



Allen Township Board of Supervisors Meeting Minutes October 28th, 2025 6:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, October 28th, 2025, at 6:00 P.M. at the Allen Township Municipal Building, located at 50 Snow Hill Road, Northampton, PA. Mr. Behler led the audience in the Pledge of Allegiance to the Flag.

1. Roll Call:

Present: Gary Behler; Tim Paul; Dale Hassler; Jason Frack; Paul Link; B. Lincoln Treadwell, Jr., Esq.; Ilene Eckhart, Manager; Michael Schwartz, PE, Engineer (Gilmore & Associates, Inc.)

- 2. Announcements and/or Actions to Add New Items to the Current Agenda:** Mr. Behler reported that neighbors had informed him of scam attempts involving individuals going door-to-door demanding tax payments. He advised residents not to open doors to unfamiliar individuals and clarified that legitimate agents only collect payment through official channels.

- 3. Public Hearings:** None.

- 4. Public to be Heard:** None.

5. Unfinished Business

A. Cherryville Road - Sidewalk: Ms. Eckhart explained that the agenda item was a continued discussion on the sidewalk near the Dollar General, which opened the previous weekend. She noted that she is awaiting a response from the property owner regarding the sidewalk matter. Mr. Behler reiterated his concern that the situation poses a significant safety issue, explaining that pedestrians walking on the grass would be trespassing while walking on Cherryville Road is dangerous. He emphasized the need for a proactive decision to prevent safety problems.

Mr. Treadwell suggested withholding the sidewalk installation until foot traffic data could be gathered. Mr. Link asked if Dollar General had provided a timeline for the sidewalk installation, and Mr. Treadwell replied that Dollar General donated funds for the sidewalk, leaving the Township responsible for completing it. Mr. Hassler questioned whether the Township would be responsible for maintenance, and Mr. Link clarified that the maintenance would be the property owner's responsibility and is enforceable by the Ordinance.

Mr. Hassler pointed out that other areas, including his own neighborhood, do not have sidewalk access despite high pedestrian use. He noted that residents walking to the Covered Bridge on Millrace Road must walk roadside and cross carefully. Mr. Hassler additionally noted that he believes the Dollar General would

mainly attract drivers rather than pedestrians. He suggested allowing more time before deciding on installation.

Ms. Eckhart explained that the alternate sidewalk location requested by the homeowner presented conflicts and permitting issues with PennDOT, as well as curbing requirements for the stormwater to flow through the Northampton Borough's systems. Mr. Frack noted that higher pedestrian traffic volume could develop in the future as residents adjust to the new Dollar General. Mr. Link suggested that a decision is made sooner rather than later and indicated that sidewalk installation will likely occur in the spring, as winter conditions could cause delays.

Mr. Schwartz stated that a new highway occupancy permit (HOP) would be required since curbing is needed for sidewalks beside PennDOT highways. He added that if the sidewalk had been included in the initial construction discussions, the original HOP might have been amended to include the sidewalk. He also noted that obtaining the permit and necessary approvals will take time.

Mr. Behler questioned the setback since curbing would be required regardless of the location. Mr. Schwartz clarified that this was his understanding. Mr. Treadwell added that Dollar General's originally proposed sidewalk location would not have required Northampton Borough or PennDOT approvals, and they had agreed to that location to avoid prolonging their construction timeline. However, when the property owners declined the proposal, the process was paused.

Mr. Treadwell explained that the sidewalk could still be installed in the proposed location if the Township mandates it, or the property owner could pursue their preferred location by obtaining a new HOP from PennDOT and Northampton Borough's approval. He suggested postponing the decision until the property owner responds to Ms. Eckhart and foot traffic data is collected. The Board generally discussed potential sidewalk locations and considered a bituminous walking path as a possible alternative. Mr. Link indicated that maintenance will ultimately be the property owner's responsibility. Mr. Behler concluded that the property owners would be given additional time to reconsider accepting the proposal while Mr. Treadwell and Ms. Eckhart prepare diagrams for alternative options.

B. Phase II, Grace Industries Inc. – Release Request #6 for \$37,058.35: Mr. Frack made a motion to release Request # 6 for \$37,058.35; seconded by Mr. Hassler. On the motion, by roll call vote, all Supervisors voted yes.

