
REGULAR SEMI-MONTHLY MEETING

March 26, 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 Diacogiannis, Prendeville, Gross, Versteeg, Township Engineer Brien Kocher, and Township Solicitor James Broughal.

The Pledge of Allegiance was performed.

Upon motion of Mr. Prendeville, seconded by Mr. Diacogiannis, the Board approved the agenda.

Kimberly Lymanstall, Township Secretary, noted an addition on 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 March 12, 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 March 26, 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 expressed to all those who observe, would like to wish everyone a peaceful and happy Easter Celebration. Ms. Lawless also noted for the record, on Monday, March 25, 2024, Jean Versteeg and Ms. Lawless met with David Jaindl, Adam Jaindl, Wendy Nicolosi, Nicole Gallio and Robert McDermott regarding possible development of several parcels, currently zoned for commercial and industrial development located along Jaindl Boulevard. Jaindl Development was in before the Board as previously constituted with a similar plan. The group was looking for some guidance as to when, if or how to bring the plan – likely as a well-developed sketch plan – before the Board at a public meeting. No further dates are presently on the calendar regarding the project, but it would come before the Board as a sketch plan before a public meeting.

REPORT OF THE VICE CHAIR

Ms. Versteeg noted that recently some residents have received letters from the Township regarding their shade trees. These notices are being issued under the current Township Tree Ordinance. However, over the past few weeks, Ms. Versteeg has been meeting with some of the Shade Tree Advisory Board members and the Township Zoning Officer. They are working to revise the tree ordinance and how code enforcement is managed. The ordinance, the enforcement process, and the roles and responsibilities are all being reviewed. Ms. Versteeg, the Shade Tree Advisory Board, and the Zoning Officer are trying to streamline the process where possible and increase flexibility, recognizing there are many possible scenarios when it comes

to shade tree maintenance. The goal is to support and provide residents with better clarity regarding the need and treatment of Shade Trees in the Township. The trees are an important component to managing the extreme climate events we see. Without more mitigation, these extreme events will continue to increase costs to the Township. It is not a quick process but hopefully there will be a completed proposal ready for discussion by early May.

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. Mr. Gross stated he was able to end the HTVFC and it was well attended.

Ms. Lawless – Road District #4, had nothing to report. Ms. Lawless

Mr. Prendeville – Road District #5, had nothing to report.

ADMINISTRATION PART 1 – Mr. Gross

Fire Truck – DISCUSSION

Chief Scott VanWhy, Hanover Township Volunteer Fire Company, stated there are two invoices to review with the Board. The invoices are for equipment mounting and the lettering of the new fire truck. Mr. VanWhy asked the Board if they would relinquish funds out of the fire tax fund to pay them. Presented was an invoice for LMS Designs & Signs for \$3,500.00 and Glick Fire Equipment Co. for \$19,686.75. The two invoices would be an addition to the \$901,421.99 that was recently approved and paid out for the fire truck. The Board discussed and expressed their concerns with Mr. VanWhy about the fire company allocation being nearly depleted.

President, Mike Coogan, Hanover Township Volunteer Fire Company, discussed the allocation with the Board. Mr. Coogan explained the allocation goes up front. HTVFC had cost increases in insurance for the vehicle, buildings, and employees. Mr. Prendeville asked Mr. Coogan what the HTVFC reserves are. Mr. Coogan explained zero. He prepares a zero-sum budget. Mr. Coogan explained they have money in the bank.

Ms. Lawless explained the biggest issue is the shelving and asked why it wasn't discussed sooner. Mr. Scott VanWhy explained the shelving is installed after the vehicle leaves the manufacturer because it is installed by the dealer. Mr. Diacogiannis said that these types of items need to be noted when documentation and requests are presented to the Board during the budget process. Mr. Diacogiannis explained that in the past the Township would take care of the purchase of the vehicle and HTVFC would take care of the add-ons.

Ms. Lawless stated a fair compromise would be that the Township pick up the racking system costs and HTVFC pay for the lettering. Ms. Versteeg supports that but encourages that during bid and budgeting time in the future, everyone is clear about potential purchases. Mr. VanWhy said moving forward, potential purchases will be noted. Mr. Diacogiannis reiterated that purchases and potential purchases should be presented up front so that the Board can understand the value for the HTVFC budget.

Mr. Gross moved the Board to remove \$19,686.75 from the fire tax fund to pay Glick Fire Equipment Co. for the mounting of the equipment on the fire truck.

Ms. Versteeg seconded the motion.

