



Allen Township Board of Supervisors

Meeting Minutes December 13, 2022 7:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, December 13, 2022 at 7:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. Mr. Hassler led the audience in the Pledge of Allegiance to the Flag.

1. Roll Call:

Present: Dale Hassler; Gary Behler; Tim Paul; Paul Link; Jason Frack; B. Lincoln Treadwell, Jr., Esq; Ilene Eckhart, Manager; Maurin Ritinski, Admin. Asst.; and Andrea Martin, EIT

Absent: Stan Wojciechowski, PE, CME

2. Announcements and/or Actions to Add New Items to Current Agenda: No announcements and/or actions to add new items to the current agenda.

3. Public Hearings: No public hearings.

4. Public to be Heard: No public comment.

5. Approval of Minutes: Mr. Behler made a motion to approve the minutes of November 1, 2022; seconded by Mr. Paul. 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 the Paying of the Bills; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

B. Solicitor: On file. Mr. Treadwell reported that he has received the draft of the intermunicipal agreement between East Allen Township, Allen Township and the Northampton Area School District in regards to the proposed new school. He explained that he will be reviewing this draft.

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: On file.

H. Parks: On file.

J. Nazareth Council of Government: On file.

K. First Regional Compost Authority: On file. Ms. Eckhart reported that the Authority has listed one of their vehicles for sale. She stated that this is the Mack truck that handles the smaller 20-yard containers. The Authority will be implementing 40-yard containers in lieu of 20-yard containers.

L. Stormwater: On file.

7. Unfinished Business

A. North Hills Final Plan Phases 2A and 3: Ed Schlaner, PE, and Tim Tepes were present. Mr. Schlaner explained that there were minor comments regarding drafting and documentation from the Township Engineer. He stated that all of the comments would be addressed. Mr. Behler noted that there was one additional comment, Item #7, which appeared on the December 8th, 2022 review letter that was not on the review letter dated November 16th, 2022. Mr. Behler questioned if all of the comments on the most recent, December 8th, 2022 review letter would be satisfactorily addressed. Mr. Schlaner indicated that all items on this review letter would be taken care of. The comments from the Barry Isett & Associates, Inc. review letter, dated December 8, 2022 are as follows:

"1. A date for completion of all proposed and required improvements should be provided on plans per SALDO §22-503.3.Q.

2. The Construction Plan should show the proposed dwelling units on each lot.

3. The paving section shown on the cross sections should use current PennDOT nomenclature—i.e., Superpave Asphalt Mixture Design, Base Course, PG 64S-22, 0.3to3.0 Million ESALS, 25 mm—as referenced on the Cost Opinion.

4. An easement should be provided for all BMPs with access from a public right-of-way. This includes all infiltration berms on rear Lots 164-172.

5. The Cover Sheet should include the Subdivision Final Plan, the PCSM plans, and the Erosion and Sedimentation Control plans in the Drawing Index.

6. The Applicant should provide verification of the unit prices shown on the Engineer's Estimate. As discussed with the Applicant, a current estimate from a Contractor would suffice.

7. The Applicant/Developer should comply with §22-311 (Dedication Requirements and Procedures), and §22-312 (Agreements and Security).

8. Ultimately, all certifications by the property owners, engineer and surveyor who prepared the plan should be signed, sealed, and notarized, as appropriate, when the plan is presented to the Township for execution and recording per SALDO §22-503.3.J, §22-503.5.C, §22-503.3.L, and §22-503.5.A.

9. These comments are made with the understanding that all features are accurately displayed on the submitted plans and that they comply with all current laws, regulations, and currently acceptable professional land surveying and engineering practices."

There were no further comments or discussion. Mr. Behler made a motion to approve the plan North Hills Final Plan Phases 2A and 3 so long as all comments are adequately addressed from the Barry Isett review letter dated December 8, 2022, seconded by Mr. Link. On the motion, by roll call vote, all Supervisors present voted yes.

B. Authorization to Advertise 2023 Meeting Dates/Time: At the last Board of Supervisors meeting the Board discussed changing the start time of public meetings. A survey was posted on the website

and social media page to obtain resident feedback. Ms. Eckhart indicated that the results of the survey showed preference of 6:00 PM and 6:30 PM start times for public meetings. She also stated that meetings are recorded and the audio from the meeting is posted on the website the next morning. This ensures that residents are kept up to date. The survey yielded the following votes:

Start Time	Number of Votes
6:00 PM	7
6:30 PM	2
7:00 PM	1
Other	2
Other Responses:	"5:30 PM"
	"Can they be held on Zoom"

Of the responses received, one comment indicated that residents wanted a live video stream option. Mr. Behler commended that live video streams were delaying meetings due to technical difficulties. He stated that once the building, meeting place, and equipment are updated that he would like to revisit the possibility of live video streams.

Mr. Behler pointed out the majority of votes indicated a preference for a 6:00 PM start time. He expressed his preference to keep Board of Supervisors meetings as the second and fourth Tuesdays of the month, and the Planning Commission meetings as the third Monday of each month and hold the meetings at 6:00 PM. Mr. Link, Mr. Frack, and Mr. Paul agreed.

Mr. Behler made a motion to advertise the Board of Supervisors meetings for 2023 as the second and fourth Tuesdays of each month with a start time of 6:00 PM to be held at the Allen Township Fire Company Building, seconded by Mr. Link. On the motion, by roll call vote, all Supervisors present voted yes.

Mr. Behler made a motion to advertise the reorganization meeting for the date of Tuesday, January 3, 2023 at 6:00 PM to be held at the Allen Township Fire Company Building, seconded by Mr. Paul. On the motion, by roll call vote, all Supervisors present voted yes.

