
REGULAR SEMI-MONTHLY MEETING

June 25, 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, Diacogiannis, Prendeville, Gross, Versteeg, Township Engineer Brien Kocher, Township Solicitor James Broughal, 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 informed the audience that Board of Supervisors meetings are on their summer schedule and that there will be a change in the order of topics for the agenda.

Mr. Diacogiannis, aye, 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 May 28, 2024.

Mr. Diacogiannis, aye, 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 June 25, 2024.

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

COURTESY OF THE FLOOR

Greg Horn, 3475 Lord Byron Drive, expressed his concerns with the storm sewer project. A sugar maple tree that he planted was removed for the project and he requested that the Township plant the same tree that was removed. Ms. Lawless reassured Mr. Horn that trees will be replaced, but not certain about replacing the same species of tree and it would not be a mature sized tree..

REPORT OF THE CHAIR

REPORT OF THE VICE CHAIR

SUPERVISOR'S COMMENTS

Mr. Diacogiannis – Road District #1, had nothing to report.

Ms. Versteeg - Road District #2, had nothing to report.

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

ADMINISTRATION PART ONE – Mr. Gross

Nurture Nature Center – Resilience Plan Presentation

Present were Lauren, Project Specialist and Rachel, Executive Director from Nurture Nature Center located in Easton, PA. Lauren presented the presentation explaining the Nurture Nature Center.

PLANNING & ZONING PART ONE– Ms. Versteeg

**Jaindl Land Company – Highland Avenue Ordinance Amendment to Allow Limited-Service Hotel
PUBLIC HEARING**

Ms. Versteeg noted for the record that a court stenographer is present to record all testimony, and the Secretary has received proof of publication.

Attorney Erich Schoch from Fitzpatrick Lentz & Bubba, on behalf of Jaindl Land Company, was present.

After the conclusion of the Public Hearing, Ms. Versteeg moved and Mr. Gross seconded that the Board adopt Ordinance 24-03, an Ordinance of the Board of Supervisors of the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, to amend the Hanover Township Zoning Ordinance Chapter 185 of the codified code of the Township of Hanover to provide for the amendment of Chapter 185, Section 185-35.d by adding a limited service hotel and motel establishment as a use permitted by conditional use in the PIBD district and for the amendment of Section 185-54.e.(9) of the codified code of the Township of Hanover to establish criteria for said use; repealing all ordinances or parts of ordinances inconsistent herewith; providing a severability clause; and providing an effective date.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg no, Ms. Lawless aye.

Appointment of Special Projects Counsel – AFHBD Ordinance Review Project

Attorney Mark Freed and Joseph Kahn from Curtin & Heefner, LLP, were present to discuss the proposal.

Michael Fina, 1271 Biafore Avenue, questioned if there were any other requests for proposals. Ms. Lawless answered no; none is required for professional services.

Ms. Versteeg moved the Board to appoint Curtin & Heffner, LLP, as special projects counsel for the Township for the review of the Airport Flightpath Highway Business District (AHFBD) ordinance at the hourly rates set forth in their proposal, dated June 19, 2024, including not to exceed the amount for the project, subject only to Curtin & Heffner, LLP signing a retainer agreement approved by the Township's Solicitor.

Mr. Gross seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, no, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

DEVELOPMENTS PART ONE – Mr. Prendeville

Arcadia Dev. Corp. Industrial Development – MPC Deadline Extension

Attorney Matthew Deschler, on behalf of Arcadia Development Corporation, was present to give a brief update.

Mr. Prendeville noted for the record, the developer of Arcadia Dev. Corp. is granting the Township an extension under the MPC deadline to September 30, 2024, per the attorney letter dated June 14, 2024.

PLANNING & ZONING PART TWO – Ms. Versteeg

Hold Harmless – 5429 Comfort Circle

Ms. Versteeg moved the Board to authorize the Chair and Secretary to sign the Hold Harmless Agreement to install a fence on the property of 5429 Comfort Circle, Bethlehem, PA 18017. The proposed structure will encroach into the twenty-foot Drainage and Utility Easement in the side and rear yards located on the premises.

Mr. Prendeville seconded the motion.

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

DEVELOPMENTS PART TWO – Mr. Prendeville

Mosser Lot Location Plan

The Board discussed the lot line location. Mr. Prendeville moved the Board to authorize the Mosser Lot Location plan at 2380 and 2396 Jacksonville Road, Bethlehem, PA 18017, pursuant to the letter of conditions from Hanover Engineering dated June 20, 2024.

Mr. Diacogiannis seconded the motion.

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

Hindu Temple Society Land Development

Hindu Temple Society purchased a lot next door and are proposing to expand the worship space with a double size of it next to the building to have additional parking for ceremonies.

The Board discussed the land development. Mr. Prendeville moved the Board to accept the preliminary record lot consolidation and land development plan for the Hindu Temple Society, last revised April 4, 2024, pursuant to the letter of conditions from Hanover Engineering dated June 20, 2024.

Mr. Diacogiannis seconded the motion.

