
REGULAR SEMI-MONTHLY MEETING

August 27, 2024

The regular semi-monthly meeting of the Board of Supervisors, Hanover Township, Northampton County, was called to order by Chair Susan Lawless at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, PA, 18017 at 7:00 P.M.

Present were Supervisors Lawless, Prendeville, Gross, Versteeg, Diacogiannis (came in late), Township Engineer Brien Kocher, Township Solicitor Anthony Giovannini, and Treasurer Beth Bucko.

The Pledge of Allegiance was performed.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the agenda.

Ms. Lawless announced that the agenda item “Hanover Corporate Center Lots 1, 4, 11 – Sketch Plan” would be adjourned and moved to a future meeting.

Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

Upon motion of Mr. Prendeville seconded by Mr. Gross, the Board approved the minutes from the meeting of the Board of Supervisors dated July 23, 2024.

Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the list of bills and transfers dated August 27, 2024.

Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

COURTESY OF THE FLOOR

Michelle Fodor: Ms. Fodor is concerned about a resident whom continually collects trash on their property until the township code enforcement sends them a letter telling them to clean up. She understands that for this offense the Township does not have the ability to escalate the enforcement for a repeat offender. She requested the Board of Supervisors review this ordinance and add an enforcement portion to the ordinance that would allow for an escalation of enforcement for subsequent offenses.

Mr. Prendeville with the will of the Board asked the Township Solicitor to review the Ordinance in question and report back to the Board.

REPORT OF THE CHAIR

Ms. Lawless reminded the Board and staff that the next newsletter articles are due to Mr. Hudson by September 13.

Ms. Lawless congratulated Mr. Gross and his family on the birth of their second child.

REPORT OF THE VICE CHAIR

no report

SUPERVISOR'S COMMENTS

Mr. Diacogiannis – Road District #1 – had no report

Ms. Versteeg - Road District #2, Pool season is winding down and she wanted to thank everyone who worked on or at the pool. She also wanted to let everyone know that there was an emergency at the pool and all our staff and the Emergency Services acted professionally and admirably. The Township received a letter from the resident who needed assistance thanking everyone who assisted them.

Mr. Gross– Road District #3, had nothing to report.

Ms. Lawless – Road District #4, had nothing to report.

Mr. Prendeville – Road District #5, had nothing to report.

APPOINTMENTS AND RESIGNATIONS – Mr. Diacogiannis

PLANNING & ZONING – Ms. Versteeg

East Allen Request for Sewer Transmission

Ms. Versteeg moved to authorize the Township Manager to notify the Township of East Allen that the Township is not interested in allowing additional sanitary sewer conveyance capacity through the Township owned sanitary sewer system for the developments in East Allen Township, based on the fact that the Board of Supervisors does not believe it would be in the best interests of the Township and its residents.

Mr. Prendeville seconded the motion.

Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

AFHBD Ordinance Review Committee - UPDATE

Ms. Versteeg updated the board that the AFHBD Committee meet on July 10, 2024. In attendance was Jean Versteeg, Stephen Gross, Mark Hudson, Richard Mannix - Planning Commission, Brien Kocher - Hanover Engineering, Steve Dellinger - Hanover Engineering, Mark Freed - Curtin & Heefner, Joe Kahn - Curtin & Heefner, Darren Betters - LNAA - Director Business Development, Ed Konjoyan - Majestic Realty, Mark Bahnick Engineer – Majestic Realty The committee reviewed the edit suggestions provided by Hanover Engineering, and the discussion focused largely on the definition and regulations relative to a Business Park, including buffers and off-street parking/loading requirements. The list of permitted and prohibited uses was updated and reviewed. Some definitions will need to be elaborated, and there are some open questions regarding conditional and accessory uses. Hanover Engineering will work with Curtin and Heefner on the open issues and submit a draft to the committee. At that time, we will determine the next steps.

Monica Beaky asked the Board which committee this report was in reference to, is this the internal township committee that is reviewing this ordinance. Ms. Versteeg explained that this is the committee that was formed by the Township to review this ordinance. Ms. Beaky asked why Majestic was included in the committee. Ms. Versteeg explained that in this district almost all the land is owned by the airport, and it is important for us to understand their needs and concerns as they know the FAA rules. Mr. Gross explained that he and Ms. Versteeg are the two representatives from the Board and are the ones driving the conversation along with Hanover Engineering. Ms. Lawless stated that the LNAA owns property in the township and that it is appropriate that they have a place at the table.

Jennifer Levins stated that we defeated Majestic, we understand that the land is going to be developed but why was Majestic allowed to have a seat at the table. Ms. Levins stated that she has a big problem with Majestic having a seat at the table. Ms. Levins asked if this committee is discussing consolidating the zoning on that property. Ms. Versteeg stated that is looking at the uses that are permitted and not permitted, conditional and accessory uses, protections and making sure that the land is still viable. Ms. Levins asked if the zoning for the property is still the same as it was last year, Ms. Versteeg stated that zoning has not changed since the text amendment as voted down last year. Mr. Prendeville stated that it is important that we

are part of a multi-municipal Comprehensive Plan with 10 other communities, we want to make sure that we are reviewing all zoning for all districts and that this is line with the Comprehensive Plan.

