
REGULAR SEMI-MONTHLY MEETING

November 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 Lawless, Prendeville, Gross, Versteeg, Diacogiannis, Township Engineer Brien Kocher, and Township Solicitor Anthony Giovannini.

The Pledge of Allegiance was performed.

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

Mr. Hudson noted that the amendment of agenda was to be removed from the current 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 November 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 November 26, 2024.
Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross aye, Ms. Versteeg aye, Ms. Lawless, aye.

COURTESY OF THE FLOOR

Gennaro Landi, 4316 Greenfield Road, addressed the Board regarding pedestrian safety. Mr. Landi noticed there's a lack of sidewalks and street lighting in the Township. He spoke with the Colonial Regional Police Department and they stated they will only do pedestrian crosswalk safety. Mr. Landi asked the Board to consider asking CRPD to review pedestrian safety and how it could be enforced. Mr. Landi requested a review of safety at Southland Drive and Crawford Road.

REPORT OF THE CHAIR

Ms. Lawless had nothing to report but wished her colleagues and constituents a Happy Thanksgiving.

REPORT OF THE VICE CHAIR

Ms. Versteeg had nothing to report but wished everyone a Happy Thanksgiving and safe travels.

SUPERVISOR'S COMMENTS

Mr. Diacogiannis – Road District #1, had nothing to report. Mr. Diacogiannis stated the Colonial Regional Police Commission approved the Colonial Regional Police Department 2025 budget. The Colonial Regional Police Department achieved accreditation by the State Association of police chiefs.

Ms. Versteeg - Road District #2, had nothing to report. Ms. Versteeg stated she was happy to hear about the accreditation for CRPD.

Mr. Gross– Road District #3, had nothing to report.

Ms. Lawless – Road District #4, had nothing to report. Ms. Lawless noted that leaf collection is going well.

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

APPOINTMENTS AND RESIGNATIONS – Mr. Diacogiannis

PLANNING & ZONING – Ms. Versteeg
AFHBD Ordinance – DISCUSSION

Ms. Versteeg explained the AFHBD Technical Review Committee met on November 18, 2024. The committee was formed to provide technical assistance to Hanover Engineering, who will draft a potential amendment to the AFHBD ordinance. After Hanover Engineering has completed a draft for the Board's review, the draft will be submitted to the public for review prior to the scheduling of any votes by the Board of Supervisors. In attendance were, Ms. Versteeg, Mr. Gross, Mr. Hudson, Mr. Kocher and Mr. Dellinger of Hanover Engineering, Mr. Khan and Mr. Freed, special counsel of Curtin & Heefner, LLP, Darren Betters of LNAA, Director of Business Development, Mr. Konjoyan of Majestic Realty, and Mr. Bahnick of Van Cleef Engineering Associates, LLC on behalf of Majestic Realty.

Hanover Engineering raised for discussions portions of the ordinance, which may require updates, including requiring a planned industrial/business park to submit a unified site plan, including the definition of such plan and the need for consistency between the permitted uses and the permitted uses within a planned industrial/business park were not the most consistent, so they were refined to be consistent between the two. There was a discussion about whether to measure the total impervious surface at 50% as is required currently across the entire business park rather than lot by lot.

The Committee did receive input from LNAA and Majestic Realty and they raised the recommendations of a Memorandum that the Lehigh Valley Planning Commission had sent just shortly before the meeting. A copy of the memorandum was placed in the supporting documents for tonight's meeting. The committee invites feedback from the public regarding the LVPC's recommendations. The next steps are Hanover Engineering will confer with special counsel, Curtin & Heefner to update the draft amendments, which will add updated definitions and related language. Unless an additional committee meeting is required, Hanover Engineering will then submit a draft for the Board and public to review. Both the Board and public will be able to review the proposed draft from the technical committee before any action is taken on voting to update the ordinance.

Ms. Versteeg noted that this is only a preliminary update. Mr. Gross noted the Board received 10 emails from residents which will be recorded along with any comments presented at tonight's meeting. Mr. Hudson clarified that once the ordinance is updated, it will have to go through the whole ordinance process.

Ms. Lawless noted that the committee started because most of the Board heard strong comments regarding the LNAA/Majestic site last fall. The Board is trying to take the comments and concerns to revise the ordinance to meet the concerns as best they can. It is a process and it is not done yet. Ms. Lawless stated they are starting with zoning first, but the SALDO (Subdivision and Land Development) aspects of the ordinances could affect the development of the property and would need to be addressed. Nothing will be decided at this time. The Lehigh Valley Planning Commission is an Advisory Board that is made up of professional planners.

