
REGULAR SEMI-MONTHLY MEETING

March 11, 2025

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, and Township Solicitor James Broughal.

The Pledge of Allegiance was performed.

Ms. Lawless noted that prior to the meeting there was an executive session held regarding contracts.

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

Ms. Versteeg moved to remove 'Authorize Retention of Special Tax Counsel – Property Taxes from LNAA Land with Development and Request the Solicitor – Provide a Legal Opinion on Incorporating Trash Fees into Real Estate Taxes' from 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 February 25, 2025.

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 11, 2025.

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 stated that the Lehigh Valley Trash Raiders had their first trash pick-up. They are actively looking for volunteers. If anyone is interested in joining, you can follow their Facebook page.

REPORT OF THE VICE CHAIR

Ms. Versteeg reminded everyone that Thursday, March 13 at 6:30pm, the Shade Tree Advisory Board will be hosting the second session of Getting to Know Your Backyard and the focus is on Gardening for Songbirds. This will take place at the Hanover Township Community Center.

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

Road Name Change Request from Bazzini - Stuffed Puffs Place to _____

The Board discussed the road name options for the change.

Ms. Versteeg moved the Board to approve renaming the road currently called Stuffed Puffs Place to Savory Way.

Mr. Prendeville seconded the motion.

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

ADMINISTRATION PART 1 – Mr. Prendeville

Hanover Township Volunteer Fire Company – Request to Order a Fire Truck

Mr. Prendeville moved the Board to approve the purchase of a Pierce Rescue Pumper from Glick Fire Equipment in the amount of \$1,453,203.00 with a delivery lead time projected to be 48 to 52 months.

Mr. Gross seconded the motion.

Mr. Broughal brought up two issues with the contract. There are a lot of provisions within the contract which allows Pierce to increase the contract in some cases by a substantial amount. The purchase price could change. The other issue is the timeline of 52 months to receive the fire truck. There is force majeure language in the contract that could allow Pierce to increase the timeline by a year or two. Mr. Broughal wanted to make the Board aware of the items to have an understanding and that it would be beneficial to have more than one quote in the future.

Mr. Scott VanWhy, Fire Chief of the Hanover Township Volunteer Fire Company, discussed with the Board the options the fire company had upon deciding on Pierce Manufacturing.

Greg Hughes, 856 Merrivale Road, asked if the Township could use consultants to assist in the process. Mr. Broughal explained that most Townships go through the same process. No consultants used.

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

DEVELOPMENTS – Mr. Gross

Farmhouse Village – Major and Minor Subdivision

Mr. Gross moved the Board to grant the applicant for Farmhouse Village an extension under the major and minor subdivision recording deadline to July 19, 2025, to record the plans.

Mr. Prendeville seconded the motion.

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

SWB&R Building Addition Land Development – Recording Deadline

Mr. Gross moved the Board to grant the developer of the SWB&R building addition an extension to September 30, 2025, to finalize the plans, per the attorney letter dated March 5, 2025.

Mr. Prendeville seconded the motion.

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

Jaindl Wawa/MOB/Bank – Recording Deadline

Mr. Gross moved the Board to grant the developer of Jaindl Wawa/MOB/Bank an extension to September 30, 2025, to finalize the plans for recording, per the attorney letter dated March 5, 2025.

Mr. Prendeville seconded the motion.

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

Arcadia Development Corporation Industrial Development

Matthew Deschler, Esq. from SSKDL and Scott Pidcock, Engineer, from the Pidcock Company, presented the preliminary/final land development and lot consolidation plan.

Michael Corriere, Esq., of Corriere and Andres, LLC. was present on behalf of Hanover Township.

Mr. Gross moved the Board to accept the Preliminary/Record Land Development plan for Arcadia Development Corporation Industrial Development, dated April 10, 2023, last revised February 25, 2025, pursuant to the letter of conditions from Hanover Engineering dated March 6, 2025.