Mr. Behler made a motion to advertise the Planning Commission meetings for 2023 as the third Monday of the month with a start time of 6:00 PM to be held at the Allen Township Fire Company Building, seconded by Mr. Link. On the motion, by roll call vote, all Supervisors present voted yes.

8. New Business

A. PA DEP Notice of Approval of Joint Act 537 Plan: Ms. Eckhart reported that she received notice from the Department of Environmental Protection (DEP) that the Joint Act 537 Plan has been approved. She indicated that the Township has been directed to implement an updated on-lot septic management program. Ms. Eckhart reports that Ms. Martin has prepared a draft ordinance and this draft ordinance has been provided to the Board for review. The draft ordinance will be placed on the agenda in the coming months for discussion. Ms. Martin explained that there is a one (1) year timeline from the Act 537 submission date for adopting the ordinance. She indicated that ideally the target date would be by May 2023. DEP will hold the Township accountable for adhering to the timeline and adopting the ordinance.

B. Agricultural Security Area Modification Request to Add Lands of Weinhofer Farm LLC, 1656 Weaversville Road, (L5-5-2, 3 acres and L4-14-10, 30 acres) – Authorization to Advertise Public Hearing: Ms. Eckhart reported that the new property owner, Weinhofer Farm LLC, has submitted a request to add 1656 Weaversville Road (L5-5-2 and L4-14-10) to the agricultural security area. Ms. Eckhart explained that a public meeting must be advertised for this request. Mr. Behler made a motion to advertise the public hearing

for the request to add Lands of Weinhofer Farm LLC, 1656 Weaversville Road, (L5-5-2, 3 acres and L4-14-10, 30 acres), seconded by Mr. Link. On the motion, by roll call vote, all Supervisors present voted yes.

Mr. Treadwell explained that this Agricultural Security area allows easements to be sold to the Commonwealth and/or the County. He indicated that there are other agricultural security programs that allow for tax deductions. Mr. Treadwell will provide further explanation at the time of the public hearing.

C. Agricultural Security Area Modification Request to Add Lands of Timothy Sabia, 334 Stagecoach Road, (K3-11-6, 14.25 acres) – Authorization to Advertise Public Hearing: Mr. Behler made a motion to advertise the public hearing for the request to add Lands of Timothy Sabia, 334 Stagecoach Road, (K3-11-6, 14.25 acres), seconded by Mr. Link. On the motion, by roll call vote, all Supervisors present voted yes.

D. Mud Lane Truck Restriction Signage: Mr. Hassler reported that numerous phone calls have been received regarding trucks driving north on Howertown Road. He indicated that photographs have also been received. Due to the Howertown Road Bridge restriction currently imposed by PennDOT, Mr. Hassler explained that trucks should not be traveling north on Howertown Road. These trucks travel this way with hopes of turning right on to Cesanek Road. Mr. Hassler stated that trucks were never intended to access Cesanek Road from Howertown Road. They are currently unable to make the turn onto Cesanek Road due to the barricade that is placed on Cesanek Road. With the barricade in place and the need to access the warehouses on Cesanek Road these trucks are utilizing Mud Lane to reach the Seemsville Road entrance to access the warehouses. Mr. Hassler explained that trucks are unable to make a right turn onto Mud Lane without causing property damage to the residential property on the corner. While trucks should not be coming north on Howertown Road, Mr. Hassler feels that they should be able to turn onto Cesanek Road if they do end up on Howertown Road. He feels this is better than trucks continuing on Howertown Road and trying to turn onto Mud Lane. Mr. Hassler would also like to see “no truck” signs and “no right turn” signs placed on Mud Lane.

Mr. Behler stated that he did not believe that the truck ordinance covered Mud Lane. He explained that it only covered Savage Road and Willowbrook Road. Mr. Behler questioned adopting a truck ordinance for Mud Lane. Mr. Treadwell explained that a truck ordinance would involve a study such as a weight restriction and/or a condition of road study. Although an enforceable ordinance would take time by requiring a study, the Board may choose to place signage restricting trucks since Mud Lane is a Township road.

Ms. Eckhart reported that she has contacted representatives from Jaindl Watson regarding this issue. She noted that she brought to their attention the negative impact that this barricade would have for an emergency or fire response from the fire department. They have informed her that they will be removing the internal barricade and will be speaking with drivers regarding how to access and depart the warehouse complex. Ms. Eckhart explained that Jaindl Watson representatives informed her that they are waiting for the light and chain bar mechanism.

Mr. Behler suggested that the residential property owner place a boulder at the corner to deter trucks from making the right turn onto Mud Lane. Mr. Hassler explained that a boulder on the corner of the property is unbeneficial for the Township plow trucks.

Mr. Behler made a motion to request that Jaindl Watson remove the barricade on Cesanek Road and authorize the placement of “no truck” signs on both ends of Mud Lane, seconded by Mr. Paul. On the motion, by roll call vote, all Supervisors present voted yes.

9. Public to be Heard: No public comment.

10. Announcements:

Mr. Hassler announced the upcoming meeting dates as follows:

Planning Commission – Monday, December 19, 2022 at 7:00 PM

Board of Supervisors – Tuesday, December 27, 2022, 2022 at 7:00 PM – **CANCELLED**

Board of Supervisors Reorganization – Tuesday, January 3, 2023 at 6:00 PM

There being no further comments or business the meeting adjourned at 7:26 PM.

Respectfully submitted,

Ilene M. Eckhart