111.88, and Phase 4: \$537,144.80; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.
- ii. Phase 5 - \$1,939,111.88:** Previously discussed.

iii. **Phase 4 - \$537,144.80:** Previously discussed.

C. Allen Township Renovation Phase II, Payment Application 9 – Grace Industries, Inc. \$44,311.27 (Total of Original Contract with Change Orders: \$1,025,482.00; Balance to Finish After App 9: \$169,983.94): Mr. Behler made a motion to release the payment of \$1,025,482.00; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

D. Proposed West Bullshead Road Detour Plan for June Construction: Ms. Eckhart explained that this item was brought forward as an update, confirming that as a result of Mr. Schwartz providing feedback to the engineer from the previous meeting, they would proceed with limited traffic control and one lane closure. Mr. Schwartz agreed, stating that there would be no detours, only one-lane closures as needed during the process.

E. JW Development Partners – Lot 3 – Hours Request: Mr. Eric Schock, of Fitzpatrick, Lentz, and Bubba on behalf of JW Development Partners, mentioned a letter that was sent by his partner, Ms. Catherine “Kate” Cursio, regarding the modification of concrete pours and construction hours. He briefly explained that the request relates to Lot 3, Building 6, which was approved the previous year. Mr. Schock detailed that the request would potentially assist with avoiding an increased amount of construction traffic to the site as well as limiting the overall number of trucks by extending the period in which they could go out. He noted that, per the letter, the requested modified hours of pouring would be from 3:00 AM to 9:00 PM, with an alternate proposal being the same duration during the day with a different set of hours. He explained that a similar modification of hours was previously done and opened discussion with the Supervisors.

Mr. Behler expressed disinterest in the modification, highlighting nuisance to a nearby resident, and suggested obtaining permission from them in order to move forward. Mr. Schock mentioned that while the home is about 600 feet away from the construction site, his partner (Louis Daveski) would discuss mitigating options regarding the home as well as alternative hours.

Mr. Louis Daveski, with Jandl Watson of the Watson Land Company, explained that while they are concerned about noise and light pollution, they are also concerned about the safety and duration of their project. He noted that the residential home was shown to be roughly 600 feet away from the building in question with noise levels being expected to be about 80 decibels. Mr. Daveski explained that the earlier concrete pours would allow truck traffic to finish at approximately 7:00 PM, if began at 1:00 AM, with no issues in between. Mr. Schock added that the concrete contractor suggested the hours mentioned to address the issues and with the hope of saw cutting to end at the later hours.

Mr. Behler noted that if he were the resident nearby, he would not be in favor of any work being done at 3:00 in the morning, explaining that while the home is 600 feet away, there is no buffering between the two properties. He firmly stated that if the resident is agreeable to the hours, that would be accepted, but he would otherwise not be in favor of the requested change. Mr. Link recalled and mentioned to Mr. Behler that a similar request was previously approved for a warehouse closer to the one in discussion, noting that it would be fair to allow the request as it is standard for construction. Mr. Daveski agreed, stating that their request was also approved for previous building constructions. He added that the overall duration would be shorter, depending on weather restrictions, detailing 2 months for the slab and 2 months for the 2-wall panels, dependent on the request approval.

Mr. Schock mentioned there being no complaints to prior projects, explaining that the previous projects were

a longer duration period compared to the request placed. Ms. Eckhart confirmed that no complaints were gathered from the Township's standpoint and noted that the last approval took place around August of 2022. Mr. Schock and Mr. Daveski were generally discussing the benefits of the earlier concrete pouring. Mr. Daveski then mentioned that the general contractors that completed the previous projects are also doing this project, noting that all parties are aware of the hours, restrictions, and sensitive receptors nearby. Mr. Paul noted that as long as no complaints are made and noisy work is completed within the set hours, he was in agreeance with Mr. Schock. Mr. Link requested the exact hours being requested, and Mr. Schock stated they would be between 1:00 AM to 7:00 PM, with saw cutting being completed at the later hours from mid-July to November.