6. New Business:

A. Fire Police Request – Tucker Toy Run: Mr. Hassler reported that the four intersections typically blocked off in the Township for the Toy Run are: Horwith Drive, Liberty Drive, Savage Road, and Route 329. He added that participants then continue into East Allen Township, heading south past Airport Road. He also noted that many motorcycles are expected to join, as this will be the final Tucker Toy Run. Mr. Frack made a motion to approve the Tucker Toy Run request for the Fire Police; seconded by Mr. Link. On the motion, by roll call vote, all Supervisors voted yes with Mr. Hassler abstaining.

B. FedEx – Request to Dedicate Radar Drive: Ms. Eckhart noted that this item had been discussed several years earlier, and while the road was originally intended to remain a private driveway, a request for dedication is now being made. Mr. Behler recalled that during the previous discussions, it was determined that the road was not properly constructed, and he reiterated that if dedication was to

be considered, the road would need to be torn out and rebuilt.

Mr. Treadwell stated that the original road construction directions were disregarded, explaining that the wearing course was laid over mud causing it to separate from the base when a sample was taken. Mr. Hassler noted visible areas where the road had been patched while other areas were ignored, noting that maintenance had been neglected. He compared Radar Drive to Willowbrook Road, explaining that although they were installed around the same time, Willowbrook Road remains in better condition.

Both Mr. Link and Mr. Hassler expressed disinterest in approving the dedication request. Mr. Treadwell clarified that whether the road was designated as public or private was at the Township's discretion, and that the option for public dedication was vetoed after the poor road conditions were identified. He added that the builder later requested a return of their escrow funds, which the Township approved only after confirming that Radar Drive was not a public road. Mr. Treadwell also mentioned a possible maintenance agreement with FedEx but stated that ownership lies with Lehigh Valley International Airport.

The Board discussed that the road serves no public purpose and ultimately agreed upon rejecting the dedication request at this time. Mr. Hassler made a motion to deny the request to receive dedication of Radar Drive; seconded by Mr. Link. On the motion, by roll call vote, all Supervisors voted yes.

C. JW Northampton Business Center – 700 Cesanek Fencing of Storage Area: Mr. John McRoberts, of the Pidcock Company, appearing on behalf of JW Development Partners, began by reviewing two distinct parking lot areas that were approved during the processing of five buildings and the industrial parking area. He explained that there are 33 staging spaces as referenced by the Township engineer, noting that the communal staging spaces were provided at a rate of one space for every fifty anticipated trucks per day. Mr. McRoberts described Cesanek Road as having previously been a private cul-de-sac for industrial parking before the Township requested its transition to a public street connecting Seemsville Road to Howertown Road. He explained that the developers were concerned about trucks parking along the sides of the road while waiting to enter their destinations, which led to the proposal for 33 overnight parking spaces equipped with electrical receptacles.

Mr. McRoberts further noted that a separate area with subleased trailer storage spaces exists apart from the 33 designated spaces, intended for additional storage needs. He explained that all spaces in building four are being leased by the individual who requested installation of the 8-foot-high vinyl privacy fence. Mr. McRoberts reported that the gates and one section of the fence have not yet been installed, as a fire hydrant had accidentally been fenced into the staging space. He clarified that the fire hydrant will be removed and rotated 180 degrees to ensure full accessibility.

Mr. Hassler expressed dissatisfaction after observing the work being completed, particularly since the Township had recently accepted dedication of Cesanek Road. However, he stated his willingness to compromise if a separate road was installed as an alternative, following specifications provided by the Township's engineer. Mr. McRoberts confirmed that an additional road would be constructed to connect the driveway for their fourth building to its designated spaces, explaining that it would be small and narrow, about 85 feet long and 6 feet wide, and limited to golf cart and forklift use only. He confirmed that on-site security will prohibit non-vehicular traffic on Cesanek Road and that trucks will be used for forklift movement between buildings. Lastly, Mr. McRoberts clarified that the additional storage area will primarily hold light bulbs, transformer metal boxes, and other similar items, while

electrical equipment for public utilities, such as copper wiring and high-value materials, would be securely stored inside. Mr. Hassler made a motion to approve the concept of the fencing with the additional driveway that the applicant discussed; seconded by Mr. Link. On the motion, by roll call vote, all Supervisors voted yes.

