
REGULAR SEMI-MONTHLY MEETING

September 24, 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 September 10, 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 24, 2024. Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

COURTESY OF THE FLOOR

Glynis Daniels – The native plant planting project in the parking lot swale was started on Monday, September 23 and was very enjoyable.

REPORT OF THE CHAIR

Ms. Lawless thanked all of the volunteers who showed up to plant the native plant plugs in the parking lot swale. Ms. Lawless thanked the Public Works Department and administration for prepping the site and working with team to complete this project.

REPORT OF THE VICE CHAIR

no report

SUPERVISOR'S COMMENTS

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

Ms. Versteeg - Road District #2, Thanked Mr. Limpar and the Public Works Department for all the work they are doing on the roads, spot patching, preparing for the winter weather.

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

90 Highland Ave – Limited-Service Hotel – CONDITIONAL USE 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.

90 Highland Ave is seeking conditional use approval to construct a limited use hotel on the property at 90 Highland Ave.

Mr. Broughal, Township Solicitor, explained the process of the Conditional Use Hearing.

In attendance for the applicant was Attorney Chris McLean from Fitzpatrick Lentz & Bubba and his witnesses Nicole Galio from Jaendl, Kostas Kalogeropolous from TKo Hospitality and Jeff Beavan from Bohler Engineering.

AFHBD Update

Ms. Versteeg gave an update on the discussions that have been had by the AFHBD group asking for input from the Board of Supervisors and the Public. Revisions to business parks: reviewing the uses in the business park section to the general use section, expanding the business park minimum acreage from 50 to 200 acres, and to increase the buffer yards around a business park from 150 feet to 300 feet. Revisions to the building height requirement: increasing the height allowance for buildings that are 500 feet from a residential district from 45 to 55 feet. We have discussed increasing the maximum impervious coverage from 50 to 55% and keep it on an individual lot basis. Storage Buildings and Truck Terminals would continue to be prohibited, maximum building length would continue to be 400 feet allowing for up to 160,000 square feet building. Other items that are being discussed are additional uses such as indoor agriculture, food services stores, breweries, wineries and prohibited uses such as data centers, truck maintenance & fueling, parcel hubs and cold storage. We will also receive input from the LCPC to help align our ordinance with the Regional NAZCOG Plan.

Mr. Prendeville what is the impervious coverage of the PIBD zone and Mr. Kocher answered up to 70%.

Mr. Diacogiannis asked why the AFHBD is currently at 50% impervious and Mr. Kocher answered that the AFHDB was originally designed for a less intense development.

Ms. Lawless stated that it was a less intensive development because the neighboring airport. The FAA did not want to land developed as residential.

Mr. Gross is concerned about the impervious, with the knowledge of three sinkholes opening in neighbors' yards. If we allow for more impervious, I would like to see a study to see if the additional impervious would affect runoff.

Mr. Prendeville asked if the 400 feet would make all the buildings into a box or can the buildings have different length sides. Mr. Kocher answered that the 160,000 comes from the 400 feet side, but that a developer can make a case for a different length or size building to the Board.

Ed Konjoyan with Majestic Realty Company, Development Partner with the Airport: He thanked the board for the opportunity to include in the group. Stormwater the development would have to capture the stormwater, and the post development runoff could be no more than it is now and that is required by the PA DEP.

Monica Beaky: Can you explain to us what the logic of changing the acreage for the business park is? Ms. Versteeg answered that to increase the setbacks the business park area needs to be large enough to allow those setbacks. Ms. Beaky asked the committee to consider "Dark Sky" Lighting and to look at the paper road that runs through Pharo Park and their maybe another. She does not want to see those paper roads ever used.

Glynis Daniels: She does not have anything in writing, so it is hard to prepare to give the board comments.

Michael Varns: Represents the Glazers and Glassworks of local union 252 from the Lehigh Valley. They support Majestic and are in full support of this project. Ms. Lawless asked if Mr. Varns was aware of any contracts for the construction of this project, Mr. Varns answered no.

Jenifer Levins: She does not feel this is a great way to handle these discussions, she would like to have minutes from the meetings so that she has something to review. She asked if there were already agreements being made, Ms. Versteeg explained there are no agreements, but we are in agreement on some of the items that have been discussed. Ms. Levins feels we are just discussing the same things that were proposed last year, we should be asking for 500 feet buffers to protect the neighborhoods.

Bill Heffely: representing the Lehigh Valley Carpenters Unions, he is here to show their support for Majestic as they have worked with Majestic for the past 15 years. Ms. Lawless asked if Mr. Heffely was aware of any contracts for the construction of this project, Mr. Heffely answered no but they have used the local work force in the past.

Joseph Leh: business rep for the Lehigh Valley Painters Local, he is here to show their support for Majestic, he would consider Majestic a good neighbor who takes care of their properties.

Glynis Daniels: Wanted to point out that she does not see the relevance of the contractors' comments.

Ed Konjoyan: with Majestic Realty Company, wanted to point out that he does not have a contract with any of those contractors who spoke at tonight's meeting. Mr. Konjoyan asked the board to look at a traffic study that show the difference between several small buildings' vs one large building.

Ariadne Salagiani: traffic makes a difference, cars vs tractor trailers. We have nothing against Majestic, but this is a zoning issue.

DEVELOPMENTS – Mr. Prendeville

6292 Hanoverville Road Minor Subdivision - Minor Subdivision Improvements Agreement & Minor Subdivision Maintenance Agreement

Mr. Prendeville moved the Board to authorize the Chair and Secretary to execute the Minor Subdivision Improvements Agreement & Minor Subdivision Maintenance Agreement between Airport Road Partners, LP and the Township for 6292 the Hanoverville Road Minor Subdivision.

