



Allen Township Board of Supervisors

Meeting Minutes December 14, 2021 7:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, December 14, 2021 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.

Prior to calling the roll Mr. Hassler requested a moment of silence in remembrance of the passing of former Supervisor Edwards who passed away on November 30th, 2021.

1. Roll Call: Present: Gary Behler; Paul Link (via audio); Dale Hassler; Gerald Montanari, Sr.; B. Lincoln Treadwell, Jr., Esq; Bruce Frack and Stan Wojciechowski, PE, CME; Ilene Eckhart, Manager.

2. Announcements and/or Actions to Add New Items to Current Agenda: No announcements or additions.

3. Public to be Heard: Mr. Edward Diechmeister, 700 Sipos Drive Northampton and Tim Tepes, 3224 Center Road, Northampton requested to address the Board regarding the issue of availability of public sewer equivalent dwelling units (EDU's) to serve unbuilt sections of their projects.

Mr. Diechmeister (Quarry Hill Estates) stated that he has Act 537 planning module approvals for the unbuilt sections of his project. He indicated he has the necessary approvals and requested when the Township would have sewer available and asked for the status. He stated it was his understanding that some EDU's were release to another developer. Mr. Diechmeister further discussed the status

Mr. Tepes asked the same status regarding his unbuilt section of North Hills.

Mr. Treadwell requested if both gentlemen have DEP approvals to please forward them to the Township Manager. He further explained that Township is currently in litigation with the Borough. Mr. Treadwell also explained the Township did send a request for sewer EDU's for Towpath Estates which were requested as part of a private sewer request process to PADEP. Mr. Treadwell stated that the statement was accurate that Northampton Borough has approved EDUs for Towpath Estates. He indicated both Messrs. Tepes and Diechmeister were free to pursue the private sewer request process with DEP. Mr. Diechmeister indicated that he was in discussion with DEP since the Fall regarding this process.

Mr. Al Degenerao, JP Mascaro and Sons stated he was available to answer any questions or comments regarding the Municipal Waste and Recycling Bids on the agenda this evening.

4. Public Hearings: No Public Hearings.

5. Approval of Minutes: Mr. Behler made a motion to approve the minutes of November 9th and 23rd ; seconded by Mr. Montanari. 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. Montanari. 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:** On file.
- H. Parks:** On file.
- J. Nazareth Council of Government:** On file.
- K. First Regional Compost Authority:** On file.
- L. Stormwater:** On file.
- 7. Unfinished Business**

A. 2021 Municipal Waste and Recycling Bids, Consideration to Award: Ms. Eckhart reviewed the various bid options per the bids received. Ms. Eckhart further provided a rate analysis. Mr. Behler commented regarding the differences in the bid concerning the bulk item (which will be one item per week in the new bid) and the amount of trash accepted weekly. He stated providing the additional service to residents for the unlimited collection amount was his preference. Mr. Link commented that he agreed with Mr. Behler for Option #3 JP Mascaro. Mr. Hassler agreed with the JP Mascaro bid but that the residents have to understand that this is a big swing and we will have to look at what is in the best for the residents in the next cycle due to the volatile fluctuation in costs. Following some further discussion Ms. Eckhart added that based on the tonnage analysis most resident average three bags per week. Mr. Behler made a motion to award the bid to JP Mascaro for Option 3 (Unlimited) for a three year term in the amount of \$1,902,708.00; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

B. 2022 Budget – Consideration for Adoption: Mr. Behler made a motion to adopt the 2022 Budget as advertised for public inspection; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

C. 2023 10 Ton Truck - Authorization to Proceed with Order: Based on the quotations provided (COSTARS) and upon supply chain issues, Ms. Eckhart requested the Board proceed with the 2023 10-Ton Truck at a total estimated cost of \$187,805.00 (which has been included as a 2022 Capital Reserve Fund budgeted expense). Mr. Behler made a motion to authorize the order of the truck for the estimated amount of \$187,805.00; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

D. Radar Drive - Private Driveway Request, Request to Release Security and Current Pavement Markings at Radar/Willowbrook Road Intersection: Mr. Wojciechowski did not recommend release of security due to traffic markings being three years aged, signage is missing, Radar Drive was to be public but is now being proposed to be private. Mr. Wojciechowski indicated that there are traffic study inconsistencies concerning the original presented through lanes and de-acceleration lane. In Mr. Wojciechowski opinion the intersection is confusing. He indicated the applicant indicates PennDOT has approved it the way it is and therefore security

should be released. He noted technically PennDOT approved the current striping as an "interim condition" via a statement by Rockefeller.

Treadwell suggested the first item to be addressed should be the change from Radar Drive planned as a public road - to a private road. Mr. Treadwell indicated technically Radar Drive as a private road would be owned by the LVIA (as it is owned by LVIA currently). Mr. Behler asked about the theoretical situation when a request comes to open Radar Drive as a private road - when development eventually occurs on the adjacent tract in East Allen Township.

Mr. Treadwell indicated that the road was not adequately constructed - which led Rockefeller to request that it be designated as a private road. Mr. Behler felt that if the road is determined to be private - it shall remain private forever. He felt it was a reduced tax burden to the Township if the roadway is designated as private. Mr. Montanari suggested Radar Drive might be a traffic release in the future. He felt that the intention was to eventually punch Radar Drive through to Weaversville Road (in East Allen). Mr. Montanari felt there were a number of future questions - based on development in East Allen Township and on the Fuller property.

Mr. Treadwell indicated the note on the plan now indicated that Radar Drive is to be dedicated. He did not believe the road current is shown on the plan going all the way to the East Allen Township municipal boundary. Mr. Treadwell indicated that if the road is to be private - an amended final plan will be required to be submitted and recorded addressing the plan note amendment.

The applicant will have to re-address this matter with the Board of Supervisors if their desire is to remove the intention to designate Radar Drive as a private road (driveway). The Board agreed by consensus that Radar Drive will need to be re-addressed by the developer due to the requested change in designation to a private road.

8. New Business

A. Agricultural Security Area Addition Request TMP K4-30-14: Mr. Behler made a motion to authorize the advertisement and processing of the application requested the addition of Tax Map Parcel K4-30-14; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

B. Tax Exoneration Requests - Tax Map Parcels : Mr. Behler made a motion to exonerate the real estate taxes for tax map parcel K4-22-5A-T117 for tax year 2016 through 2019 and tax map parcel K4-22-5A-T91 in the amount of \$39.38; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

C. December 28th, 2021 BOS meeting cancelled; There being no necessity for the December 28, 2021 meeting Mr. Behler made a motion to cancel the meeting; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

9. Public to be Heard: No comments from the public. No comments from the audience. Mr. Behler stated this was his last meeting as his elected term was completed. He thanked his fellow Board members and his colleagues. Mr. Hassler thanked both Behler and Montanari for their terms and services.

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

Respectfully submitted,

Ilene M. Eckhart