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

APPOINTMENTS AND RESIGNATIONS – Mr. Diacogiannis

PLANNING & ZONING – Ms. Versteeg

LVPC Green Infrastructure Project – US Environmental Protection Agency’s Carbon Pollution Reduction Grant letter of support DISCUSSION

Ms. Versteeg moved the Board authorize the Treasurer to draft the letter of support for the Climate Pollution Reduction Grant Program (CPRG) Implementation Grant request of the Lehigh Valley Planning Commission (LVPC) and Pennsylvania Department of Transportation (PennDOT) to advance its ambitious green infrastructure transportation project.

Mr. Prendeville seconded the motion.

The Board discussed the location of the green infrastructure project. Steve McCarthy, 2618 Centennial Drive, asked if there is any guarantee that the money will be used in our district. Ms. Versteeg explained that Hanover Township is not asking for the money, LVPC is asking for Hanover Township’s support for them to apply for the grant. Monica Beaky, 3625 Quincy Lane, asks if the money involves picking up trash or preventing trash. Ms. Versteeg stated that is a good point to make to the LVPC because their climate action plan is robust.

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

DEVELOPMENTS – Mr. Prendeville

UHS/LVHN Behavioral Health – Land Development DISCUSSION

S. Graham Simmons, Esq., Norris McLaughlin, on behalf of the applicant is present to discuss Planning Commission recommendations for the land development approval and Schoenersville Road coordination with PennDOT.

Mr. Simmons explained UHS/LVHN are on the Board of Supervisor’s agenda for Tuesday, April 9, 2024, to vote. The hope of the applicant is to start construction on or about May 28, 2024. The project has been discussed with the Township and the Solicitor about pre-security and an Indemnification Agreement which would allow them to start construction once the conditional approval is in hand, as well as the NPDES permit. The estimate to review the building permits to start construction would be sixty days. The applicant understands that the Township won’t review building plans until the land development plans have been recorded but is hoping the Township will take it out of order and review the building plans prior to the plan recording. The applicant hopes to start vertical construction by July 1, 2024.

Ms. Lawless noted to Mr. Simmons that both are adverse in a litigated matter with Integra vs Oswald but wanted to disclose to make the applicant aware. Mr. Simmons stated he doesn’t have any objections.

Nate Oiler, Engineer of Record, RKR Hess, presented a description of the project. The site is located at the intersection of Schoenersville Road and Macada Road. It is a proposed 144 bed behavior health hospital. Mr. Oiler noted they have been working with the Hanover Township Planning Commission, the Zoning Officer, and the DEP through the MTDS process to make the design fit the site and to make the best out of the constraints. Mr. Oiler explained that part of the woodlands would be impacted by the construction, but they saved what they could along Schoenersville Road and the residential use. They are proposing new plantings through the top of the slope to replace some of the woodland trees, landscaping down the site of Atria, and spray irrigation. They could not do stormwater infiltration. They are proposing to hold the stormwater in a basin that would be sprayed to meet the reduction requirements and then stored and released back to the channel to meet the rate requirements. There will not be a retaining wall but a diversion swale which will keep the water from running down over the slope. The Board questioned noise and direct access to the location.

The maximum building height would be forty-five feet. Ms. Versteeg asked what the approximate distance from building to residential would be. Mr. Oiler answered two hundred feet to the property line and a little further to the houses. The building is three stories.

Mr. Diacogiannis asked if Lehigh Valley Hospital will retain ownership of the land. Mr. Oiler answered yes, there is a ground lease to a joint venture which is going to own and operate the improvements. Mr. Oiler explained that because they are a for-profit property, it does not affect taxability. It will be taxable like any other for-profit property would be.

Ms. Versteeg stated she had questions regarding the requested relief to the Planning Commission. Mr. Oiler explained they received the NPDS review from the DEP and they resubmitted it. A letter was provided to Hanover Engineering and their hope is that all their comments are addressed. The Planning Commission letter dated February 6, 2024, recommended waivers such as a stormwater management basin due to limited space. They will line that and the proposed design makes it a six-to-seven-foot deeper basin. It will require a fence to protect the public, which is the first waiver request. The basin will not always have water in it, the top portion drains out and the bottom volume will go to the spray system. The second relief is the noise study, with being close to Route 22. The outdoor areas are shielded by the courtyard within the building. The Planning Commission granted relief from performing the noise study. For the preliminary/final approval, Mr. Oiler explained the preliminary and final plan requirements were submitted in one application and it has been reviewed. He believes they have met all requirements and is requesting that, rather than having to come back with a final plan later, it would be preferable to be done all in one process. A NAVD 88 vertical datum is being used for the vertical elevations on the plan. The last waiver request is locating trees and what woodland trees are impacted. The waiver request shows the drip line of the trees. It's to note that they will maintain the trees to the limit. The width of the tree line is between forty to fifty feet along the strip. They are supplementing trees to make it around one hundred sixty feet.

