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## **REGULAR SEMI-MONTHLY MEETING**

### **July 23, 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.

Ms. Lawless announced that the Board of Supervisors held an executive session on Tuesday, July 23, 2024 at 6:15pm to discuss employment and contractual items.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved 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 June 25, 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 July 23, 2024.

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

#### **COURTESY OF THE FLOOR**

##### **REPORT OF THE CHAIR**

Ms. Lawless congratulated Mrs. Lymanstall, Township Secretary, and her family on the birth of their second child.

##### **REPORT OF THE VICE CHAIR**

Ms. Versteeg congratulated Mrs. Lymanstall and her family on the birth of their second child and thanked the Township's first responders and first responders from surrounding township for responding to the fire at Nonna Sulina's Sicilian Kitchen and Grill.

##### **SUPERVISOR'S COMMENTS**

Mr. Diacogiannis – Road District #1, Mr. Diacogiannis attended the Colonial Regional Police Commission meeting on Monday, July 22, 2024, the committee was given the Draft Dog Policy which will be reviewed by our township solicitor to be approved by the Board of Supervisors at a future meeting.

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

Mr. Gross– Road District #3, Mr. Gross attended the NAZCOG meeting Thursday, July 18, 2024, the committee reviewed a Tatamy Borough Ordinance. Mr. Gross informed the committee that Hanover Township has begun to update their AFHBD Ordinance.

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

#### **90 Highland Avenue, LLC Road Improvements – Traffic Signal Easements**

Ms. Versteeg asked Mr. Broughal to explain the upcoming agenda items.

Mr. Broughal explained that the next three items have to do with the WAWA development at 90 Highland Ave. The Traffic Signal Easements are easements the developer has gotten signed by the property owners, which requires a motion to authorize the Chairman and Secretary to sign those easements.

Ms. Versteeg moved the Board to authorize the execution of certain confirmations of agreements for the property located at 90 Highland Avenue, in the Township of Hanover, Northampton County, and having Northampton County for Tax Parcels - M6 15 10N 0214, M6 15 10X 0214, & M6 15 10X 0214.

Mr. Prendeville seconded the motion.

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

#### **Resolution 2024 – 21 - 90 Highland Avenue, LLC - Road Improvements**

Mr. Broughal explained that the developer has attempted to contact two property owners for additionally required traffic signal easements and those two properties were unresponsive. The developer cannot condemn properties only the Township can condemn properties, this Resolution authorizes the condemnation of portions of these properties for a traffic signal and a traffic sign. Next is a Reimbursement Agreement, this is an agreement states that the developer will pay the Township for any fees that the Township incurs during the condemnation process.

Ms. Versteeg moved the Board to adopt Resolution 2024-21 authorizing the Township Solicitor to prepare and submit a Declaration of Taking and Related Documentation for the Condemnation of Land for Roadway Improvements along S.R. 512.

Mr. Diacogiannis seconded the motion.

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

Mr. Hughes asked who was paying taxes on the properties.

#### **90 Highland Avenue, LLC Land Development – Reimbursement Agreement**

Ms. Versteeg moved the Board to authorize the Chair and Secretary to execute the Reimbursement Agreement with 90 Highland Avenue, LLC for the effectuation of condemnation over properties owned by CZM II, LLC and The George C. Scoggin and Dorothy M. Scoggin Revocable Living Trust in accordance with Resolution 2024-21.

Mr. Diacogiannis seconded the motion.

Mr. Diacogiannis, aye, 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 Ms. Versteeg, Mr. Gross, Mr. Hudson, Mr. Mannix, Mr. Kocher, Mr. Dellinger, Mr. Freed, Mr. Kahn, Mr. Betters, Mr. Konjoyan. The group reviewed the dimensional requirements, conditional use requirements, and uses that are allowed and not allowed in the Ordinance. Several inconsistencies were identified, other discussion topics included strengthening resident protections, emphasizing environmental conservation, aesthetics and preventing excessive truck traffic. Hanover Engineering will be taking the

suggestions from the initial meeting and preparing a document for the group to discuss at their next meeting in August.

#### DEVELOPMENTS – Mr. Prendeville

##### **4000-4030 Airport Road Lot Consolidation and Land Development – Land Development Review**

Mr. Prendeville introduced Mr. Roseberry from Colliers Engineering, who stated they have agreed to the Conditions of Approval.

Mr. Prendeville moved the Board to accept the Preliminary/Record Lot consolidation and Land Development Plan for the 4000-4030 Airport Road, last revised July 3, 2024, pursuant to the letter of conditions from Hanover Engineering dated July 17, 2024.

Mr. Diacogiannis seconded the motion.

Ms. Versteeg asked Mr. Kocher, in the conditions it states that the developer must comply with all the recommendations from Hanover Engineering's letter dated April 4, 2024. Mr. Kocher explained that they do not currently comply with all the recommendations, but they must before the plan is recorded. Ms. Versteeg asked if the project had received any recommendations from the LVPC, Mr. Roseberry said that they did receive a letter from the LVPC and those items were discussed at the Planning Commission meeting, he could not remember the specifics of the letter. Ms. Versteeg asked if the Landscape Plan was reviewed by the Shade Tree Board, Mr. Roseberry and Mr. Kocher stated that it was reviewed extensively by the Shade Tree Board. Ms. Versteeg asked about the length of the building, Mr. Kocher answered that the Board of Supervisors is allowed to grant a developer a greater building length than permitted and that if the Board approved this plan tonight that is when the greater building length would be approved.

Ms. Lawless asked how long the building is proposed to be. Ms. Versteeg answered that the building is proposed to be 690 feet long, which is about 50% longer than our ordinance allows. Mr. Kocher stated that the board discussed this but did not take any specific action. Ms. Lawless asked what the total square footage of the building is proposed to be. Ms. Versteeg answered that is approximately 179,000 square feet. Ms. Lawless commented that the overall size of the building is no larger than those buildings already located in our various industrial parks.