Mr. Link suggested that a reevaluation is completed after the initial concrete pouring, since they would not be able to stop pouring after they begin. Mr. Schock was adamant in explaining that the trucks are unable to remain idle, noting that concrete pouring cannot be stopped mid-work. He expressed being as modest as possible with their request, being that they hired the same general contractor as before and the activities are similar to previous requests made. Mr. Behler mentioned returning to normal 7:00 AM to 7:00 PM hours in the case of a complaint made, and Mr. Link mentioned that they would need to complete their initial pouring in order to halt construction. Mr. Treadwell asked for confirmation on whether an agreeable conclusion could entail reevaluation around fall if a complaint is made after their initial concrete pour. Mr. Schock and Mr. Daveski generally agreed to return for a reevaluation discussion contingent upon noise or light pollution complaints made to the Township. Mr. Treadwell explained that the motion made would be to allow the 1:00 AM to 7:00 PM time period from mid-July to November for the concrete work, and that the property owner would return after the first pour to reevaluate with the Board if there are any complaints. Mr. Link made the motion as stated by Mr. Treadwell, subject to continuing at regular hour timeframes; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

8. New Business:

A. Draft Public Works Maintenance Worker – Job Description: Ms. Eckhart mentioned the recommendation of a new position for the Public Works crew, with three different candidates being sought out. She explained that the new position became ideal after soliciting for the Equipment Operator position, as different candidates came forward that could fulfill general maintenance positions with the Class B CDL license. Mr. Paul questioned whether the position would be for the summer and Ms. Eckhart explained that offer would be for full-time, year round employment. Mr. Behler confirmed that CDL licensing may be flexible, depending on the candidate. He also expressed the need to follow through due diligence in ensuring that the Township is accountable to the taxpayers regarding the salary and assuring that unnecessary positions are not being filled. Ms. Eckhart stated that she, Ms. Averbek and Mr. Hertz are estimating the salary to be less than the Equipment Operator position. Mr. Link briefly mentioned that the candidate for this position would essentially be a helper to the crew, while Mr. Behler had noted that sewer expansions are to be expected. Mr. Hertz explained that the proposed candidates would be labeled Laborers, where the current employees are labeled as Operators/Utility Workers. He noted that the Laborers would assist the Operators wherever or whenever necessary. Mr. Link commented that this option would allow an Operator to work toward another project instead of helping another Operator. Mr. Behler questioned whether this position would entail plowing in the wintertime, to which Ms. Eckhart confirmed, noting that plowing plays a large role in the decisioning. Mr. Hertz positively emphasized the workforce build, highlighting the benefit of additional assistance during the wintertime. Ms. Eckhart agreed and expressed the need for redundancy in the event of employees being ill. Mr. Treadwell questioned the ideal salary range for the proposed position, and Mr. Hertz stated that the starting rate would lay around \$27 per hour, possibly \$28 per hour with a Class B, CDL license. He explained the

position as one that allows growth within. Mr. Link made a motion to approve the job description; seconded by Mr. Behler. On the motion, by roll call vote, all present Supervisors voted yes.

B. Equipment Operator/Utility Position Conditional Offer of Employment Candidate – T.E.: Mr. Behler made a motion to give the conditional offer of employment to candidate T.E. for the Equipment Operator/Utility Position; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

C. PennDOT Winter Maintenance Agreement Renewal: Ms. Eckhart explained that she began dialogue with PennDOT to present, as they started preparing the agreement for the next five years. She noted that this item was brought forward to ensure the Supervisors are on board with the agreement moving forward, also noting that the amount would likely increase. She emphasized a returned response would have to be sent to PennDOT by July 31st, 2026. Mr. Behler recalled discussions about the renewal of the agreement taking place about every 5 years and expressed noting pros and cons within. He mentioned the cost for the past year, having totaled \$31,000, with yearly increases of \$600, and was not certain of the agreement being in the Townships benefit. While expressing uncertainty about nearby municipalities also participating in the agreement, he was sure that the Poconos experiences heavier snowfall compared to Allen Township, yet they do not have an agreement with PennDOT. He ultimately explained that PennDOT would typically be responsible for the arterial roads, the Township's Public Works crewmen spend major time cleaning those roadways. He expressed uncertainty of the agreement, stating that while PennDOT assistance the past winter was not worth the amount charged, winters with lesser snowfall entail a return of funds. Mr. Behler emphasized being grateful for the salt brine that PennDOT assisted the Township roads with, noting that it provided relief during the storm. He suggested the decision being thoroughly thought up as there are a vast number of local roadways, with frequent and future additions to come. He explained that while PennDOT is to assist with the arterial roads, the majority of residents do not need those roads immediately cleared as compared to their local routes. Mr. Link mentioned that while Mr. Behler made good points, a decision is not yet to be made. Ms. Eckhart noted that written notice must be provided PennDOT, or it would otherwise be assumed renewed by July 31st, 2026. She additionally explained this topic of discussion as an issue from the past as well, noting that PennDOT does not consider Township roads as a priority thus not necessarily allowing safe roads of travel. She recalled a period of time without the PennDOT agreement having concluded with difficulty, noting that being cause of returning to the agreement. Mr. Link questioned whether the agreement was non-negotiable and Ms. Eckhart explained that the roadways are classified and then calculated by PennDOT, detailing lane miles going by a Maintenance Function Code (MFC). Ms. Eckhart expressed relief would often be in relation to PennDOT's Maintenance Manager. Mr. Link expressed greater concern with the Fire Department requiring access to all state roads in case of ambulatory emergencies. Mr. Behler assured ease from snowstorms is made by the Public Works crewmen, as they are typically plowing prior to a 2-foot snowfall. He suggested possibly reaching out to East Allen Township or Moore Township to seek assistance with our roads closer to their Townships. There was general discussion regarding the ease in obtaining snow removal equipment as opposed to the manpower necessary, and Ms. Eckhart then stated that she would bring the topic back for discussion in July and notify PennDOT of the discussions and inability to commit to the agreement. Mr. Hertz generally was hopeful of additional operators being a great solution to the workload. Mr. Behler emphasized the excellent work being completed by the Public Works crewmen and requested that PennDOT assists with the salt brine on the roads on storm occasions.