The deferral request is regarding the sidewalks along Macada Road and Schoenersville Road. Currently, there are crosswalks at the intersection but no sidewalks around. There will be sidewalks within the parking lot of the property to provide accessibility to parking spaces and provide circulation for everyone within the site. Mr. Oiler explained there is no good place to connect the sidewalk. The deferral would be until conditions would be more beneficial to provide pedestrian connections, which was recommended by the Planning Commission. Ms. Versteeg shared expressed her concerns regarding sidewalks and the importance of them. Mr. Oiler explained the issue is there are unique constraints that include stormwater conveyance that impacts the ability to effectively have a sidewalk. There is not enough room to get a sidewalk and culvert placed. The applicant isn't avoiding installing a sidewalk, they want to make sure it meets all guidelines.

Mr. Oiler brought up potential traffic improvements on Schoenersville Road. The site and traffic studies have been completed and there is a determination that it does not warrant improvements on Schoenersville Road or at the intersection. The acknowledgement was that the lane that has "no" on it would need improvements to widen. They are looking to work with the Township and PENNDOT for a solution. It impacts the mast arm and the culvert and creates a larger project. Hanover Engineering has reached out to PENNDOT to come up with a compromise. They are awaiting a final answer. The applicant is asking that it be deferred and placed in the agreement to proceed with permitting and construction separate from the land development approval.

Mr. Oiler explained that time is critical. The development agreement and escrow are currently being reviewed. The pre-security agreement will give them time to get earthmoving started while the final documents are being recorded.

UHS/LVHN Behavioral Health – MPC Deadline

Mr. Prendeville noted for the record, the applicant for UHS/LVHN Behavioral Health Hospital is granting the Township an extension under the MPC deadline to April 30, 2024.

Arcadia Dev. Corp Industrial Development – MPC Deadline

Mr. Prendeville noted for the record, the applicant for Arcadia Development Corporation is granting the Township an extension under the MPC deadline to April 30, 2024.

Ms. Versteeg noted in relation to Arcadia, the Department of Environmental Protection has a hearing scheduled on April 29, 2024, from 6:00pm-9:00pm, at Nitschmann Middle School, 1002 West Union Boulevard, Bethlehem, PA 18018. This hearing is open to any individuals who wish to testify at the hearing. Individuals wishing to testify at the hearing shall submit a written notice of intent to Colleen Connolly, Community Relations Coordinator at coconnolly@pa.gov. Plans will be available for review at the Northampton County Conservation District Office, 14 Gracedale Avenue, Nazareth, PA 18064.

Hindu Temple Society Land Development – MPC Deadline

Mr. Prendeville noted for the record, the applicant for Hindu Temple Society is granting the Township an extension under the MPC deadline to July 10, 2024.

ADMINISTRATION – Mr. Gross

Appointment of Township Manager

Mr. Gross moved the Board to appoint Mark L. Hudson, Township Manager, effective April 8, 2024. I further move the Board to adopt Resolution 2024-11 Compensation of the Township Manager. Mr. Hudson's compensation will be fixed at an annual salary of \$160,000.00 per year, payable bi-weekly (\$6,153.85) from the Township's General Fund, effective April 8, 2024, for forty hours per week. Position is Exempt.

Mr. Gross further moves that the Township Solicitor prepare the employment agreement between the Township and Mr. Hudson.

Ms. Versteeg said she is looking forward to Mr. Hudson's arrival. Ms. Lawless thanked the Meyner Center and Nicole Beckett for a job well done assisting the Township in its search for a new Township Manager. Ms. Lawless also thanked the staff for keeping the ship moving forward during the last several months when we did not have a manager. Everyone worked cooperatively and diligently and, as a result, Mr. Hudson will take the reins of a ship that is in tip-top shape and ready for new missions and undertakings.

Ms. Lawless invited each of the Township Supervisors and each department head, if possible, to be on hand to formally welcome Mr. Hudson on Monday, April 8, 2024, at 8:30 a.m. Ms. Lawless requested that each director or department head, to make the necessary arrangements to accompany Mr. Hudson to meet staff at the community center and the Public Works Department at a pre-arranged time that makes sense for the road crew and key community center personnel – on Monday, if possible, and as soon thereafter if Monday is not possible.

Ms. Lawless asked Mr. Diacogiannis and Ms. Versteeg to arrange a time to make the necessary introductions to Chief DePalma and his personnel.

Lastly, Ms. Lawless requested that the Board allow Mr. Hudson to first get his basic bearings and allow him to set a schedule for formal meetings with each Supervisor. A to-do list of topics, issues, deadlines, and concerns has been prepared and shared with the members of the Board. Ms. Lawless stated if there are any additions to add to the to-do list, to let her know before April 5, 2024.