The developer/owner accepted and signed the following conditions:

CONDITIONS

1. The Developer/Owner shall address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated March 6, 2025 to the satisfaction of the Township Engineer prior to Plan recording.
2. The Developer/Owner shall provide two (2) copies of all final reports (i.e. Stormwater Management Report, Erosion and Sediment Pollution Control Narrative, etc.) and supporting documentation prior to Plan recording.
3. A note shall be added to the Plan(s) identifying all waivers and deferrals granted by the Township and the meeting date of the Board of Supervisors action.
4. The Developer/Owner shall enter into an Improvements Agreement with the Township and provide appropriate security. (SALDO Section 159-30.D.(5))
 - A. The Improvements Agreement shall include a notarized statement, satisfactory to the Township Solicitor, stating that the Township will be held harmless against any claim of damage from the downstream property owners that may result from the proposed development. (Stormwater Management Ordinance 98-2, Section 152-10.E)
 - B. The Improvements Agreement and a separate Covenant running with the land shall include provisions satisfactory to the Township Solicitor, that the stormwater collection, conveyance, BMPs and control facilities located on private property will be properly operated and maintained by the property owner. (Stormwater Management Ordinance 98-2, Sections 152-10.M and 152-24.3)
 - C. The Improvements Agreement shall include a statement that a BMP Operations and Management Plan (Post Construction Stormwater Management Plan) will be recorded, listing the person(s) responsible for operations and maintenance, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that cannot be altered or removed without approval by the Township. (Stormwater Management Ordinance 98-2, Section 152-24.5)
5. The Developer/Owner shall enter into a Maintenance Agreement with the Township and provide appropriate security. (SALDO Section 159-30.D.(6))

6. Upon final determination of the sewage flows, the Developer/Owner shall provide a Tapping Fee, a Connection Fee, and a Customer Facilities Fee prior to Building Permit issuance for this Land Development. (Sewers Section 140-13)
7. The Developer/Owner shall pay a Traffic Impact Fee in the amount of \$19,894.00 (\$343.00/PM peak hour trip X 58 trips).
8. The Developer/Owner shall provide a Storm Sewer Interceptor Improvements Value of \$1.80/SY of impervious cover. (Stormwater Management Ordinance Section 152-12.B.(2))
9. The Developer/Owner shall pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36.J)
10. The Developer/Owner shall provide two (2) Mylars for recording the plans and ten (10) sets of plans which are signed and notarized by the Owner and sealed by the Surveyor/Engineer. (SALDO Section 159-34.B)
11. The Developer/Owner shall meet all conditions of the Preliminary/Record Plan approval, and the Preliminary/Record Plan will be recorded within twelve (12) months of Conditional Plan approval, and agrees that if such conditions are not met, the conditional Preliminary/Record Plan approval will be considered void, and the application for Preliminary/Record Plan approval will be considered void and withdrawn.

Mr. Gross further moved, that the granting of conditional Preliminary/Record Plan approval of this plan recognizes that the Township is agreeing to the following on the Land Development Plan:

- A. The Board of Supervisors recognizes that the Applicant has demarcated and designed for a total of two hundred eighty-three (283) car parking spaces. The Supervisors hereby approve a deferral of the construction of 78 car parking spaces as depicted on the plans with the condition that the Applicant shall provide additional parking spaces at the direction of the Township Zoning Officer based on future tenant demand. (Section 185-17.B)
- B. The Board of Supervisors defers the requirement to provide sidewalks along Gateway Drive. (Section 159-13)
- C. Board of Supervisors waives the maximum radius of a commercial driveway. (Section 159-15.I(1) and Section 73.7.D(2))
- D. Board of Supervisors waives the maximum width of a non-residential driveway. (Section 159-15.I(5) and Section 73.7.E.(1).(b))
- E. Board of Supervisors waives a noise study for development along Route 22. (Section 159-25)
- F. Board of Supervisors waives requiring the submission of a Preliminary Plan prior to submitting a Record Plan. (Section 159-30 and Section 159-34)
- G. Board of Supervisors waives the requirement for maximum water depth and interior side slope within detention basins (Section 152-10.I(6) and (7))

Mr. Prendeville seconded the motion.

