
REGULAR SEMI-MONTHLY MEETING
October 8, 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, 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. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless aye.

Ms. Lawless moved to make a rare motion to amend the minutes of April 23, 2024, and September 10th, 2024, to add additional specificity regarding the AFHBD, for April 23 and a few additional notations by the township solicitor from the September 10 meetings.

Mr. Gross seconded the motion.

Ms. Versteeg added that we were adding a couple of words to the April 23 minutes and three sentences to the September 10 minutes.

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

Joan Steinberg asked if the minutes on the website would be updated? Yes

Ms. Lawless noted the Board has strived to invite and encourage open dialogue with the residents. We all need to be respectful of one another during public comments, if you are not speaking, please remain quiet. All comments are to be directed at the Board of Supervisors even if you are asking a question of a presenter.

Upon motion of Mr. Prendeville seconded by Mr. Gross, the Board approved the minutes from the meeting of the Board of Supervisors dated September 24, 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 October 8, 2024.

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

COURTESY OF THE FLOOR

Jerry Sommers – Explained to the board that has lived on Fairview Street for 40 years and that the Township says that it is not a township street, but it is a township street and should be being maintained by the Township. Ms. Lawless stated that this issue has been litigated in the court of law and there was an adjudication. Mr. Sommers continued to state that he has proof and documentation for over 40 years that prove Fairview Street is a Township Road and he will share that with anyone that will look at it.

REPORT OF THE CHAIR

Ms. Lawless stated that the Northampton County Fair will be held on Saturday, October 12 at Louise Moore Park from 11:00am to 5:00pm.

REPORT OF THE VICE CHAIR

Ms. Versteeg stated that she had been participating in the Citizens Police Academy and had gotten to participate in a ride along and she thanked Officer Kimer for taking her on the ride along. She recommends anyone who is interested in the Police Department to participate in next year's Citizen Police Academy.

SUPERVISOR'S COMMENTS

Mr. Diacogiannis – Road District #1, Absent

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

Mr. Gross– Road District #3, had nothing to report but did want to commend all the township staff on a wonderful Fall Fest Celebration.

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 - Rosewood Dead-end

Ms. Versteeg moved to convert past deferral, that permitted the Township to require that Rosewood Drive be connected through the 2392 Jacksonville Road Property, too a waiver.

Mr. Gross seconded the motion.

Mr. Van Den Heuvel explained to the board that he and the other residents submitted a petition with 70 signatures to the board supporting the road remaining divided.

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

90 Highland Ave – Limited-Service Hotel – Conditional Use Hearing – Decision

Ms. Versteeg moved that the Conditional Use request of 90 Highland, LLC, for the property located at 90 Highland Avenue, pursuant to the Application for Conditional Use dated August 8, 2024, be approved with the following conditions:

1. The Applicant shall comply with and address the comments noted in the Hanover Engineering Conditional Use Development Plan review letter, dated September 6, 2024, to the satisfaction of the Township Engineer.
2. The Applicant and/or any operator of a hotel facility at 90 Highland Avenue shall comply with the P.S. 43 P.S. Labor § 1493 and conduct staff training and implement policies to prevent human trafficking at the facility.

and to notify the Applicant/Owner of the Board of Supervisors' decision.

Mr. Prendeville seconded the motion.

Ms. Versteeg stated that she is still against this hotel as we have several hotels already in the township that the CRPD frequents because of crime.

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

Jaindl Land Company request for Building Permit – 90 Highland Ave – Discussion

The attorney for Jaindl, Erik Shock, presented that the developer is working on getting the necessary approvals but is still working on their HOP agreement with PennDOT which could take a long time. The developer would like to put a note on the Land Development Plan which is a provision in the MPC that states the plans can be recorded without an HOP but a Certificate of Occupancy will not be issued until the HOP agreement is in place. This is at the developer's risk, Mr. Broughal agreed with Mr. Shock's presentation and stated that the Developer is the one taking the risk and the Township has the Certificate of Occupancy as insurance.

Ms. Lawless moved to allow the developer of 90 Highland Ave to have their development plan recorded once the Township Engineer agrees that they meet all the requirements from their December 22, 2023, letter with one exception. The developer will place a note on the plan that is to be recorded which will include the language from the MPC about the missing HOP Agreement.

Mr. Prendeville seconded the motion.

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

Zoning Amendment Request - Jaindl (512 and Jaindl Ave) – Discussion

Mr. Broughal asked for this item to be on the agenda to provide an update to the Board after he and Mr. Kocher had a chance to discuss the request. Originally Mr. Broughal stated that he thought this amendment would require a map change, but now we have decided that we would like to leave the map alone and add a text change bringing the definition of a storage building into C2. We would require this as a conditional use. At this time, we are not looking for a vote, this was just an update to let me explain to you how we are looking to move forward. At a later date, we will bring an Ordinance before you for your consideration and we will send the Ordinance through the official process.