Chris Seacor, 1371 Armstrong Road, can appreciate why Majestic has LVPC involved. Mr. Seacor said that he does not want more warehouses in the Township. He has concerns regarding the chemicals used to build and does not prefer to stare at a warehouse every day. He shares that he likes that there are no more data centers being considered.

John Sise, 1650 Allen Circle, explained there are many warehouses not being utilized in the Township and that the Township does not need more warehouses. Mr. Sise shared his concern regarding air pollution, truck traffic, road management, and safety.

Glynis Daniels, 1280 Gaspar Avenue, shared her thoughts regarding safe roads, truck traffic, noise, and limiting air pollution. Ms. Daniels asked how the Board can make regulations and how the ordinances will help control the issues being presented. Ms. Daniels would like more conversation about how we can implement the suggestions.

Gennaro Landi, 4316 Greenfield Road, stated he does not understand why the applicant is making changes after their proposed plan last fall. Mr. Gross reiterated that part of their work is not just with Majestic but to update outdated zoning within the Township.

Joe Moeser, 1346 Bonnie Avenue, shared that warehouses are not good for your health and does not want to ruin where he lives. He enjoys living in the Township.

Kevin Lea, 4232 Greenfield Road, shared his concerns regarding taxes. Mr. Prendeville explained that the developer is responsible for paying taxes on the infrastructure. Mr. Lea asked the Board to consider shutting down the warehouses like other Townships and Boroughs have started doing. Mr. Lea asked if the ordinances don't get changed in time, is the developer able to proceed with their project. Ms. Lawless explained if the Board does nothing and the subcommittee leaves the ordinance in place, then the developer can build to what the ordinance is now and can submit a plan at any time.

Marguerite Georges, 4501 Susan Drive, questioned the Memorandum regarding the LVPC comments. Ms. Georges asked why we need to make changes to our ordinances to accommodate the business park development.

Taylor Birkhead, 1301 Gaspar Avenue, agrees with what others have shared at the meeting and expressed his safety concerns with opening the road on Gaspar Avenue for the business park. He would like the Board to come up with uses for the property that will serve the community rather than the airport. Ms. Versteeg commented regarding the connectivity to the roads, and states that the LVPC memo is unclear and requires some clarification.

Alison McCarthy, 5101 Cheryl Drive, shared her concerns about safety on the roads and does not want to ruin the environment and health with more warehouses.

Jennifer Levins, 1370 Gaspar Avenue, agrees with what others have shared at the meeting and expressed her concerns regarding climate and pollution. Ms. Levins does not believe the problem is the Township's current zoning. Ms. Levins enjoys the parks and the neighborhoods in the Township and does not wish to see more warehouses.

Glynis Daniels, 1280 Gaspar Avenue, shared her concerns regarding air pollution and asked if the public is allowed to submit questions to the Board to pass on to the LVPC. Ms. Lawless stated that the purpose of the discussion meeting tonight is to gather the comments and share them with the LVPC. Mr. Kocher explained that the public can continue to email or mail their concerns to the Township Manager.

Eileen Dorann, 2710 Woodside Road, thanked everyone who shared their concerns and information regarding the Memorandum.

Alison Heydt, 1510 Stafore Drive, would like to know if there is anything preventing the Board from rezoning the entire parcel as agricultural. Ms. Lawless explained that if you change a zoning on a piece of property that's commercial use to agriculture, then it would be a lawsuit.

Curt Jobson, 1330 Armstrong Road, shared his opinions regarding the airport authority. Mr. Jobson expressed his concerns regarding financial loss and does not wish to have more warehouses built in the Township.

Rick Fiebrantz, 1435 Princeton Drive, shared his concerns regarding taxes, pollution, jobs, and roads. Mr. Fiebrantz stated he feels that is another responsibility that the Township will have to take on. He does not wish to see more warehouses in the Township.

Karen Angeny, 1422 Stark Road, asked the Board who gets to decide. Ms. Lawless explained you can design a zoning ordinance; a developer comes up with a plan that they think fits and then it must go through the SALDO process. There is a lot more in terms if the ordinance is going to be changed. It starts with presentation, the Board decides whether to move forward or not, and then it goes through planning and then back to the Board. It is a long process if the Board decides to go forward. Mr. Prendeville added that each individual building will have to go through a conditional use hearing. Ms. Angeny asked if that property could be used for condos or housing. Ms. Lawless answered that it's the Airport Flight Highway Business District and there are federal impediments and due to the flight path, it is not acceptable.