Ms. Lawless announced that Mr. Diacogiannis joined the meeting.

DEVELOPMENTS – Mr. Prendeville

2201 Schoenersville Site LLC – Release Letter of Credit

Mr. Prendeville moved to authorize the Township Manger to release the Letter of Credit for the completed 2201 Schoenersville Site LLC Development once all outstanding engineering and legal bills have been paid in full.

Mr. Gross seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

Advertisement – Conditional Use - 90 Highland Ave

Mr. Prendeville moved the Board to authorize the Solicitor to advertise a Conditional Use hearing for the use of the property located at 90 Highland Rd for a proposed limited use hotel. The hearing will be held at the Hanover Township Municipal Building on September 24 at 7:00pm.

Mr. Gross seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

ADMINISTRATION – Mr. Gross

Ordinance – Amend Chapter 44 – Handling of stray dogs

Mr. Gross moved the Board to authorize the Solicitor's office to advertise the Ordinance to amend the Code of Ordinances, Chapter 44 animals; Article I control of dogs; by adding a new § 44-9 stray dogs, which provides provisions for the funding of animal control activities; authorizing colonial regional police commission to establish a policy for the handling of stray dogs, and authorizing colonial regional police department to enforce all laws for the humane treatment of animals; and, repealing all ordinances or parts of ordinances inconsistent herewith.

Mr. Prendeville seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

Resolution 24-22 -Northampton County Public Safety Grant - Radios

Mr. Gross moved the Board to adopt Resolution 24 – 22 requesting a Public Safety Grant of \$20,000.00 from the Northampton County Department of Community & Economic Development to be used to purchase 3 Emergency Manager Radios for Hanover Township.

Mr. Prendeville seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

Fire Company Equipment Replacement Schedule:

Ms. Lawless explained that she met with Chief **Van Why, Karen Peters and President Coogan** on Monday August 12, 2024. She would like to meet with them more regularly to keep the lines of communication open and discuss the lack of volunteers and the running of volunteer fire companies by individuals who have full-time jobs. Currently the Fire Company has two vehicles that are nearing time to be replaced, Truck numbers 15-12 & 15-11. Specking out of a truck takes such a long time they asked if it would be ok for the Fire Company to begin the process for truck number 15-12. Ms. Lawless stated that the fire tax generates approximately \$275,000 per year and currently has approximately \$1,050,000 a new truck costs about \$1,000,000. The pervious item was that the township and Fire Company need new Radios due to the County

upgrading the county radio system. Also, in 2029 all the Fire Companies Air Packs expire with an anticipated replacement cost of around \$375,000. The Fire Company asked the township to look at a new rule passed by the state that would allow a Township to provide up to 100% of Real Estate Tax. Ms. Lawless asked the solicitor to investigate that tax incentive. Mr. Diacogiannis stated that he did not remember when the Township passed the Fire Tax, a lot of things have changed and everything costs quite a lot more than it did, it may be time to look at increasing the Fire Tax. Ms. Lawless agreed with Mr. Diacogiannis statement about reevaluating the Fire Tax.

2025 Budget Schedule

Mr. Hudson stated that the Township Staff has begun working on the budget and that we have had meetings to discuss the budget. At the September 24 meeting staff will provide the Board with a draft budget and will have a budget workshop, October 8 we will have a budget presentation and discussion, October 22 we will have budget discussion, November 12 we will have the budget ready to be approved for advertising and at the December 17 meeting approve the budget for adoption.

PUBLIC WORKS – Mr. Diacogiannis

Release of Bid Bonds from the 2024 Paving Project

Mr. Diacogiannis moved to return the bid bonds to Bracalente Construction and Grace Industries as the 2024 paving project is complete.

Mr. Prendeville seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

Lord Byron Storm Sewer Project Time Extension

Mr. Diacogiannis moved to grant Kobalt Construction a time extension for the completion of the Storm Sewer Project to October 26, 2024.

Mr. Prendeville seconded the motion.

Mr. Diacogiannis asked what the original date for the completion of the project was, Mr. Kocher answered that it was around August 26. Ms. Lawless asked if this appears to be a realistic date, Mr. Kocher answered that we left the date up to the contractor but that they should move much faster once they cross Stoke Park Road and we will push them for a more accurate schedule. Mr. Kocher stated that the water shut offs have been problematic and the township needs time for each shut off to contact the residents. Mr. Hudson stated that the water shut offs can only take place on Monday's and Tuesday's do to the boil water notice that accompanies any water shut offs. Mr. Hudson explained that the contractor and the Bethlehem Water Authority are working very well together and that we are all working as quickly as possible to clear the boil water notice, which is why you see the water running out of the fire hydrant to clear the water line. Ms. Lawless asked if the October Date was the completion date for the whole storm sewer installation. Mr. Kocher that yes that is the completion date storm sewer installation, and it should move faster as the contractor moves up the run of storm pipe since the pipes get smaller as they keep going.