D. Resolution 2026-16 Implementation of 457 B Deferred Compensation Plan: Ms. Eckhart

explained that this implementation allows the Township to set up voluntary participation in placing deferred funds in the plan so that they are invested, essentially a gained benefit of being a municipal worker from a tax deferment standpoint. She noted that the initial step would allow the Township to set the plan up, detailing that the initial fee is likely to eventually be removed, as the asset base would stay there. She described the investments would depend fully on the participating individuals. Mr. Behler confirmed that this plan would be strictly based on the employee and that the Township would not contribute to which Ms. Eckhart noted that as that would be a budgetary discussion, contributions would be solely dependent on each individual. Mr. Behler made a motion to adopt Resolution 2026-16 as it relates to the Implementation of 457 B Deferred Compensation Plan; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.

E. Tentative Cancellation of June 23rd, 2026, Board of Supervisors Meeting: Mr. Link made a motion to approve cancellation of the June 23rd, 2026, Board of Supervisors Meeting; seconded by Mr. Behler. On the motion, by roll call vote, all present Supervisors voted yes. Ms. Eckhart explained that the added item was the only item for discussion at the meeting mentioned, thus allowing the cancellation.

F. Executive Session (Tentative): Ms. Eckhart confirmed the executive session would be held regarding potential real estate acquisition.

G. High Meadow Phases 3 through 5 Escrow Release Request #2, Recommended Amount of Release \$727,594.44: Mr. Schwartz indicated that after a site visit was completed by Mr. Scott Dettweiler of Gilmore & Associates, Inc., the incompleteness of about 5% of the sidewalk item was discovered. The calculation for the recommended escrow release was based upon the difference in the total that was requested. Mr. Behler made a motion to release the amount of \$727,594.44 to High Meadow; seconded by Mr. Paul. On the motion, by roll call vote, all present Supervisors voted yes.

9. Public to be Heard:

Mr. Behler noted witnessing 9 out of 10 cars making a left turn out of the Wawa, instead of the right turn that is supposed to be made. He mentioned that the “No Turn” sign is too far up and suggested that it is moved closer to the end of the intersection for enhanced visibility. He also noted that the “pork chop” was not completed in the manner he requested, explaining that he is capable of making a left turn with ease. Mr. Link suggested the addition of a median strip, while noting that motorists will likely still drive over it. Mr. Behler expressed the need for the sign to be closer to the intersection, emphasizing that he does not believe it is being noticed.

Mr. John Sickonic, resident of 3064 Center Road, added to the conversation regarding the “pork chop” and Stated that signage with metal would typically work best.

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, June 15th, 2026 6:00 PM (*Cancelled*)
- Board of Supervisors – Tuesday, June 23rd, 2026 6:00 PM (*Cancelled*)

11. Adjournment: There being no further business, the meeting adjourned at 7:04 PM.

Respectfully Submitted,

Kimberly Rodriguez-Colón