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

##### **4000-4030 Airport Road Lot Consolidation and Land Development - MPC Deadline**

Mr. Prendeville provided a note for the record, the developer for 4000-4030 Airport Road Lot Consolidation and Land Development is granting the Township an extension under the MPC deadline to October 30, 2024, per the developer letter dated July 10, 2024.

##### **Northgate 1 2-Lot Subdivision - Improvements Deadline**

Mr. Prendeville moved the Board to grant the developer of Northgate 1 2-Lot Subdivision an extension to October 30, 2024, regarding the improvement's deadline, per the developer letter dated July 10, 2024.

Mr. Diacogiannis seconded the motion.

Ms. Versteeg asked for an explanation of the extensions for these same properties, Northgate, and 4000-4030 Airport Road. Mr. Kocher answered that these are all for the same property and that when 4000-4030 Airport Road is recorded that the Northgate would then need to be closed. The Township is still tracking the deadlines for all projects that we have on our books.

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

**Northgate 1 Land Development Plan - MPC Deadline**

Mr. Prendeville provided a note for the record, the developer for Northgate 1 Land Development is granting the Township an extension under the MPC deadline to October 30, 2024, per the developer letter dated July 10, 2024.

**Northgate 1 Lot Consolidation Plan – Recording Deadline**

Mr. Prendeville moved the Board to grant the developer of Northgate 1 Lot Consolidation Plan an extension to October 30, 2024, regarding the record plans conditions deadline, per the developer's letter dated July 10, 2024.

Mr. Diacogiannis seconded the motion.

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

**Farmhouse Village & 6292 Hanoverville Road Subdivision – Recording Deadline**

Mr. Prendeville moved the Board to grant the developer of Farmhouse Village & 6292 Hanoverville Road Subdivision an extension to October 21, 2024, to finalize the plans for recording, per the developer letter dated July 9, 2024.

Mr. Diacogiannis seconded the motion.

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

**SWB&R Building Addition Land Development – 3865 Adler Place - Recording Deadline**

Mr. Prendeville moved the Board to grant the developer of SWB&R Building Addition an extension to December 31, 2024, to finalize the plans for recording, per the developer letter dated July 11, 2024.

Mr. Diacogiannis seconded the motion.

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

**Jaindl WAWA/MOB/Bank – 90 Highland Avenue - Recording Deadline**

Mr. Prendeville move the Board to grant the developer of Jaindl Wawa/MOB/Bank an extension to December 31, 2024, regarding the recording deadline, per the attorney letter dated July 11, 2024.

Mr. Diacogiannis seconded the motion.

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

ADMINISTRATION – Mr. Gross

**Proclamation 2024-6 Oasis Community Center 5 Year Anniversary & Ribbon Cutting**

Mr. Gross moved the Board to adopt Proclamation 2024-6 to proclaim Oasis Community Center. Hanover Township applauds and recognizes Oasis Community Center on their compassion and understanding of the family disease of addiction by providing education, support, comfort, and healing to people who have experienced a substance-related loss, as well as families and friends impacted by a loved one's active substance use.

Mr. Prendeville seconded the motion.

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

Mr. Prendeville explained that the Oasis Community Center reached out and asked everyone from the Board of Supervisors to attend. The Oasis Community Center provides a great service for our community and provides help many individuals from the area.

PUBLIC WORKS – Mr. Diacogiannis  
COURTESY OF THE FLOOR

STAFF REPORTS

**Engineer** – Mr. Kocher had nothing to report.

**Solicitor** – Mr. Broughal had nothing to report.

**Recreation Director** – Mr. Terenzio reported that the kids summer camp finished for this year and they were able to utilize the pool every day this summer. The kids enjoyed using the pool and we received positive feedback about the summer camp. The Park's Camp starts next week and is at capacity, it is a three-week program. Women's Move for Health registration is open, Pickle Ball courts are receiving heavy traffic, and swim lessons have begun. Adult swim is now only for adults for 15 minutes and happen at 2, 3, & 4. National Night out will be held on August 6 with: The Colonial Regional Police Department, Hanover Township Fire Company, a Police Dog demonstration, DJ, Wegmans and several more partners joining us. Mr. Terenzio visited a local resident, Mr. Saff, he is a WWII veteran that is 102 years old, Mr. Terenzio is hopeful that he will attend the Patriot Day Event to say a few words.

Ms. Lawless thanked the Recreation, Pool, and Public Works staff for all they have done to make the pool successful and thanked Mr. Terenzio for the factual answers that he has been providing to comments on social media. Mr. Terenzio asked residents to send him questions directly rather than to post them on social media moving forward.

**Public Works Director** –Mr. Limpar was absent

**Township Manager** – Mr. Hudson reported that the summer paving project on Harriet Lane and Biafore Ave. was completed in June. The Stormwater Project is moving along, slower than we would like. They have completed Hamor Lane, we do expect them to request an extension to the timeline. He hosted a Meet and Greet at the end of June at the Community Center, in which I had about 10 or 12 residents come out. Mr. Hudson thanked the Fire Company, Police, Ambulance and all the Mutual Aid Support Fire Companies for their efforts at the Nonna's Restaurant fire.

Ms. Lawless asked how far behind the stormwater project is behind and why. Mr. Kocher answered that the contractor was having some staffing problems, and the beginning of the project involved a large elliptical pipe that is very hard to install.

Ms. Lawless noted the next Board of Supervisors meeting will be Tuesday, August 27, 2024.

Upon motion of Mr. Prendeville the Board adjourned at 7:40pm.

Mark L Hudson  
Township Manager