

HANOVER TOWNSHIP, LEHIGH COUNTY  
REGULAR COUNCIL MEETING

February 2, 2022  
7:30 P.M.

Present: Councilmen Heimbecker, Lawlor, Tocci, Woolley, Paulus; Jason Ulrich, Esquire; Al Kortze, P.E.; Melissa A. Wehr; Vicky Roth

Absent: 0

Attendance: 14

Chairman Paulus asked for a moment of silence to honor the passing of Hanover Township's Zoning Hearing Board Attorney, Mark Malkames.

Courtesy of the Floor: Phil Armstrong, Lehigh County Executive

Mr. Armstrong addressed the Board. This is his annual visit to the Township to receive any questions or concerns the Township may have. He took this time to give a short summary of events happening in the County and gave an update on any future plans and initiatives. The Emergency Declarations were discussed as well as their continuity going forward and the purpose of declaring them (i.e. regarding the workforce, etc.). The Emergency Declarations will most likely not be extended past February 28, 2022. One of the council members asked about the County's support and involvement with the State Police. A discussion ensued. The Township Manager asked Mr. Armstrong when the COG meetings would start up and he replied that once the Emergency Declarations let up, they will continue the meetings.

Approval of Minutes: January 10, 2022 Reorganization Meeting  
January 10, 2022 Special Council Meeting

Motion: I move we waive the reading of the Minutes of the January 10, 2022 Reorganization Meeting and accept same as presented.

Paulus, Woolley: Moved and Seconded

Heimbecker, Lawlor, Tocci, Woolley:

Aye

Paulus:

Abstained

Motion: I move we waive the reading of the Minutes of the January 10, 2022 Special Council Meeting and accept same as presented.

Paulus, Woolley: Moved and Seconded

Heimbecker, Lawlor, Tocci, Woolley:

Aye

Paulus:

Abstained

Reports:

1. Melissa A. Wehr  
Township Manager

1. Lehigh County extended their State of Emergency Declaration until February 28, 2022. The Township will be extending theirs as well. Copies are in Council's packets. The Township continues to mask up and hand sanitize.

2. River Central is the Township's Regional Comprehensive Plan update. They are working on the update of the central transportation map, which the Township Manager has a copy of if anyone would like to look at it. It is the first draft. As long as we stay on track, the Township Manager is hopeful that the new Comprehensive Plan should be updated and finalized by end of this year.

3. Planning Commission met in January with 1701 N. Dauphin Street formerly known as 1108 American Parkway for two warehouses.

4. There was a Zoning Hearing Board meeting in January on two Agenda items. The billboard matter was continued until April at the request of the applicant. The Airport Road parking matter was approved with conditions. There is another Zoning Hearing Board meeting scheduled for February with Target regarding additional signage as well as a temporary staging area in the parking lot for the remodel that will be occurring there. No submissions were received for the Planning Commission for February therefore no meeting in February.

5. The Township Manager asked to discuss a situation with the Board regarding a resident who asked if she could ask Council if they would consider scheduling a rain date for trick or treat this year. Last year there was no rain date and it was cancelled due to the weather. No action was taken.

6. There have been quite a few water breaks over in the Troxell Street area. The Township Manager, Township Public Works Supervisor, Township Engineer and his colleague met with the City of Bethlehem representatives to try and workout a time line on the replacement of the water lines.

7. The Township Manager informed Council that she has the trash/recycling bid ready to go out. On Friday, it will be advertised in the newspaper following the Township's advertising criteria. The bid opening on this will be held at the February 16, 2022 Regular Council Meeting.

2. Al Kortze, P.E.  
Township Engineer

1. Township Engineer reported that the bids for the Chestnut Grove Basketball Court Reconstruction project are out and has been advertised on Pennbid. It is set up for bid opening at the March 2, 2022 Regular Council Meeting. He will set up a prebid meeting beforehand.

3. Jason Ulrich, Esquire  
For J. Jackson Eaton, III, Esquire  
Township Attorney

1. The Township Attorney had nothing to report this evening.

Unfinished Business: None.

