



Allen Township Board of Supervisors

Meeting Minutes July 14, 2020 7:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, July 14, 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.; Absent: Carl Edwards; B. Lincoln Treadwell, Jr., Esq.; Stan Wojciechowski, PE, CME.; Ilene Eckhart, Manager.

2. **Public to be Heard:** No comments from the public.

3. **Public Hearings:** No Public Hearings.

4. **Approval of Minutes:** Mr. Behler made a motion to approve the minutes of June 9th and June 23rd, 2020; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

5. **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. FedEx Trailer Parking Expansion 2A: Present on the teleconference/virtual meeting for the applicant: Greg Davis, Esq.; Jose Lazo, PE, Andy Loeb, Fed Ex. The plan proposes to construct a trailer parking area north of the FedEx building. This parking area was part of the approved preliminary plans. Mr. Davis explained due to the COVID 19 parking the need to implement these trailer parking spaces is required at this time. Mr. Lazo reviewed the details of the proposed parking area and shared the images of the additional parking area in sharing his screen. The area consists of 196 trailer parking spaces. Stormwater management facilities to mitigate stormwater runoff for this construction have already been constructed.

Mr. Wojciechowski reviewed his comment letter dated July 14, 2020, which contained the following comments:

1. The topsoil stockpiles should be relocated as required by our office to assess potential to screen an offensive glare that has been reported by the resident at Tax Parcel Number M5-2-3B-0501.
2. A note should be added to a plan to be recorded prohibiting the redistribution of the topsoil without approval by the Board.
3. A note should be added to a plan to be recorded stating that any subsequent phased plan submission eliminating a topsoil stockpile providing screening to residential properties to the north shall provide additionally screening or lighting plan adjustments to mitigate the reported offensive glare.
4. The plans should be recorded, and each sheet labeled as FINAL PLAN – PHASE 2A.
5. The plan should be reviewed by the Lehigh Valley Planning Commission (LVPC).
6. Plan approval from the Northampton County Conservation District and the PADEP for an NPDES Permit should be provided.
7. The Owner's Statements, Surveyor's Statement, and Engineer's Statement should be provided and signed/sealed/notarized as required.
8. The Board, LVPC, and County recording statements and signature lines should be provided.

Mr. Lazo felt that the plan could comply with all of Mr. Wojciechowski review comments. Mr. Wojciechowski requested FedEx cooperation to possibly move some of the topsoil stockpiles to remediate a light complaint that continues to be of concern. Mr. Lazo indicated regarding the stormwater aspects, a minor modification has been submitted to the NCCD for approval. Andy Loeb, Fed Ex, questioned the modification to the topsoil piles and questioned the height in remediating the complaint of the light glare from neighbors to the north. Mr. Wojciechowski suggested 12' in height was his recommendation. Regarding the glare issue, Mr. Loeb indicated that the nine new lights would be shielded. He indicated in speaking to Ms. Eckhart that some of the light may be deflecting from Lot #4. Mr. Davis was concerned that remediation of the light by moving the topsoil is a temporary measure. Mr. Loeb provided a recap of the 10 light shields installed in the fall of 2019. He thought that the shields remedied the situation and that there was one complaint. Mr. Loeb had reservations

about agreeing to a condition #1 and #3 of Mr. Wojciechowski. Mr. Wojciechowski clarified that the complaint was coming due to one specific light. Following some further discussion regarding the conditions, Mr. Wojciechowski indicated he was willing to meet on-site to discuss a remedy to the light. Mr. Loeb commented he was willing to meet to discuss but noted he had reservations about the future movement of the topsoil stockpiles and the open-ended nature of the condition. Mr. Treadwell felt FedEx was agreeing to place the stockpiles temporarily, see if it would work and then work forward with a similar resolution (other than the stockpile). Mr. Loeb was in favor of the idea of meeting, installing fixtures on all nine fixtures, and placing the stockpiles. He would like to investigate after those measures. Mr. Hassler suggested adding more lights, but placing the lights at a lower elevation as a remedy. Ms. Eckhart indicated glare deflection from the Lot #4 building was in the current complaint. She indicated the original complaint in 2018-2019 stated that the glare was not bouncing, but coming directly from Fed Ex. Mr. Loeb agreed to investigate the height of the light standards as well but was concerned with the lead-time. He indicated he would obtain pricing on the lowering of the light standards by approximately 10’.

Mr. Behler made a motion to approve the FedEx Trailer Parking Expansion 2A, pursuant to satisfaction of the following comments, as revised by the Board through their discussion including the deletion of comments #2 & 3 and the inclusion of comment #9 below, of the Township Engineers letter of review dated July 14, 2020:

1. The topsoil stockpiles should be relocated as required by our office to assess potential to screen an offensive glare that has been reported by the resident at Tax Parcel Number M5-2-3B-0501.
4. The plans should be recorded, and each sheet labeled as FINAL PLAN – PHASE 2A.
5. The plan should be reviewed by the Lehigh Valley Planning Commission (LVPC).
6. Plan approval from the Northampton County Conservation District and the PADEP for an NPDES Permit should be provided.
7. The Owner’s Statements, Surveyor’s Statement, and Engineer’s Statement should be provided and signed/sealed/notarized as required.
8. The Board, LVPC, and County recording statements and signature lines should be provided.
9. The applicant to work with the Township and Township Engineer to address the lighting issue satisfactorily.

Motion seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

B. Willow Green Manhole Rehabilitation Project – Payment Request #1 \$20,862.00:

Mr. Frack made a motion to authorize the release of payment #1 in the amount of \$20,862.00; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

7. New Business

A. Mud Lane Roadway Improvement, Water Line Installation and Stormwater Issue Coordination: Ms. Eckhart reviewed the proposed improvements including the connection notice, which would be sent by the City of Bethlehem. Ms. Eckhart reviewed the initial cost as cited by the City of Bethlehem. She indicated the cost seemed very nominal and would seek clarification from the

City. Additionally, Mr. Frack made a motion to direct the Township Public Works to work collaboratively to resolve the stormwater issue on the north side of Mud Lane along with the work proposed within the 800' section of Mud Lane to be improved by the site contractor of the JW Development ; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

8. Public to be Heard: No comments from the audience. On the question from Mr. Hassler, Ms. Eckhart summarized she responded with information to the resident who contacted the Township regarding the future PennDOT project to replace the Indian Trail Road Bridge beginning tentatively in 2022.

There being no further comments or business the meeting adjourned at 7:59 PM.

Respectfully submitted,

Ilene M. Eckhart