



## Allen Township Board of Supervisors

### Meeting Minutes October 13, 2020 7:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, October 13, 2020, at 7:00 P.M. held by teleconference due to the Disaster Emergency (Resolution 2020-10 & Resolution 2020-11 – with a sunset clause of September 9, 2020) created by the COVID-19 Coronavirus Pandemic. The Pledge of Allegiance to the Flag was led by Chairman Dale Hassler.

1. **Roll Call:** Present: Gary Behler; Bruce Frack; Dale Hassler; Gerald Montanari, Sr.; Carl Edwards; B. Lincoln Treadwell, Jr., Esq.; Stan Wojciechowski, PE, CME; Ilene Eckhart, Manager.
2. **Announcements:** Mr. Treadwell reminded the members should refrain from discussion regarding the ongoing Northampton Borough Sewer litigation.
3. **Public to be Heard:** No comments from the public.
4. **Public Hearings:** No Public Hearings.
5. **Approval of Minutes:** Mr. Behler made a motion to approve the minutes of September 8th and September 22<sup>nd</sup>, 2020; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.
6. **Reports – All Reports with exception of the Treasurers Report noted as “on file”.**
  - A. **Treasurer:** Mr. Behler made a motion to approve the Treasurers Report and Pay the bills; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.
  - B. **Solicitor:** On file.
  - C. **Engineer:** On file.
  - D. **Planning/Zoning/Code Enforcement:** On file.
  - E. **Road Superintendent/Public Works Leader:** On file.
  - F. **Fire Company:** On file.
  - G. **Emergency Management Coordinator:** No report.
  - H. **Parks:** On file.

**J. Nazareth Council of Government:** No meeting since last report

**K. First Regional Compost Authority:** No report.

**L. Stormwater:** On file.

**6. Unfinished Business**

**A. Sunrise Express Lot Line Adjustment and Land Development Plans, MPC Review Extension of Time Until May 10, 2021:** Mr. Behler made a motion to acknowledge the extension of time until May 10, 2021; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

**B. Atlas Road Townhomes, MPC Review Extension of Time:** Mr. Behler made a motion to acknowledge the extension of time until January 30, 2021; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

**C. Rockefeller Lot #4 Land Development Plan, Financial Security Reduction Request:** Mr. Wojciechowski recommended tabling plan until the November 10<sup>th</sup>, 2020 meeting of the Board of Supervisors.

**D. 1024 Valley Road Major Subdivision (Vertek):** Mr. Behler made a motion to grant the waivers pursuant to the applicants request:

1. 22-407.10.A – Section requires a six-foot grass shoulder where curbing is not installed along Valley Road. The applicant requests a waiver to reduce the shoulder width to four feet.

2. 22-409 – Section requires sidewalks or pathways along major subdivisions. The plan shows a four-foot wide shoulder to be constructed along the frontage of Valley Road.

3. 22-502.1 – Section requires that a Preliminary Plan be submitted for all subdivisions and land developments except for minor subdivisions. The applicant has requested a waiver from the requirement to obtain a Preliminary/Final Approval.

4. 22-502.2.A – Section requires that the plan sheet size shall be 24” x 36”. The plan is sized at 30”x42”. Seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

Signage – Nick DeFrank indicated the speed limit signage would be provided.

Stan reviewed the other general review comments, which were minor in nature. These were plan details as are the stormwater management details.

Mr. Behler questioned the status of the off-site easement. Mr. Treadwell indicated that the easement would need to be executed and recorded prior to the recording of the plan. The easement is currently agreed in concept with the property owner.

Mr. Serrachi indicated the applicant was agreeable with the conditions.

Mr. Behler made a motion to approve the Preliminary/Final Plan 1024 Valley Road contingent upon meeting the Engineers review comments, executing the off-site stormwater easement with Mr. Link; and providing the speed limit signage; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

Mr. DeFrank returned to the call to request a waiver to Stormwater Management Chapter 8, Section 227-11 – Section The proposed project consists of approximately 21.75 acres of earth disturbance that requires an NPDES permit through PaDEP. As part of the NPDES permit process, the increase in volume, as well as the water quality pollutant loads associated with the 2-year storm, must be managed. These increases are calculated with worksheets and spreadsheets developed by PaDEP.

Per Section 227-11 of the SMO, "the Township may, after consultation with DEP, approve alternative methods for meeting the state water quality requirements other than those in this Section, provided that they meet the minimum requirements of and do not conflict with State law including but not limited to the Clean Streams Law.". Ms. Eckhart confirmed this was granted by the Planning Commission as part of the their recommendation. Additionally, Mr. Montanari made a motion to grant the waiver to Stormwater Management Chapter 8, Section 227-11; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

## **7. New Business**

**A. NazCOG Property Maintenance Code Intermunicipal Board of Appeals:** Mr. Treadwell commented that if the Board wanted to consider participation an ordinance may be required to enter into the agreement. Mr. Frack made a motion to advertise the ordinance to implement; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

**B. 2021 Budget Draft:** Mr. Frack made a motion to authorize the advertisement of a budget workshop on November 5, 2020 at the Allen Township Fire Company Building at 6:30 PM; seconded by Mr. Edwards. On the motion, by roll call vote, all Supervisors present voted yes.

**C. Next Meetings:** The Board discussed the return of in-person meetings with mixed views. If social distancing is maintained there would not be an issue, but if there is a controversial issue it could blow the limit. The Board agreed they would try with the Budget Workshop and see what happens.

**8. Public to be Heard:** Mr. Mike Tift, questioned the balance of the public meetings (not the budget meeting) to be held in person per the previous action of the Supervisors which extended the virtual meeting format until the end of the year. Mr. Tift indicated this was about one month ago. Ms. Eckhart indicated that when the COVID declaration was extended there was mention of extending virtual meetings for the balance of public meetings in 2020. Mr. Tift indicated that this was his understanding. Mr. Edwards asked if this was a special meeting – should this meeting not have special consideration. Mr. Treadwell suggested the Board reconsider the topic at their meeting of November 10<sup>th</sup>, 2020. Mr. Montanari felt that the Board agreed that while this was enforced by the State – the Board agreed not to make any changes until next year or if the State made a change in assembly numbers. Following some further discussion, the Board will hold the November 10<sup>th</sup> meeting on Zoom and decide at that time if a change is to be made. Mr. Tift questioned the status of the Dashuta mini-mall. Ms. Eckhart indicated the conditions of approval have not been met to date and the plan has not been recorded.

There being no further comments or business the meeting adjourned at 7:50 PM.

Respectfully submitted,

Ilene M. Eckhart