There was a discussion that these agreements are for plans that were approved in the past. These agreements are prepared after a development is approved by the Board of Supervisors and are brought before the Board after the Solicitor, Engineer and Developer agree, all of the conditions from the approval haven been meet.

Mr. Gross seconded the motion.

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

ADMINISTRATION – Mr. Gross

Resolution 2024-24 Monroe County Local Share Grant

Mr. Gross moved the Board to adopt Resolution 24 – 24 requesting a Local Share Account Grant of \$371,960.78 from Monroe County to be used to purchase Emergency Management County Radios for Hanover Township Volunteer Fire Company.

Mr. Hudson explained that Northampton County is in the process of implementing a new Emergency Radio Frequency, that the Fire Companies current radios will not work on. We do not know when the County is going to make the switch, so we are beginning to prepare for the future so we are ready when the County does make the switch. Mr. Diacogiannis would like to know if the new radios will work with the old County Radio System and if they will work with a new upgraded system from the County?

Mr. Prendeville seconded the motion.

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

Resolution 2024-25 Lehigh Northampton County Local Share Grant

Mr. Gross moved the Board to adopt Resolution 24 – 25 requesting a Local Share Account Grant of \$371,960.78 from Lehigh/Northampton Counties to be used to purchase Emergency Management County Radios for Hanover Township Volunteer Fire Company.

Mr. Prendeville seconded the motion.

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

Resolution 2024-26 Statewide Local Share Grant

Mr. Gross moved the Board to adopt Resolution 24 – 26 requesting a Local Share Account Grant of \$371,960.78 from Statewide Program to be used to purchase Emergency Management County Radios for Hanover Township Volunteer Fire Company.

Mr. Prendeville seconded the motion.

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

Lease Agreement with *Roll With It* for use of the Community Center Kitchen

Mr. Gross moved the Board to authorize the Manager and Secretary to execute the Community Center Kitchen Lease with, *Roll With It*, Jennifer Bertram.

Mr. Prendeville seconded the motion.

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

Civic Plus – Zoning and Code Enforcement Software

Mr. Gross moved the Board to authorize the Manager and Secretary to execute the agreement with CivicPlus for Township Code Enforcement and Zoning Software.

Mr. Hudson explained that at the end of 2023 the Township did enter into an agreement with another company to provide the Township with Code Software. That company stopped communicating with the Township in June of 2024, the Township Solicitor has also tried to make contact and received back a response of we are looking into it. It was asked if we could try to recoup the money that we had been charged by the original company.

Ariadne Salagiani: asked if we had looked at other software and that sometimes you are better off to pay a little more if you receive a better product.

Mr. Prendeville seconded the motion.

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

Hanover Township Halloween Official Trick or Treat Night – Friday, October 25

Mr. Gross noted for the record Trick or Treat will be held on Friday, October 25, 2024, from 6:00 – 8:00 pm in Hanover Township.

Mr. Hudson explained that he and the Township Treasurer are working on the budget but did not have it ready for this meeting. The Township's revenue for 2025 looks to be consistent with the revenue for the past couple of years and the expenses look to be on the rise. The Township has been told that we will see in an increase in our costs for: Police Services, Library Services, Computer Programs and new Township Auditor. Staff will have the budget prepared and a presentation for you at your October 8th Meeting.

PUBLIC WORKS – Mr. Diacogiannis

2025 Hanover Township Carnival June 4 to June 7 Contract with AEB Amusements

Mr. Diacogiannis moved the Board authorize the Chairman to sign the A.E.B. Amusements contract for the Hanover Township Carnival to be held on June 4 through June 7, 2025.

Marguerite Georges: This is late feedback but my experience with this vendor was not good at all. She felt that the employees were not presentable and were smoking near the kids, and that the food was not very good.

Ms. Lawless stated that she would like to see less games of chance and more rides like a bounce house or bungee jump. Mr. Diacogiannis stated that we have limited options for carnival vendors due to the size of our carnival, but we will reach out to the carnival company to discuss the comments.

Mr. Prendeville seconded the motion.

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

COURTESY OF THE FLOOR

Ms. Lawless mentioned that the Trash Raiders are back and in need of volunteers clean up the Lehigh Valley and they have an event coming up on Saturday at the Eighth Ave Exit of 378 from 1 to 3pm.

Ms. Lawless thanked Mr. Prendeville for working to take care of the Hydrangeas around the pool area.

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Broughal had nothing to report.

Recreation Director – Mr. Terenzio reported we have the Fall Fest coming up on October 5. On Saturday October 12 we have the annual Trunk or Treat benefiting the Preschool. He thanked everyone who helped with this year's Patriot Day Event held on September 11.

Public Works Director – Mr. Limpar reported they are finishing some minor road paving projects. The leaf machines have been service and are ready for the department to switch to leaf collection in October.

Township Manager – Mr. Hudson reported that the newsletter is at the designer and will be sent to the printer by the end of the week. We expect the Newsletter to be in homes around October 10th or 11th. The Stormwater project is planning to have South of Stoke Park paved by the end of next week, then they plan to finish yard restoration and tree planting. The contractor is planning to start on Chaucer in two weeks. The parking of the swale in the parking lot has begun and I would like to thank all the volunteers and the Public Works Department for their work on this project.

Ms. Lawless noted the next Board of Supervisors meeting will be Tuesday, October 8, 2024.

Upon motion of Mr. Prendeville the Board adjourned at 8:44pm.

Mark L Hudson
Township Manager