DEVELOPMENTS – Mr. Prendeville

4444 Innovation Way – Muller Martini Site Security Release

Mr. Prendeville moved the Board, per the recommendation of Hanover Engineering's letter dated November 19, 2024, to release the remaining site security of \$48,880.26, conditioned upon the Developer adhering to Township Policy 8 (payment of Plans and Appeals Accounts).

Mr. Gross seconded the motion.

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

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 December 31, 2024.

Jennifer Levins, 1370 Gaspar Avenue, asked if the DEP had decided yet. Mr. Kocher stated they did not issue the NPDES permit yet.

ADMINISTRATION – Mr. Gross

Resolution 2024 – 29 Shade Tree List

Mr. Gross moved the Board to adopt Resolution 2024 – 29 amending the list of deciduous trees acceptable for planting within the Township.

Mr. Prendeville seconded the motion.

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

Resolution 2024 – 30 Appointment of Certified Public Accountant & Wages

Mr. Gross moved the Board to adopt Resolution 2024 – 30 appointing Herbein & Company, Inc., as the 2024 Certified Public Accountant. Herbein & Company, Inc., shall replace the elected auditors of the Township insofar as it deals with the examination of Township accounts.

Mr. Prendeville seconded the motion.

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

GLICA – Appraisal of Real Property

Mr. Gross moved the Board authorize the Solicitor to notify the Northampton County Assessment Office that Hanover Township is agreeable to the County issuing a settlement offer of \$60,000,000.00 regarding the assessment appeal of GLICA Bethlehem LLC in matter docketed at C-48-CV-2023-09070.

Mr. Prendeville seconded the motion.

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

2025 Residential Waste & Recycling Fees

Mr. Gross moved the Board to approve the 2025 Residential Waste & Recycling fees as presented by the Township Manager.

Mr. Hudson explained for 2025, a single family residential will be \$315.00, with a discount of \$283.50, if paid by March 7, a multifamily residential (Southland Condominiums) will be \$135.00, with a discount of \$121.50, if paid by March 7, and a multifamily residential (Park Place Townhouses) will be \$235.00, with a discount of \$211.50, if paid by March 7.

Mr. Hudson also noted that trash collection for 2026 may have a significant increase. Hanover Township's contract with Republic Services is set to cease in 2025 and we will be bidding for a new trash contract next year.

Ms. Lawless noted that we will be as price conscious as possible.

Mr. Giovannini noted that the number of bids that other clients are seeing are minimum.

Mr. Prendeville seconded the motion.

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

2025 Salary Increase Guidelines

Mr. Gross moved the Board to approve the 2025 Salary Increase Guidelines as presented to the Board by the Township Manager to be used for employees.

Mr. Hudson explained that the Township has used the same basic principle that was used in the past, except now the salary employees are separated from the hourly. The increase guidelines for salary start from 0 to 5 percent per evaluation and then the evaluation of the hourly has an hourly rate rather than a percentage.

Mr. Prendeville asked if the salary increases were included in the budget for 2025. Mr. Hudson replied yes.

Mr. Prendeville seconded the motion.

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

2025 Hanover Pool Fees

Mr. Gross moved the Board to authorize the Hanover Pool fees for 2025.

Mr. Hudson stated the Township pool membership fees and daily passes remain the same and a twilight pass for after 5:00pm has been added. The cost for the twilight pass will be \$5 for residents, \$10 for non-residents for all ages. The pool closes at 7:00pm. If a resident has a lifetime membership, they do not need to pay for the twilight pass.

Mr. Prendeville seconded the motion.

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

Advertise 2025 Meeting Dates

Mr. Gross moved the Board to authorize the Township Secretary to advertise the 2025 meeting dates.

Mr. Prendeville seconded the motion.

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

gWorks Contract

Mr. Gross moved the Board to authorize the Township Manager to execute the contract with gWorks, for the installation and maintenance of the accounting and billing software. It is noted for the record that the contract was reviewed and approved by the Township Solicitor.

Mr. Hudson noted that the gWorks contract was reviewed by the Solicitor and the Solicitor had some concerns regarding the contract because the company is not in Pennsylvania. If for any reason, Hanover Township had to sue the company of gWorks, the Township would have to hire a lawyer in that state.