Monic Beaky asked that she thought there was a timeline for this project in reference to a grant. She answered that the project is tied to a grant but the grant deadline is next year.

Tully Diacogiannis stated that a lot of people that he spoke to in the neighborhood are concerned about the project but understand that this is an important project for the Township and neighborhood.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

Lord Byron Storm Sewer Project Change Order Limit

Mr. Diacogiannis moved to grant the Township Manager after discussions with the township engineer permission to approve change orders requested by Kobalt Construction up to \$100,000.

Mr. Diacogiannis asked for discussion, Mr. Hudson & Mr. Kocher stated that they had discussed this and thought that \$100,000 would be an adequate amount. Mr. Kocher explained that we were looking to handle the change orders like we did for the pool and that he does not expect any of the change orders to reach \$100,000 but that is a safe number. Ms. Lawless stated that this is for efficiency and speed and asked that anytime a change order is approved the Board will be informed at the next meeting.

Mr. Prendeville seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

COURTESY OF THE FLOOR

Glynnis Daniels asked the board if there was any update on the drainage issues along Gasbar. Mr. Kocher answered that staff has discussed the layout and Hanover Engineering is looking into estimated cost and that we expect this as an agenda item in September.

Telly Diacogiannis

He wanted to express his appreciation to Dante and Marty for all the work they have done for the township, especially the pool and the resurfacing of the tennis courts.

Library Update:

They are working on a new Bookmobile. He requested a meeting with the Library Director, the Township Manager and himself, he has not gotten a response from the Library Director, so he is asking the Township Manager to reach out directly to the Library Director to set up a meeting. He requests to have an alternate Library Board Member from Hanover Township so that if he cannot attend a Board meeting someone from Hanover Township would be in attendance.

Mr. Prendeville asked when the library budget was due: Telly stated that we have the budget number for 2025 from the library. Mr. Prendeville asked if any of the Townships other the city did not fulfill their budget requirement. Telly did not know. Mr. Prendeville asked the Township Manager to ask that question when he met with the Library Director. Ms. Lawless said that the Board could look at the talent pool in the Township to try and find an alternate.

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Giovannini had nothing to report.

Recreation Director – Mr. Terenzio reported that the pool will close after Labor Day, we hosted a combined Dip & Dance Event along with the rescheduled National Night Out which was very successful. Upcoming events are Patriot Day on Sept. 11 at 5:30pm with guest speaker Michael Kostalis, Retired US Marine Corp Master Sergeant, and on Sept. 12 we will have “Getting to Know your Backyard” event beginning at 6:30pm. He thanked Public Works for all the work they did at the pool and the resurfacing of the tennis courts. James O’Brien is working on Eagle Scout Project in Municipal Park, he is building a small preschool garden and a gaga pit.

Mr. Prendeville asked if Dante had a Pizza Party for the Lifegaurds, which he had, and suggested that Dante give each lifeguard a letter of appreciation for a great summer. Ms. Lawless asked how the preschool registration went; we have 25 preschool students which is a very good number for us currently.

Public Works Director –Mr. Limpar reported that we are still looking for a Crossing Guard. At the pool along the concrete deck, there was an area of plugs, this area was trampled during the season and he would like to seed that area with grass for next season. The Board agreed that it would be better to have that area in

question seeded and asked that the few remaining flower plugs be moved to another spot. Public Works will assist Vincent Aquatics with the pool closing this year. Public works are beginning to prep for leaf collection season.

Mr. Prendeville stated that he has heard that it is hard to get on the Pickle Ball Courts, because there are so many people playing. He asked if the courts are still open play, no one can reserve them. Mr. Terenzio answered that yes, they are still open, but Pickle Ball Courts are in demand and our courts are full.

Ms. Lawless thanked Hanover Engineering for their work on the Pickle Ball Courts and allowing residents to give input on the court construction.

Township Manager – Mr. Hudson reported the township received an updated plan for the Arcadia Development which will be on the September 9th Planning Commission Agenda. This plan does have an exit to Highland Ave. He has been looking into new website companies and will have a recommendation at a future meeting to update the website. The swale improvement project in the Municipal Complex Parking lot, that the township received a grant for, will begin in September and is expected to be completed in October. The Township received the art piece from the Nature Nurture Center who had given the Board a presentation in June, the art was created by Patricia Delluva.

Mr. Prendeville asked if the Board was going to be provided with a financial overview of how the Pool did this year. Mr. Hudson answered that the staff will put together a report for the Board.

Ms. Lawless noted the next Board of Supervisors meeting will be Tuesday, September 10, 2024.

Upon motion of Mr. Prendeville the Board adjourned at 8:200pm.

Mark L Hudson
Township Manager