



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, June 28, 2016

A General Meeting of the Allen Township Supervisors was held on Tuesday, June 28, 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 Published Public Hearings.

Public to be Heard: Paul Mauser, 4553 Indian Trail Road, questioned the Board regarding his pending appeal. He questioned the timeline to proceed given the appeal filing which was eight years ago. Mr. Treadwell indicated he would check the status of the filing with the Northampton County Court. He questioned the waiver for the Landis Subdivision of the Roadway Improvement Fee/SALDO. Mr. Treadwell indicated he would provide a copy of the ordinance. He questioned if he would change the line for the subdivision to make the lot larger, would the fee still be required. Mr. Treadwell will review the appeal.

Unfinished Business

A. John Drive Reconstruction, Curb and Sidewalk Installation: Mr. Frack reviewed the status of the reconstruction and installation. The Board discussed briefly the installation of the curb and sidewalk, which did not provide for the grass strip. Following a brief discussion, concerning the maintenance issues of the rear frontage to the existing lots, the existence of sheds/fences on the property boundaries the Board indicated, given the situation, that the placement of the sidewalk against the curb was acceptable. Additionally, it was noted that on the south side of John Drive the curbline was blended to the existing curb due to conflicts with trees and private property yards.

B. Draft Zoning Ordinance Amendment - Various Use and Text Changes - Recommendation from Planning Commission: Tabled.

C. Mark Powell (Century Land Development) request to discuss traffic review considerations: Mr. Powell was present to discuss the plan submission which is under PennDOT review.

D. Draft Zoning Map Exhibit, pursuant to request of Century Commerce Center to change 9.406 acres (currently owners of record: Horwith Leasing Co., Inc. and Dale K & Barbara R. Miller) from Highway Commercial to Industrial Commercial (north side of Rt. 329): Mr. Treadwell explained the submission. Mr. Pierce made a motion to authorize the Solicitor to prepare the ordinance for submission to the Planning Commission and the Lehigh Valley Planning

Commission and return it to the Board for final determination; seconded by Mr. Frack. On the motion, by roll call vote, Mr. Hassler voted no; Mr. Behler voted no; Mr. Oberly voted no; Mr. Frack voted yes; Mr. Pierce voted yes. Mr. Behler noted some concerns regarding spot zoning, the Highway Commercial Zoning line, the increase of the building from 250,000 square feet to 400,000 square feet and the associated traffic. Mr. Behler questioned the impact of traffic per the larger building. Mr. Powell indicated the increase due to building size increase would be about 20 trucks per day. Mr. Behler questioned Mr. Powell's previous comment of that a larger building would provide for a more stable tenant. Mr. Behler felt that for the reasons he outlined he could not vote in support of the zoning map amendment.

E. Rt. 329 Improvements Plans, Coordination of Township Review: Mr. Oberly made a motion to authorize Langan as the coordinator and Township's representative for the Highway Occupancy Permit application review before PennDOT; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors present voted yes.

F. Church Road Storm System Layout: Mr. Kocher presented the plans for consideration to bid. Mr. Hassler made a motion to prepare the documents for bids/quotes; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

G. Stone Ridge Phase 1C & 1D, Extension of Time to Review Plans: Mr. Behler made a motion to accept the extension of time until July 31, 2016; seconded by Mr. Pierce. On the motion, by roll call vote, all Supervisors present voted yes.

H. Request for Executive Session – property acquisition and personnel: Mr. Treadwell requested an Executive Session at the conclusion of the regular meeting.

I. Line Striping – Authorization to proceed per road list: Mr. Oberly made a motion to approve the line striping list per the as piggyback to the A-1 Traffic Control Products LLC bid of the "Lehigh County Cooperative Purchasing Council" of which Allen Township is a participating municipality in the amount of \$0.09 per linear foot for 4" double yellow centerline and \$0.045 per linear foot for 4" single white line; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

J. Resolution #2016-08 regarding Deed of Dedication Pine Street (Zangl Subdivision): Mr. Pierce made a motion to accept Resolution #2016-08 and the Deed of Dedication Pine Street (Zangl Subdivision); seconded by Mr. Oberly. On the motion, by roll call vote, all Supervisors present voted yes.

New Business

A. PennDOT Winter Traffic Service Agreement – Followup Discussion re: Draft and Meeting with PennDOT: Ms. Eckhart outlined the items which were discussed at a meeting with PennDOT. The matter was tabled pending PennDOT's response.

B. FedEx Pre-Construction Meeting(s) Report: Ms. Eckhart provided a brief report of the meetings regarding FedEx Construction. Third party noise monitoring areas will be installed around the boundary of the property. The E&S system will take months to be properly set up. Dust control is also a priority. Rockefeller and FedEx will be working closely with the Northampton County Conservation District in each Phase of construction. Ms. Eckhart stated that the construction site will be secured at all times. Ground Breaking is tentatively scheduled for Mid-July 2016. The Township will be utilizing our website and Constant Contact emails for important information regarding the Construction of the FedEx project.

C. Field Usage Issues – Howertown Park: Ms. Eckhart indicated that the Howertown Park facility, which has been used periodically over the years for tournament baseball leagues, is presenting a capacity issued due to the limited size of facility. Mr. Oberly expressed concerns regarding property damages to adjoining residences due to limited parking. Mr. Oberly also voiced concerns about excessive littering. Mr. Hassler felt that the tournament should be limited to one field and all approvals for field use shall be approved by the Township, not the Youth Association. Mr. Behler agreed but felt the Township should meet with the Youth Association as a first step.

D. PennDOT Bridges – LVPC Publication: Mr. Hassler made a motion to authorize the Township Manager to prepare a letter to TIP that would address the Howertown Road Bridge; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors present voted yes.

Public to be Heard: Mr. Donald Noll questioned the status of the Bike Lane enforcement. Mr. Oberly indicated there have been some developments, which may not be reported at this time.

Mr. Joe Marks, Short Lane, thanked the Board for doing something about the Howertown Park usage.

There being no further business the meeting adjourned at 8:30 PM.

Respectfully submitted,

Ilene M. Eckhart
Manager