



Allen Township Supervisors

4714 Indian Trail Road

Northampton, Pennsylvania 18067

Bruce Frack, Chairman
Dale Hassler, Vice Chairman
Larry Oberly
Alfred Pierce
Gary Behler

Brien Kocher, P.E.
B. Lincoln Treadwell, Jr., Esq.
Ilene M. Eckhart, Manager

ALLEN TOWNSHIP SUPERVISORS MEETING MINUTES

Tuesday, November 22, 2016

A General Meeting of the Allen Township Supervisors was held on Tuesday, November 22, 2016 at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, Pennsylvania 18067. The Pledge of Allegiance to the Flag was led by Chairman Bruce Frack.

Roll Call: Bruce Frack - Present; Dale N. Hassler – Present; Alfred Pierce – Present; Larry Oberly - Present; Gary Behler - Present; B. Lincoln Treadwell, Jr., Esq. - Present; Brien Kocher, P.E. (Hanover Engineering Associates). – Present; and Ilene Eckhart – Present.

Public Hearings: No scheduled public hearings.

Public to be Heard: Mr. Cory Holstrum, Assistant Scout Master Troop 79, was present with numerous scouts which are working on their Community Merit Badges.

Mr. Don Knoll, Willow Green requested that the crosswalk on Willowbrook Road at West Bullshead Road be painted. He further requested an explanation to the lane closure on Willowbrook Road which occurred on November 17th resulting in backups. He requested that closures not occur within rush hours.

Edward Diechmeister questioned why the road could not be closed for construction as it was a Township Road. He felt it would be safer for the workers.

Unfinished Business

A. Willowbrook Road Verizon Utility Line Relocation: Mr. Kocher indicated that the Board previously approved the Line Relocation with the conditions. Mr. Robert Murray, Alston Construction, indicated the Verizon Utility line would be required to be installed in the roadway therefore it would be impossible to keep both lanes of Willowbrook Road open during this process. He felt this would entail three to four days of work and would limit traffic to one lane. He indicated the scenario of the bored line through the tree roots was unanticipated. If the trees are torn out the line will be damaged and therefore the radar tower will not be able to function. This was not a feasible option. The line will need to be relocated and the work would be backfilled as they worked. Mr. Murray asked if the Township desired they could limit the work to evenings or weekends. Mr.

Behler questioned the interference with the PPL easement areas. Following some additional discussion, the Board indicated they preferred back to back weekends and during daylight hours possibly beginning Friday evenings. Mr. Murray indicated that they were awaiting material deliveries from Verizon. The Board requested a one week notification in advance of the weekend work along with lit, dated warning signage.

In conclusion, Mr. Oberly made a motion to authorize one lane closures of Willowbrook Road for two consecutive weekend closures (commencing 6 PM on Fridays) with appropriate lit message signage erected one week prior to the work and with a one week (minimum) notice to the Township prior to commencing the work; seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes.

B. Hampton Ridge North – Proposed Lot Consolidation Plan for Lots 41-46: Mr. Behler made motion to reject the Hampton Ridge North Proposed Lot Consolidation Plan for Lots 41-46 based on Hanover Engineering’s review letter dated September 15, 2016 and the lot size requirements of the Zoning Ordinance (Chapter 27, Section 804 Table 1 and Chapter 27, 1405.5.B(1)(b)); seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

C. Ordinance Amendment Draft – Regulations re Sidewalks: Mr. Treadwell indicated he was in the process of drafting an amendment pursuant to the Board’s last direction. Mr. Behler was concerned regarding enforcement.

D. Delli Santi Associates – Revised Preliminary/Final Plan Submission: Mr. Pierce made a motion to approve the plan conditioned upon satisfaction of the following items:

1. Deeds of Easement for the additional Drainage Easements shall be provided.
2. Stormwater Management O & M Agreement shall be executed for the swale and piping.
3. Deferral language shall be provided on the plan for the approval by the Township Solicitor.

It is recognized that with the granting of conditional approval, the following deferrals are granted from the Township Subdivision and Land Development Ordinance, (SALDO.):

1. Extension of planting buffer southward.
2. Concrete sidewalk along Brick Kiln and Horwith Lane.
3. Concrete curb returns at both site driveways.
4. Remaining proposed site paving until September 30, 2017;

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

E. Northampton Industrial Park – Final Subdivision Plans Lot 1, 2 & 3 and Supplemental Submissions: Mr. Treadwell reviewed the recommendation of the Planning Commission granted November 21, 2016. Mr. Pierce made a motion to approve the Final Subdivision Plans for a six lot subdivision subject to the individual conditions for the Final Plan approval as well as the individual conditions for Lots 1, 2 & 3; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes with the exception of Mr. Oberly who voted no.

F. Quarry Hill Estates Phase IIA Release #7: Mr. Oberly made a motion to approve the request for security reduction in the amount of \$33,188.40 for the Quarry Hill Estates Phase IIA Subdivision; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

New Business

A. Rockefeller Industrial Subdivision Lot 4 & 5 - Sketch: Mr. Clark Machemer, Rockefeller Development Group, was present along with Joseph Fitzpatrick, Esq. and Mark Heeb P.E. of BL Companies to address the Sketch for Lot 4 & 5 on the project. Mr. Machemer indicated that the concept plans presented this evening were for two lots which were created as part of the Rockefeller Industrial Subdivision. Lot 5 is located on the west side of Willowbrook Road and would be subdivided as 80 acres from the tract of which a portion is located in Hanover Township; Lot 4 is located on the east side of Willowbrook Road and consists of 21 acres. Lot 5 is tentatively proposed for 1.1 million square feet warehouse distribution building. Lot 4 is tentatively proposed for 345,000 square feet and is a single loaded distribution warehouse building.

Mr. Pierce questioned assuming if East Allen makes the proposed zoning changes - what is the plan for incorporating Radar Drive? Mr. Heeb indicated this would be a negotiation which would need to take place with East Allen and Allen to allow traffic to reach Radar Drive. Mr. Kocher asked if the buildings as proposed were included in the traffic studies provided to the Township. Mr. Heeb indicated the proposed impacts are less. Mr. Machemer added that the traffic studies would be updated and resubmitted to the Township.

Mr. Mark Heeb presented a locational map of Lot 4 and 5 of the Rockefeller Industrial Subdivision Plan.

Mr. Mickey Philpott, Willow Green, questioned if the traffic study was to include the portion of land in East Allen Township. Mr. Machemer indicated that the traffic study was conducted in consideration of the full build out of the Allen and East Allen property which they had under contract with LNAA. Mr. Holstrum questioned if the improvements do not handle the traffic projected – what will happen to the roadways? Mr. Clater gave some background of the Township approval regarding traffic remediation on State and Township roads if improvements do not prove to be adequate.

Prior to concluding this agenda item, Mr. Pierce announced for the record, that his brother became recently employed by the Rockefeller Development Group.

B. Real Estate Tax Collector Compensation 2017: Mr. Behler made a motion increase the tax collector compensation to \$5,500 for the term commencing 2018; seconded by Mr. Oberly. On the motion, by roll call vote all Supervisors present voted yes.

Public to be Heard:

The Board held a brief executive session regarding personnel.

Respectfully submitted,

Ilene M. Eckhart
Manager