Jennifer Levins, 1370 Gaspar Avenue, asked for more information on Mr. Hudson. Ms. Lawless answered that Mr. Hudson is a former Manager from Lower Saucon Township and has been a Township Manager in other municipalities for some time. Mr. Hudson has a background in recreation but also worked in public works. An introduction about Mr. Hudson will be placed in the next newsletter. Mr. Hudson will be of attendance at the Board of Supervisors meeting Tuesday, April 9, 2024.

Mr. Diacogiannis seconded the motion.

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

Proclamation 2024-3 – Joshua Freedman

Mr. Gross moved the Board to adopt Proclamation 2024-3, recognizing Joshua Freedman on his Eagle Scout award. The Board of Supervisors also proclaim Sunday, April 28, 2024, as Joshua Freedman day in Hanover Township.

Ms. Prendeville seconded the motion.

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

Hanover Township applauds and recognizes Joshua Freedman on the occasion of his Eagle Award and the Board of Supervisors congratulates him for his dedication and devotion in preserving the finest virtues of American life as set forth by Scouting principles. The Board of Supervisors also proclaim Sunday, April 28, 2024, as Joshua Freedman Day in Hanover Township.

Mr. Gross presented the proclamation to Mr. Freedman.

PUBLIC WORKS – Mr. Diacogiannis

Bid Advertisement – 2024 Paving Project

Mr. Diacogiannis moved the Board authorize the Township Secretary to advertise the bid proposal for the 2024 Paving Project on March 27th and April 3rd. Bids will be accepted until April 16, 1:00pm.

Ms. Prendeville seconded the motion.

Mr. Limpar explained the project is for a gutter mill on Harriet Lane. The milling would be six feet from the curb to make an inch and a half overlay down Harriet Lane from Crawford Road through Hanoverville Road. The other project is a full mill in the area of Biafore Avenue where the sinkholes were. The sinkholes have been filled for a few years and Mr. Limpar would like to repair everything back to the way it was prior to the sinkholes.

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

20K GVWR Bumper Pull Wide Deck Lowboy Gravity Tilt Trailer

Mr. Diacogiannis moved the Board to authorize the purchase of the 20K GVWR Bumper Pull Wide Deck Lowboy Gravity Tilt Trailer from Texas Pride Trailers in the amount of \$13,445.00. It is noted for the record that this is a budgeted purchase.

Ms. Prendeville seconded the motion.

Mr. Limpar explained the trailer is a heavy-duty trailer to haul the excavator and skid steer.

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

LB Construction Enterprises, Inc. – Pickleball Court Deadline

Mr. Diacogiannis moved the Board to grant LB Construction Enterprises, Inc. an extension to May 1, 2024, to complete the pickleball courts, per the letter dated March 21, 2024.

Ms. Prendeville seconded the motion.

Mr. Limpar explained the pickleball courts are ready for blacktop and color it. LB Construction would like to finish the job when the weather permits.

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

COURTESY OF THE FLOOR

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Jim Broughal had nothing to report.

Recreation Director – Mr. Terenzio reported the Easter Bunny Breakfast had 100 people in attendance. He thanked the staff and volunteers for their help and thanked Fiamma and Three Men and a Bagel for their generous donations. The Women Move for Health walking and running program begins Thursday, April 4, 2024. There are twenty registrants with room for more to anyone interested. The HTCC Martial Arts Tournament is on April 13, 2024. If any martial arts students need information, please visit the community center. Mr. Terenzio noted they are still hiring lifeguards and camp counselors. The grand opening of the pool is June 8, 2024. Lastly, the HTCC Annual Golf Tournament is on Friday, May 10, 2024. Mr. Terenzio complimented the new custodian, Chris at the Hanover Township Community Center, on a job well done. Mr. Terenzio has received multiple compliments on how clean HTCC is from the visitors.

Public Works Director – Mr. Limpar reported he and Jay Finnigan met with Heim Construction and Joe Powell regarding the completion of the pool project. Heim Construction plans to continue April 1, 2024, with hopes of completion by the end of April. The garage doors have been installed on the old pool house and the garage will be used for storage of the spreaders and plow equipment. Crack sealing has begun on Southland Drive and the Public Works Department began resurfacing the playgrounds. Street sweeping will begin April 1, 2024, and the website will be updated with the schedule.

Ms. Lawless noted the next Board of Supervisor's meeting will be April 9, 2024, at 7:00pm.

Upon motion of Mr. Prendeville the Board adjourned at 8:30pm.

Kimberly R. Lymanstall
Secretary