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

52 Highland Avenue – Security Release

Mr. Prendeville moved the Board, per the recommendation of Hanover Engineering's letter dated June 14, 2024, to release the remaining security of \$2,500.00, conditioned upon the Developer adhering to Township Policy 8 (payment of Plans and Appeals Accounts).

Mr. Gross seconded the motion.

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

Hanover Senior Living – Improvements Deadline Extension

Mr. Prendeville moved the Board to grant the developer of Hanover Senior Living an extension to September 18, 2024, to complete the irrigation spray field work associated with the improvements, per the developer letter dated June 7, 2024.

Mr. Gross seconded the motion.

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

Lehigh Valley Flex Center – Improvements Deadline Extension

Mr. Prendeville moved the Board to grant the developer of Lehigh Valley Flex Center an extension to December 31, 2024, to complete the improvements, per the developer letter dated June 17, 2024.

Mr. Gross seconded the motion.

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

School Sisters of St. Francis Convent Addition – Recording Deadline Extension

Mr. Prendeville moved the Board to grant the developer of School Sisters of St. Francis an extension to October 25, 2024, to record the plans, per the developer letter dated June 21, 2024.

Mr. Gross seconded the motion.

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

Muller Martini Corp., 4444 Innovation Way – Site Plan Improvements Agreement and Declaration of Covenant Agreement & Easement for Maintenance of Stormwater Management Facilities

Mr. Prendeville moved the Board to authorize the Chair and Secretary to execute the Site Plan Improvements Agreement, and Declaration of Covenant, Agreement and Easement for Maintenance of Stormwater Management Facilities between Muller Martini Corp. and the Township for 4444 Innovation Way parking lot expansion.

Mr. Gross seconded the motion.

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

UHS-LVHN Behavioral Health Hospital – Declaration of Covenant Agreement and Easement for Maintenance of Stormwater Management Facilities, Land Development Maintenance Agreement & Land Development Improvements Agreement

Mr. Prendeville moved the Board to authorize the Chair and Secretary to execute the Declaration of Covenant Agreement and easement for Maintenance of Stormwater Management Facilities, Land Development Maintenance Agreement and the Land Development Improvements Agreement between UHS-LVHN Behavioral Health Hospital and the Township.

Mr. Gross seconded the motion.

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

ADMINISTRATION PART TWO – Mr. Gross

Winter Generator Maintenance Agreement

Mr. Gross moved the Board to authorize the Township Manager to sign the yearly Winter Maintenance Agreement.

Ms. Versteeg seconded the motion.

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

ET&T General Maintenance Renewal

Mr. Gross moved the Board to authorize the Chair to sign the general maintenance renewal agreement with ET&T for services at the Office Building / Shop and Community Center.

Ms. Versteeg seconded the motion.

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

Resolution 2024-19 Permitting the Disposal of Municipal Assets

Mr. Gross moved the Board to adopt Resolution 2024-19 permitting the Disposal of Municipal Assets.

Ms. Versteeg seconded the motion.

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

Hanover Township Community Center Preschool Basic Emergency Plan

Mr. Gross moved the Board to approve the Hanover Township Community Center Preschool Basic Emergency Plan and authorize the Chair to sign the document.

Ms. Versteeg seconded the motion.

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

Resolution 2024-20 – 2025 Hotel Tax Grant

Mr. Gross moved the Board adopt Resolution 2024-20, stating Hanover Township Northampton County's desire to apply for grants with the Northampton County Department of Community & Economic Development from the 2025 Hotel Tax Grant Program. The Township is requesting a 2025 Hotel Tax grant of \$3,200.00 from the Northampton County Department of Community & Economic Development to be used for entertainment and advertising expenses for the Hanover Township Tree Lighting Event on Friday, December 5, 2025.

Ms. Versteeg seconded the motion.

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

Advanced Door Service – Agreement Renewal

Mr. Gross moved the Board to authorize the Chair to sign the Preventative Maintenance Agreement between Hanover Township Community Center and Advanced Door Service.

Ms. Versteeg seconded the motion.

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

PUBLIC WORKS – Mr. Diacogiannis

COURTESY OF THE FLOOR

Glynis Daniels, 1280 Gaspar Avenue, asked if there were any updates regarding the assessment of the drainage issue on Gaspar Avenue. Ms. Lawless stated the Township Manager took photos of the location. Mr. Kocher stated they are working on a layout and studying the drainage that comes off the LNAA (Majestic) fields.

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Broughal had nothing to report.

Recreation Director – Mr. Terenzio reported the grand opening of the pool was well attended and fun. Mr. Terenzio reported 275-375 visitors per day at the pool between June 18 through June 23. In those five days, 30-70 pool passes were also sold. The pool is going well. The pool offers swim lessons. The Parks Program will start July 29 through August 16.

Public Works Director – Mr. Limpar recognized the Public Works Department for helping with the carnival and preparing for the pool. Yard Waste was heavy from the storms. The paving job on Harriet Lane is complete.

Township Manager – Mr. Hudson was absent.

Ms. Lawless noted the next Board of Supervisors meeting will be Tuesday, July 23, 2024.

Upon motion of Mr. Prendeville the Board adjourned at 9:10pm.

Kimberly R. Lymanstall
Secretary