Ariadne Salagiani, 856 Merrivale Road, shared concerns regarding traffic and safety.
Jane Cook, 208 W. Langhorne Avenue, shared concerns regarding stormwater runoff.
Jennifer Levins, 1370 Gaspar Avenue, shared concerns about trucks driving on unauthorized roads.
Carol Kaufmann, 1138 Marble Drive, shared concerns regarding safety.

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

ADMINISTRATION PART 2 – Mr. Prendeville

DH Productions Contracts

Mr. Prendeville moved the Board to authorize the Chair to sign the DH Productions contracts for the following:

- Hanover Township Carnival to be held on June 5, 2025
- Dip-N-Dance to be held on June 21, 2025
- Dip-N-Dance to be held on July 12, 2025
- National Night Out event to be held on August 5, 2025
- Fall Fest event to be held on October 4, 2025
- Lighting Ceremony to be held on December 5, 2025

Mr. Gross seconded the motion.

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

Appointment of Receptionist Clerk

Mr. Prendeville moved the Board to appoint Deanna Morrell, Receptionist Clerk, effective March 17, 2025. Ms. Morrell's compensation is set at \$20.20 per hour, or \$1,616.00 bi-weekly, payable from the Township's General Fund. The position is non-exempt. Appointment is contingent upon the satisfactory completion of Act 15 background checks.

Mr. Gross seconded the motion.

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

Appointment of Township Manager Secretary

Mr. Prendeville moved the Board to appoint Alicia Abdul-Aziz, Township Manager Secretary, effective March 17, 2025. Ms. Abdul-Aziz's compensation is set at \$23.07 per hour, or \$1,846.15 bi-weekly, payable from the Township's General Fund. The position is non-exempt. Appointment is contingent upon the satisfactory completion of Act 15 background checks.

Mr. Gross seconded the motion.

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

Letter of Support for Lower Nazareth – Livable Landscapes Grant

Mr. Prendeville moved the Board to authorize the Secretary to mail a letter to Lower Nazareth supporting their application to Northampton County for the Livable Landscapes program in the amount of \$300,000 for the purchase of 15.491 acres of land on Hanoverville Road for future park expansion.

Mr. Gross seconded the motion.

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

Request the Solicitor - Review of Sewer Savings

Mr. Prendeville moved the Board to authorize the solicitor to review the regulations in reference to the money that the township has collected with the intent to possible use portions of the savings for general fund expenditures.

The Board and Mr. Broughal discussed the sewer savings. There is \$4,646,471.43 in the sewer fund.

Mr. Gross seconded the motion.

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

PUBLIC WORKS – Mr. Diacogiannis

Budgeted Purchase – Exmark Zero-Turn Riding Mowers

Mr. Diacogiannis moved the Board to authorize the purchase of two Exmark Zero-Turn riding mowers from Whitehall Turf Equipment in the amount of \$30,300.00. It is noted for the record that this is a budgeted purchase.

Mr. Prendeville seconded the motion.

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

COURTESY OF THE FLOOR

A member of the audience had questions regarding the sewer authority.

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Broughal had nothing to report.

Public Works Director - Mr. Limpar thanked everyone for their patience with the snowstorms. The street sweeper sold for \$20,100.00 and has the crack sealer on Municibid. The Public Works Department is working on mulching the playgrounds and prepping for Spring. The old playground at Pharo Park has been removed and the Public Works Department is working on getting the new one installed. The bathrooms at Crawford and the Municipal Complex are now open for the Spring and Summer season.

Township Manager – Mr. Hudson reported the Hanover Township Community Center events.

- March 25, Coffee with a Cop at HTCC from 9am-11am
- March 27, Berkheimer will be at HTCC to collect real estate taxes from 9am-5:30pm

Summer camp registration is open and pool passes are on sale.

Mr. Hudson shared that a portion of Northampton County is under a severe drought and recommended everyone to be mindful and careful of outdoor activities.

Ms. Lawless noted the next Board of Supervisors meeting will be Tuesday, March 25, 2025.

Upon motion of Mr. Prendeville the Board adjourned at 9:16pm.

Kimberly R. Lymanstall
Township Secretary