New Business:

1. Resolution No. 2022-24, Preliminary Plan Approval, Patriot American Parkway, Lot 2 Warehouse, 1701 Dauphin St., Allentown, PA 18109 (Vote)

Tom Allman with EQT Exeter addressed the Board to give some background regarding this matter. They are a private equity real estate group based out of Conshohocken. Also present were Attorney Kate Durso of Fitzpatrick, Lentz & Bubba, Nicole Galio, P.E. with Colliers Engineering & Design, Inc. who are the civil engineers for this project. At this time, Attorney Galio walked everyone through the plan and gave a summary on what they are proposing for this site. Norm Dottie, a consulting acoustical engineer with Rustic Acoustics spoke about the sound emissions of the operation, how they measure sound levels and touched on the Township's Noise Ordinance and what is allowable in that district. Attorney Durso mentioned the conditions regarding truck signage and truck traffic which was a concern with the Township's Planning Commission and which are being addressed and presented to the Planning Commission and the Township Engineer. A discussion ensued. The Chairman asked them if they are in agreement with all 16 conditions on the Township Engineer's correspondence. Attorney Durso, representing the developer, replied that they are in agreement.

Motion: I move we recommend the adoption of Resolution No. 2022-24, Preliminary Plan Approval, Patriot American Parkway, Lot 2 Warehouse, 1701 Dauphin St., Allentown, PA 18109 as presented and approved by the Township Engineer.

Heimbecker, Lawlor: Moved and Seconded  
Heimbecker, Lawlor, Tocci, Woolley, Paulus:                      Aye                      Unan.

Motion: I move we accept the five waivers as presented and approved by all parties.

Heimbecker, Lawlor: Moved and Seconded

Heimbecker, Lawlor, Tocci, Woolley, Paulus: Aye Unan.

2. Authorization for Payment Release #2 in the Amount of \$329,291.55, New Enterprise Stone & Lime Co., Inc., for the 2021 Road Program, Postal Road Recycling/Overlay Project (Vote)

The Township Engineer stated this represents the second payment and encompasses completion of the project. One Hundred Eighteen Thousand Dollars plus or minus remains for the retainage and fall under the third and final pay item which encompasses them providing the Township with the necessary closeout paperwork. This project completed is \$97,000 less than what the contractor's original bid amount.

Motion: I recommend the Authorization for Payment Release #2 in the Amount of \$329,291.55, New Enterprise Stone & Lime Co., Inc., for the 2021 Road Program, Postal Road Recycling/Overlay Project as presented and approved by the Township Engineer.

Heimbecker, Lawlor: Moved and Seconded  
Heimbecker, Lawlor, Tocci, Woolley, Paulus: Aye Unan.

3. Authorization to send Robert Heimbecker to the PSATS Conference in Hershey, PA, April 24-27, 2022 and Pay Expenses Including Lodging, Meals and Mileage (Vote)

Motion: I move the Authorization to send Robert Heimbecker to the PSATS Conference in Hershey, PA, April 24-27, 2022 and Pay Expenses Including Lodging, Meals and Mileage.

Paulus, Woolley: Moved and Seconded  
Lawlor, Tocci, Woolley, Paulus: Aye  
Heimbecker: Abstained

4. Bill No. 2021-11, An Ordinance Amending Chapter 27 (Zoning Ordinance), Part 5, Section 27-512 of the Statutory Code of Hanover Township to Require Buffer Yards of 600 Feet for Warehouses and Warehousing Activities in a Planned Unit Development (PUD) Zoning District Adjacent to a Medium Residential (MR) Zoning District (Public Hearing)

The Chairman opened the Public Hearing.

Attorney Ulrich explained the purpose of this Ordinance. There were prior discussions mentioned in Council Minutes regarding potential use near a residential area and with respect to that this vote was tabled at a prior meeting. A list of potential and permitted uses has been proposed. A discussion ensued.

The Chairman closed the Public Hearing.

Motion: I move that we accept Bill No. 2021-11, An Ordinance Amending Chapter 27 (Zoning Ordinance), Part 5, Section 27-512 of the Statutory Code of

Hanover Township to Require Buffer Yards of 600 Feet for Warehouses and Warehousing Activities in a Planned Unit Development (PUD) Zoning District Adjacent to a Medium Residential (MR) Zoning District as Ordinance No. 639.

Heimbecker, Woolley: Moved and Seconded  
Heimbecker, Lawlor, Tocci, Woolley, Paulus:

Aye

Unan.

Courtesy of the Floor:

Candy Dannenhower on behalf of Han-Le-Co Volunteer Fire Company addressed the Board voicing concerns of the Fire Company. Discussions ensued. At the direction of Council, this will be placed on the next agenda.

Adjournment:

The meeting was adjourned at 9:21 P.M.

Respectfully submitted,

Melissa A. Wehr  
Township Manager