
REGULAR SEMI-MONTHLY MEETING

September 10, 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, 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. 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 August 27, 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 September 10, 2024. Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

COURTESY OF THE FLOOR

Jennifer Levins – Reported that she saw a cougar with a baby in her neighborhood. She reported the sighting to the PA Game Commission.

REPORT OF THE CHAIR

Ms. Lawless reminded the Board and staff that the next newsletter articles are due to Mr. Hudson by September 16.

REPORT OF THE VICE CHAIR

no report

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

PLANNING & ZONING – Ms. Versteeg

2392 Jacksonville Road - Minor Subdivision Sketch Plan

Mr. and Mrs. van den Heuvel currently own the property located at 2392 Jacksonville Road. The rear of this property intersects Rosewood Drive creating two dead end streets. In the past when the south side of Rosewood Drive was being developed the Board of Supervisors deferred the decision on connecting the

North and South side of Rosewood Drive. The van den Heuvel's are looking to subdivide the property or sell it as one lot but the deferral of connecting Rosewood Drive keeps coming up. The van den Heuvel are asking the current Board of Supervisors to waive the past deferral, the Board of Supervisors would be waving their ability to connect the road.

Ms. Versteeg asked if the neighbors are aware of the request in front of the Board and are the neighbors in favor of keeping the road divided.

The Board of Supervisors requested that the Township Manager reach out to the Fire Department, Colonial Regional Police and the Public Works Department and report back to the Board at a future meeting.

Alina Psitos – Is a resident of Rosewood Drive and supports the Board of Supervisors waving the ability to connect Rosewood Drive. She does not support Rosewood Drive becoming a thorough street.

Rob Hillpot – Is a resident of Rosewood Drive and would like to see a three way stop sign at Rosewood Drive and Birchwood Drive.

Zoning Variance – 3605 Old Airport Road

The Applicant Shafnisky Electric Inc at 3605 Old Airport Road is requesting relief from the provisions of the Sign Ordinance. The applicants' representative, Lois Arciszewski, presented their zoning variance requested for signs that do not meet the current ordinance. The Board of Supervisors did not have any comments.

DEVELOPMENTS – Mr. Prendeville

Hanover Corporate Center Lots 1, 4, 11 – Sketch Plan Review

Mr. Prendeville read the email notes from the Jaindl Land Company: *On behalf of Jaindl Land Company, we request to be included on the agenda for the meeting of the Board of Supervisors on August 27, 2024. We request that the Board of Supervisors consider a Zoning Amendment for Lots 1, 4, and 11 of Hanover Corporate Center, and we request that they authorize the Township's professional staff to collaborate on the required supporting documents for that amendment.*

As you may know, we have been working with the Township for several years to develop a plan that would bring a viable development to Lot 1 on the corner of Jaindl Boulevard and Route 512, but just as importantly, to preserve almost 21 acres of open space on Lots 4 and 11 on Sterner's Way and Steuben Road. An Exhibit is attached that shows the proposed development types. This development scope achieves a drastic reduction in traffic generation compared to the development types that were originally envisioned for these three remaining properties, and we look forward to presenting in much further detail to the Supervisors next week.

Ms. Lawless noted for the board and the public that members of the Board of Supervisors had met with the Jaindl Land Company, Ms. Lawless and Ms. Versteeg meet with Jaindl Representatives on August 13 where they asked Jaindl to bring a sketch plan to a Board of Supervisors Meeting.

Mr. Jaindl presented a sketch plan for the remaining lots in the Hanover Corporate Center Development. The sketch plan proposes that the developer would sterilize the development on lots 4 and 11. Both properties would have deed restrictions. The developer would like to have the zoning for lot 1 changed from C-2, to PIBD so that they can build a proposed 350,000 square foot of industrial use buildings. Ms. Lawless asked for Mr. Jaindl to explain the screening, buffering that he was proposing to construct along the south and west property lines of lot 1. Ms. Versteeg asked if the necessary change would be a text amendment and Mr. Broughal indicated it would be a map change. Mr. Jaindl mentioned using an overlay which was not

supported. Ms. Versteeg then asked if changing the map for lot 1 from C-2 to PIBD be considered spot zoning. Mr. Broughal said that this would not be considered spot zoning due to the size of the property and with it being next to current PIBD zoned property. Mr. Prendiville said that these warehouses would not be considered distribution warehouses due to the size and asked Mr. Jaindl if that was correct. Mr. Jaindl stated that due to the size and the single side-loading doors that this type of building would be more manufacturing, but you cannot say for certain, they have no users. Mr. Prendiville stated that he liked the sketch presented, Ms. Lawless also stated that she liked the sketch presented and Ms. Versteeg stated that she lives close to lot 1 but does not feel that she has a conflict with this.

