



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, January 26, 2016

A General Meeting of the Allen Township Supervisors was held on Tuesday, January 26, 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 public hearings.

Public to be Heard: No public comments.

Unfinished Business

A. High Meadow, Final Phase I: Mr. Kocher presented a draft conditional approval motion for the Board's consideration contained in his review letter dated January 25, 2016. Mr. Tony Ganguzzo, wished to discuss the following items pursuant to the letter:

#15. Regarding the roadway improvement contribution requirement, Mr. Ganguzzo requested clarification on the breakdown. Mr. Pierce made a motion to break the payment of the overall required contribution into five equal portions; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

Regarding the open space and trail configuration, Mr. Ganguzzo requested the Board to give input at their earliest convenience. For Phase I open space, there is a limited amount of open space and it is passive in nature. The dedicated open space in Phase I is the existing portion of property north of Spring Hill Road. Mr. Pierce did not want to feel a sense of urgency to resolve this without much thought. Therefore, upon further discussion, a note shall be added on the plan to indicate that the development of the Open Space for each particular phase will be evaluated during Preliminary Plan review.

Regarding the turnaround on Spring Hill Road, Mr. Hassler indicated he met with Mr. Schwartz regarding the desired area of the cul-de-sac. The desired location is to be on the south side of the culvert, done to PennDot specifications.

Regarding the availability of sewer service letter, Mr. Ganguzzo requested that condition #7 of Ms. Eckhart's letter of December 10th, 2015, be revised to amend or remove the condition. The condition current requests a waiver of the reimbursement component.

Following some discussion, Mr. Pierce made a motion that any developer reimbursement tapping fee component, which may be due to the developer must be resolved and agreed upon by the Township and the developer prior to the approval of the Phase V Final Plans and that this statement shall be added as a plan notation to all recorded or preliminary plans; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

Mr. Pierce made a motion to approve the Phase I Final Plan Conditional Approval pursuant to the conditions of approval dated January 26, 2016; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

B. Northampton Industrial Preliminary Subdivision Plan and Land Development Plan: Mr. Kocher presented a draft conditional approval motion for the Board's consideration contained in his review letter dated January 26, 2016. The applicant, Mr. Mark Powell, acknowledged acceptance of the draft conditions pursuant to Mr. Kocher's letter.

Mr. Pierce made a motion to approve the draft conditions for the Subdivision Plan dated January 26, 2016 with the addition of pages 2 through 4 Rt. 329 Traffic Improvement Plan; and the Land Development Plans for Lot 1, Lot 2 and Lot 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.

C. Lehigh River Property Acquisition, Study and Assessment: Ms. Eckhart proposed a grant application for a property assessment. Mr. Hassler made a motion to allow Ms. Eckhart to apply for the grant; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

D. Short Lane Relocation — Consideration of Options: Ms. Eckhart reported that at the last Planning Commission meeting, the subject of Short Lane Relocation was discussed especially concerning the cul-de-sac configuration. Ms. Eckhart explained the cul-de-sac, would be a more economical approach, would allow for a better movement as it would not conflict with the Rt. 329 turning movements and would not negatively impact the stormwater issues. Following some discussion, the Board agreed by consensus that the cul-de-sac was the favored approach. Mr. Pierce felt one of the key issues, was the stormwater management in the area. Mr. Hassler made a motion that the Short Lane Relocation shall become a cul-de-sac option pursuant to the preliminary layout plan prepared by Hanover Engineering Associates, Inc. dated November 17, 2014; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

Mr. Pierce felt that the Board should determine if the new signalized intersection of Century Boulevard and Rt. 329 at the proposed Stone Gate Road (Stone Ridge) should be a three or a four way stop. The Board should make a determination of their position. He felt it was a matter of how the Township wanted the intersection to function.

Mr. Oberly made a motion that Century Boulevard and Rt. 329 should align with the future Stone Gate as a four-way signalized intersection to align with Century which services only the commercial

but it should not go through to the residential area (Gray Stone Circle); seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

E. 2016 Budget Amendment: Mr. Oberly made a motion to advertise the amended budget as described by Ms. Eckhart; seconded by Mr. Hassler. On the motion, all Supervisors present voted yes.

F. Savage, East/West Bullshead and Willowbrook Road, Truck Restriction, Ordinance Draft for Authorization to Advertise: Mr. Treadwell presented the Ordinance for Truck Restrictions. Mr. Frack made a motion to authorize the advertisement of the Truck Restriction Ordinance; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

G. Mann Fire Escrow — Release: Mr. Hassler made a motion to release the funds; seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

New Business

A. PPL Seigfried Substation — Proposed Facilities Re-Build: Ms. Eckhart provide a brief summary of the recent meeting with PPL about the re-build of the Seigfried Substation.

B. Street Sweeper: Mr. Oberly made a motion to authorize the repairs at the 2015 percentage of use for Allen (27%); seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes. Messrs. Oberly and Hassler were designated as the Township's representative to discuss options concerning the street sweeper.

Mr. Frack announced the Board would be holding an executive session to discuss personnel.

Public to be Heard: No comments from the audience.

There being no further business the meeting adjourned at 8:15 PM.

Respectfully submitted,

Ilene M. Eckhart
Manager