D. Amendment to Code of Allen Township, Part 1, Board of Supervisors Compensation

(Discussion): Ms. Eckhart reported that there has been a brief discussion regarding Supervisor compensation following the last meeting, noting that it is at the Supervisor's discretion to amend the code in accordance with the Township's current population. Mr. Behler stated that the current compensation rate is \$50 per meeting. Mr. Treadwell explained that the state legislature recently increased the maximum compensation limits for Township Supervisors based on population size, with different rates set for Township's with up to 5,000 residents, between 5,000 and 10,000 residents, and over 10,000 residents. He confirmed that Allen Township falls within the 5,000-10,000 resident category.

Mr. Hassler shared that his research showed the compensation changes became effective on December 1st, 2024, and that the maximum annual rate for Townships with fewer than 5,000 residents is \$3,145, while those with more than 5,000 residents it is \$4,190. Ms. Eckhart noted that the change would not apply to the current Supervisors. Mr. Paul expressed favor for the amendment, stating that it would allow the Township to remain aligned with the current standards.

Mr. Behler stated that he does not believe this position should be taken for compensation and therefore sees no reason to increase the stipend. Mr. Link mentioned that he was previously unaware of the ability to opt out of receiving compensation, as Mr. Frack does, and will coordinate with Ms. Eckhart to do the same. Mr. Paul clarified that the proposed change is merely to maintain the Township's standard for future Supervisors.

Mr. Frack added that he views this position as voluntary and will not vote since he has never received nor intends to receive compensation, expressing hope that future Supervisors will approach the role in the same way. Mr. Treadwell clarified that a motion would only be necessary if the amendment were to be accepted. Mr. Behler asked whether a motion would be made, and since none was offered, he proceeded to the next agenda item.

E. Office Closed to Public – Administrative Office – November 4th, 2025: Ms. Eckhart announced that voting will be taking place at the municipal building on November 4th, therefore the office will be closed to the public to avoid interference with the election process. Mr. Behler indicated that the office closure should be an annual occurrence for primary and general voting moving forward.

F. Executive Session – Potential Litigation: Mr. Behler reported that the executive session would be held for potential litigation after the meeting.

7. Public to be Heard: Ms. Pamela Csencsits, resident of 480 Millrace Road, expressed concern about a “monstrous” blue school bus that was dropped off by a tow truck at the end of Millrace Road near the creek. She questioned whether the property had been sold, if the situation was permitted, and whether the school bus would remain there permanently. Ms. Csencsits reported that the bus has generators and air conditioning units attached, with paper covering the windows for privacy. She voiced significant concern shared by herself and neighboring residents, claiming that it appears to be a drug trafficking matter. Ms. Eckhart confirmed the property was recently sold and stated she would contact the new current owner

regarding the matter.

Ms. Erin Hillman, resident of 261 Millrace Road, noted having photographic and video evidence of the school bus referenced by Ms. Csencsits being dropped off and noted that either can be provided upon request. Ms. Hillman questioned the trees located on the property at the end of Millrace Road, explaining that when she moved to the area two years ago, the trees were marked for removal due to posing a threat to nearby electrical lines. She reported that one of the marked trees tore the electrical service from her home earlier this year, and another tree appears to be nearing the same condition. Ms. Eckhart stated that this matter will be reviewed.

Ms. Nancy Tauschman, resident of 114 Gray Drive, requested contact information beyond extermination services regarding ongoing rodent issues. Ms. Eckhart explained that this matter had been discussed with State Representatives who suggested the County Board of Health being an option for assistance; however, Northampton County does not have a Board of Health, and the Commonwealth Department of Health may be an alternative resource. Ms. Tauschman reported that the Department of Environmental Protection (DEP) does not assist with rodent problems and, despite hiring an exterminator, the issue persists. Ms. Eckhart stated that further connections and resources will be explored.

Mr. Hassler suggested scheduling as many business items as possible for the meetings prior to both Thanksgiving and Christmas weeks, so that all business may be discussed prior to the holidays. Mr. Behler agreed, reporting that the scheduled meetings will remain, and tentatively may be cancelled if there is no business to be discussed.

8. Next Meetings: Mr. Behler announced the upcoming meetings. All meetings and events will be held at the Allen Township Municipal Building. These meetings and events are as follows:

- Board of Supervisors – Tuesday, November 11th, 2025 6:00 PM
- Planning Commission – Monday, November 17th, 2025 6:00 PM
- Board of Supervisors – Tuesday, November 25th, 2025 6:00 PM

9. Adjournment: There being no further business, the meeting adjourned at 6:45 PM.

Respectfully Submitted,

Kimberly Rodriguez-Colon