



# Allen Township Board of Supervisors

## Meeting Minutes

October 22, 2019

7:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, October 22, 2019 at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, PA 18067. The Pledge of Allegiance to the Flag was led by Chairman Oberly.

1. **Roll Call:** Present: Bruce Frack; Gary Behler; Larry Oberly; Dale Hassler; Gerald Montanari; B. Lincoln Treadwell, Jr., Esq., Stan Wojciechowski, PE, CME, Ilene Eckhart, Manager.

2. **Public to be Heard:** Eric Miller, provided an update on the first-year successes of the Bath – Allen Youth Club. He thanked the Board for all the support provided by the Township this year. He indicated basketball season will soon begin. Mr. Behler noted that the Board would like to have a meeting in the spring before the season starts (for 2020).

3. **Public Hearings:** No public hearings.

4. **Unfinished Business**

A. **Weaversville Road – Speed Limit Signage:** Bob Walsh, 1719 Weaversville Road, requested the Boards consideration to install radar speed signs between Atlas Road and the East Allen border. He was concerned regarding the speeding and dangerous conditions. Mr. Walsh indicated the State Police have been called regarding the speeding issue. Mr. Oberly responded that Weaversville Road was a Commonwealth roadway and the Township did not have authority on that roadway. Mr. Hassler suggested that the residents reach out to the State Representative (Zak Mako)

B. **2020 Preliminary Draft Budget, Preliminary Approval and Authorization to Advertise for Public Inspection:** Mr. Hassler made a motion to preliminary approve the draft and authorize the required advertisement of the draft for public inspection; seconded by Mr. Montanari. On the motion, by roll call vote, all Supervisors present voted yes.

C. **Authorization to Execute Affidavit of Value – Real Transfer Tax; Right of Way Transfer, Catasauqua School District to Allen Township – West Bullshead Road:** Mr. Treadwell explained that a few months ago Allen Township took dedication of some right of way that was owned by the Catasauqua School District. He further explained before the Board this evening, was the tax exemption certification as the transfer of right of way occurred between the two municipal entities. The request was the Boards authorization to allow Mr. Treadwell to sign the tax exemption certification. Mr. Behler made a motion to authorize Mr. Treadwell to sign the tax exemption certification on behalf of the Township; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

**D. Executive Session, Litigation:** Mr. Treadwell requested an executive session to discuss litigation matters.

**E. Atlas Road Townhome Development, Plan Review Time Extension until February 11, 2020:** Mr. Behler made a motion to authorize the extension of time to act upon the plan submission until February 11, 2020; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

## **5. New Business**

**A. A. Vertek Valley Road Sketch:** Mr. Ron Check was present as follow-up to the Planning Commission meeting last evening regarding the above item. The design engineers for the sketch Nick DeFranko and Ben Serrachi were also present this evening to seek direction from the Board regarding these topics:

Lot Depth configuration – Mr. Check indicated that the Township ordinance suggests a lot depth ratio of 2:1. He indicated he did not feel he necessarily needed a waiver, but he was seeking the input of the Board before he continues with the full design of the preliminary/final plan submission. Additionally, Mr. Check was seeking guidance regarding roadway widening improvements or fee in lieu. Mr. Check indicated he would perform the improvements the Board desired, pay a fee in lieu or the combination of both including the grading of the right of way and the installation of a pedestrian walking path – whatever the Board felt would be in the best interest of community.

Mr. Hassler questioned the ownership of the stormwater detention area. Mr. Check indicated that the stormwater detention area would be part of the Lot in question and there would be covenants in the deed to spell out the ongoing maintenance responsibilities, which would be that of the property owner. Mr. Behler further noted that Mr. Check offered to consider underground stormwater retention as an option so that some of the past difficulties may be avoided. Messrs. Hassler, Oberly, Behler did not have issue of the lot ratio as shown on the sketch. Mr. Oberly also commented that there was a substantial area available at the rear of each lot for alternate septic system areas.

Regarding the road, Mr. Hassler opined that he would like to see widening, not necessarily sidewalk but a place for pedestrians to walk. Mr. Check reviewed the Homestead Estates development, which provided for a wider street to provide an area to walk (without traditional sidewalk). Mr. Behler felt that he would like to see the road kept at the current width as speeding would increase as a circumstance of the widening. Mr. Montanari was of the opinion that the road would benefit from widening.

Mr. Frack questioned if the development was proposed for on-lot or public sewer. Mr. Check indicated that the sewer systems would be on-lot and the desired to be located at the rear of the homes.

Mr. Wojciechowski commented regarding the side yard setback alignments being somewhat skewed.

**B. Resignation Letter, G. Montanari:** Mr. Oberly stated the deadline of letters of interest should be submitted by November 26th, 2019 to the Township office in order to comply with state law. Mr.

Behler made a motion to accept the resignation of Gerald Montanari, Jr. with regrets; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

**C. Allen Township Fire Police Assistance Motorcycle Run Traffic Control: Mr.** Behler made a motion to authorize the Allen Township Fire Police to provide traffic control at Rt. 329 on November 2, 2019 for the motorcycle run traffic passing through the Township; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

**6. Public to be Heard:** Mr. Mickey Philpott, Sawgrass Drive, indicated that many residents of the Willow Green Community has signed a petition opposing the change to Willow Brook Farms per the Validity Challenge and Curative Amendment to the Allen Township Zoning Ordinance opposing any change to allow warehouses. Mr. Oberly indicated that the petition should be presented at the hearing.

Mr. Richard Novak, Willow Green, questioned the process of the Planning Commission concerning the Willow Brook Validity challenge and questioned if the vote would occur in one evening. Mr. Treadwell explained the process and the role of the Planning Commission.

The Board held a brief executive session regarding litigation, as noted by Mr. Treadwell at the beginning of the meeting.

**7. Adjournment:** There being no further comments or business the meeting adjourned at 7:35 PM.

Respectfully submitted,

Ilene M. Eckhart