Mr. Prendeville seconded the motion.

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

Retirement – Susan Check

Mr. Gross moved the Board to accept Susan Check's notice of intent to retire effective January 3, 2025.

The Board will miss Ms. Check and wishes her well.

Mr. Prendeville seconded the motion.

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

Authorize the Advertisement – Fulltime Township Receptionist

Mr. Gross moved the Board to approve authorizing the Secretary to advertise the Fulltime Township Receptionist position.

Mr. Prendeville seconded the motion.

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

PUBLIC WORKS – Mr. Diacogiannis

Note for the Record – Stormwater Project Change Orders #1, 2, 3 & 4

Mr. Diacogiannis noted for the record the following changes regarding the stormwater project:

#1:	\$ 2,500.00	Add gate valve at Harmor & Lord Byron
#2:	\$24,400.00	Additional exploratory work to determine utility locations & depths
#3	\$28,350.00	Water main relocation at Stoke Park
#4	\$43,652.00	Changes per sheet 3 & 4 of 9. Dated 8-1-24

Mr. Diacogiannis further noted that all the expenses are completed. Mr. Hudson stated the stormwater piping and structures are in the ground and the curbing is almost completed, as well as working on driveways. The trenches are being backfilled along the curbs on Lord Byron.

Ms. Lawless noted the residents of the neighborhood have been exceptionally cooperative.

Kathy Kostem, 3520 Chippendale Circle, asked if once the project is done, if it's officially done. Ms. Lawless answered yes.

COURTESY OF THE FLOOR

Kevin Lea, 4232 Greenfield Road, asked who the cable providers were for the Township. Mr. Hudson answered that it is RCN and Service Electric. Mr. Lee mentioned he read an article regarding Comcast signing a deal with the City of Bethlehem and asked if Hanover Township had any intention of talking with Comcast regarding fiber networking.

Mr. Hudson stated that Comcast will come to the Township when they are ready because they have to build infrastructure and it all depends on the franchise agreement.

Jerry Sommers, Fairview Street, shared his concerns regarding his deed.

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Giovannini had nothing to report.

Recreation Director – Mr. Terenzio introduced Ilia Khallouf, Troop 352, who is on the verge of getting his Eagle Scout. Mr. Khallouf stated he has been coming to the Hanover Township Community Center since he was a kid. He is presenting an environmental project to build a bird sanctuary near the garden. It's a two-piece project where he would build a post out of the ground with four bird boxes and bird houses coming from it. The other half of it would be next to the garden and will have educational boards meant for the preschoolers.

Mr. Prendeville thinks it's a wonderful idea and asked how it's funded. Mr. Khallouf stated the cost is \$750.00 and he has been saving money to pay for the project himself but if the Board would like to fund any of it, it would be appreciated. A resident at 856 Merrivale stated she is against the garden because she does not want any birds near her home. Ms. Lawless stated the garden will be on the property of the Hanover Township Community Center. Residents in the audience offered to help with donations but Mr. Khallouf can't accept donations from anyone other than the scout's beneficiary.

The Board appreciates Mr. Khallouf 's efforts and gave the go-ahead for the environmental project.

Mr. Terenzio reported the Turkey Bowl went very well with 60 children between the ages of 3 to 17. Bingo will be held Thursday, December 5 with Hanover Township Volunteer Fire Company as the beneficiary. Doors open at 5:00pm and game will start at 6:00pm. The Tree Lighting is Friday, December 6 from 6:00pm-8:00pm, followed by Breakfast with Santa Saturday, December 7 with two sessions starting at 9:00am and 10:45am.

Public Works Director –Mr. Limpar congratulated Ms. Check on her retirement. Mr. Limpar stated that they are down two leaf trucks and asked for patience from the residents. Leaf collection will resume Monday, December 2 after the Thanksgiving holiday. The Public Works Department has started putting up the light display for the Tree Lighting event.

Township Manager – Mr. Hudson reported that Colonial Regional Police Department is still accepting donations for the Shop with a Cop event and Toys for Tots is accepting donations until December 12. Mr. Hudson stated Ms. Check will be missed and she was a great asset to the team.

Ms. Lawless noted the next Board of Supervisors meeting will be Tuesday, December 17, 2024.

Upon motion of Mr. Prendeville the Board adjourned at 8:56pm.

Kimberly R. Lymanstall
Township Secretary