Glynis Daniels – She does not completely hate this plan and likes the opportunity for the township to get open space. She likes the berms and would like to see some thought to a greenway for animals.

Monica Beaky - This is 512 and this will only add traffic to 512. Traffic from here is going to move south and make more of a problem. Mr. Jaindl stated that by only developing lot 1 this would reduce traffic by 90%. Ms. Beaky did not agree with this statement and stated that the Board needs to stop doing developer arm twisting.

Ms. Lawless explained that the Board must work with developers because these properties are going to be developed unless there is an unlimited pot of money for the township to buy all these properties.

Jennifer Levins – People in this township do not want more warehouses, this is not good for our air, roads, kids, health or wildlife. She understands that the Board cannot stop everything, but the Board does not need to give away zoning. Let the developers deal with the zoning that exists here, I do not want more warehouses.

Steve Bongardino – What is the zoning right now? It is commercial, this sounds better to me.

Mr. Gross asked what would happen if these lots were developed as is. Mr. Jaindl stated the Lot 4 & 11 would be developed as industrial and Lot 1 would be developed as commercial. Mr. Gross asked what would be the size of the buildings on these lots if they were developed? The industrial lots would be an estimated 60,000 and 76,000 and the commercial would be an estimated 231,000. The sketch plan proposes 10 acres less of impervious coverage than if all three lots are developed.

Mr. Prendiville, I move to authorize the township professional staff to review the sketch plan and come back with their findings.

Mr. Diacogiannis seconded the motion.

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

ADMINISTRATION – Mr. Gross

Ordinance – Amend Chapter 44 – Handling of stray dogs

Mr. Gross moved the board to approve Ordinance 24-04 to amend the Hanover Township 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. Prendiville seconded the motion.

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

Resolution 2024-23 Permitting the Disposal of Municipal Asset (Fire Truck 1513)

Mr. Gross moved the Board to adopt Resolution 2024-23 permitting the Disposal of Municipal Assets.

Mr. Prendeville seconded the motion.

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

2025 Minimum Municipal Obligation – Pension Plans

Mr. Gross moved the Board to authorize the Treasurer to sign the 2025 minimum municipal obligation forms for the Non-Uniformed Employees' Money Purchase Pension Plan and the Retirement Plan for Employees of the Township of Hanover.

Mr. Prendeville seconded the motion.

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

PUBLIC WORKS – Mr. Diacogiannis

Gaspar Ave. storm sewer improvements

Mr. Diacogiannis asked Mr. Kocher to present the proposed storm sewer improvements concept for Gaspar Ave. Mr. Kocher showed an aerial showing storm sewer from Gaspar to current storm sewer infrastructure at Biafore. The storm sewer would also branch out on both sides of Gaspar on Kim Street and the proposed sewer would be able to be connected in to from the airport property.

Mr. Diacogiannis moved to authorize the township engineer to proceed with design of the storm water system for Gaspar Ave.

Mr. Prendeville seconded the motion.

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

Glynis Daniels – Asked the board if the curbs in this area would change, Mr. Kocher explained that the rolled curb would be removed and would be replaced by regular square curbing.

COURTESY OF THE FLOOR

Telly Diacogiannis – I have had several conversations with the Bethlehem Library and we are moving forward. The library purchased a used bookmobile that is the process of being prepared for use. The library did a great job with fundraising and one of the largest donors is a resident of the township who owns American Fence and Flag.

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Giovannini had nothing to report.

Recreation Director – Mr. Terenzio reported that on September 11 we will host our Patriot Day Event beginning at 5:30pm. On September 12 we will be hosting a “Getting to know your Backyard” event with guest speaker from Edge of the Woods Plant Nursery. Fall Fest will be held on Saturday October 5 from 2pm to 5pm. Our Eagle Scout is working on his garden and gaga pit Eagle Scout project.

Public Works Director – Mr. Limpar reported that we are working on cleaning up the pool area since the pool is closed for the season. The Public Works Department is working on building storage shelves for the

outdoor pool furniture and equipment. We are working with Vincent Pools to complete the pool closing for this year, they will be showing our staff the proper way to close the pool and will be installing the cover. We completed tree removal work in Westgate Park, these trees will be replaced with trees from the fall shade tree planting.

Township Manager – Mr. Hudson reported the township submitted a county grant application for three Emergency Management Radios and that staff is working on another grant for additional radios that we will have ready for the next meeting. The Storm sewer project began installing curbing on Harmor which is nice to see but later that day the contractor discovered that they are going to have to move an additional water line which will require another water shut off.

Ms. Lawless noted the next Board of Supervisors meeting will be Tuesday, September 24, 2024.

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

Mark L Hudson
Township Manager