Ms. Lawless asked about the pros and cons of making a text change. Mr. Broughal said we could limit the change to this property, Ms. Versteeg asked about the other areas of C2, Mr. Broughal stated that limiting this would be completed by the conditions that would be part of the text change. One condition would be that the property must be on the municipal boundary. Storage Building is a Conditional Use in the PIBD so there are additional conditions that will be put in place. Mr. Prendeville asked if this would impact the open spaces that was discussed. Mr. Broughal said that the township would not complete the zoning change until conservation easements were in place.

Monica Beaky – Today is October 8, 2024, which is two days prior to October 10 last year when the township came out in force and filled the other building saying no to text changes, no to changing zoning and no to warehouses. Why, we all hated this last year and we don't want to go here again. From what I am hearing from residents in the residents' group it's a big fat no.

Glynnis Daniels – I have a question similar to the one you posed about the other area of C2. If I have a C2 property and want to build a warehouse but I am not on a municipal boundary, I would try to the condition eliminated and then here we are with warehouses all over our commercial land.

Dave Martin – What would be the negatives of just doing it as a map change? Mr. Broughal answered that you would then be bringing all the PIBD uses to this property.

DEVELOPMENTS – Mr. Prendeville

Farmhouse Village Development - Recording Deadline Extension

Mr. Prendeville moved the Board to grant the developer of Farmhouse Village Subdivision an extension to April 19, 2025, to finalize the plans for recording, per the developer letter dated September 26, 2024.

Mr. Gross seconded the motion.

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

ADMINISTRATION – Mr. Gross

Advertise for the appointment of Township Auditor for the 2024 yearly audit

Mr. Gross moved to advertise for the appointment of Herbein CPAs + Advisors as the Township Auditor to perform the Townships' 2024 Audit for a fee of \$17,500 with the option for two additional years at cost of \$18,375 & \$19,300.

Mr. Prendeville seconded the motion.

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

New Township Website Developer - Agreement

Mr. Gross moved to approve the agreement with Catapult Web to develop and host the Hanover Township and Hanover Township Community Center Website at a cost of \$2,400 a year.

Mr. Prendeville seconded the motion.

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

Ms. Beaky - asked if this was going to be a new website? Yes

Joan Steinberg – asked if it was going to include the Community Center? Yes

Mr. Gross explained that the sample websites that he reviewed had most of the options that residents have been asking for. The new website will have a modern design and be more user-friendly.

2024 Tree Lighting – Bethlehem Carriage Company Contract

Mr. Gross moved the Board to execute the contract with Bethlehem Carriage Company for the 2024 Tree Lighting event.

Mr. Prendeville seconded the motion.

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

PUBLIC WORKS – Mr. Diacogiannis

2025 BUDGET PRESENTATION – Ms. Bucko

Ms. Bucko provided a presentation and insight into the 2025 Budget that was provided to the Board on October 4, 2024. Mr. Limpar, Mr. Terenzio, and Mr. Hudson provided additional details.

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 Fall Fest had a great turn out with good food and fun activities. Mr. Terenzio thanked all the vendors, staff, and public works for all their help with the event. Trunk or Treat is Saturday, October 12 from 10:30am to 12:30pm. It will be held in the HTCC parking lot. There are 12 cars registered and could use more participants. A free, new special event, Turkey Bowl – flag football, will be held Saturday, November 16. The goal is to have as many age groups sign up to have enough players in each group for multiple games. At the conclusion of the program, there will be awards given per age group. The groups will consist of ages 3-5 up to 16 years of age. There will be a pump, pass, and kick competition. The Hanover Township Tree Lighting event will be held Friday, December 6 from 6:00pm to 8:00pm, followed by Breakfast with Santa, Saturday, December 7 starting at 9:00am.

Public Works Director – Mr. Limpar reported that Public Works responded to a hazmat spill on Schelden Circle and thanked the guys who stood on Brodhead and South Commerce Way directing traffic for almost four hours with no breaks. The Public Works Department has been fertilizing, mowing, elevating and seeding the fields. One or two of the soccer fields may close in the spring for maintenance. Yard waste will continue until November 25. Leaf collection will begin Monday, October 14. The website will be updated daily with the routes. The township is split into North, Middle, and South zones for leaf collection. Please start raking your leaves into piles along the curb/road.

Township Manager – Mr. Hudson reported that at 7:20am, Piramal Critical Care reported a materials leak. Brodhead Road was closed between North Commerce and South Commerce and at times South Commerce was closed. Two buildings near Piramal were evacuated while Emergency Services assessed the situation and worked to contain the leak. Around 11:30am, all roads were reopened after the site had been secured. Mr. Hudson would like to thank the Hanover Township Volunteer Fire Company and EMS, Northampton County Emergency Management, Lehigh County Special Operations, Bethlehem Fire Hazmat, Hecktown Fire Company, Nancy Run Fire Company, Bethlehem Township EMS, PA DEP, and the Hanover Township Public Works.

Ms. Lawless welcomed Ms. Lymanstall back from her maternity leave.

Ms. Lawless noted the next Board of Supervisors meeting will be Tuesday, October 22, 2024.

Upon motion of Mr. Prendeville the Board adjourned at 8:18pm.

Mark L Hudson
Township Manager