

HANOVER TOWNSHIP, LEHIGH COUNTY
REGULAR COUNCIL MEETING

February 5, 2020
7:30 P.M.

Present: Councilmen Heimbecker, Lawlor, Paulus, Tocci; J. Jackson Eaton, III, Esquire; Al Kortze, P.E.; Vicky Roth

Absent: Councilman Woolley; Josephine Romano

Attendance: 11

Courtesy of the Floor: KRE Group, 1112 American Parkway, Allentown, PA

Noah Chrismer, Director at KRE Group, which is a vertically integrated real estate firm based in New Jersey, addressed the Board and gave them a handout of answers to the Board's questions when they appeared before the Board at a previous Council Meeting and a summary of their proposal along with a list of their previous projects in and surrounding the Lehigh Valley. At this time, Mr. Chrismer gave a quick recap of what had been discussed at the previous Council Meeting and reoriented everyone to the campus in questions. Mr. Chrismer said they view this proposal as part of the broader campus, as one that enhances the existing office campus, and the 400,000 plus feet that includes St. Luke's headquarters. KRE believes that their proposal not only compliments what is already in place there, but will galvanize further development of the site.

Chairman Paulus asked Mr. Chrismer how their proposal makes things easier to develop Lot 2 if they have apartments on the property. Mr. Chrismer said currently Hanover Township is competing against the NIZ in the City of Allentown, which is a great tax benefit, but they also have a number of amenities that have been developed along with that zone. Providing ground up office at the subject location is a tough sell right now and they think providing luxury apartments adjacent to that campus will provide for folks to live close to where they work which is a growing trend. They believe that Hanover Township's retail establishment up and down the Airport Road corridor is fantastic. Mr. Chrismer said their proposal would close the gap of the live, work, play opportunity that they see in Hanover Township, which would make it a more attractive place for a ground up office developer. Eric Kohler, President of Patriot Equities, addressed the Board. Mr. Kohler touched more on the live, work, play opportunity in the Township and its growing reputation. He mentioned that they have a great relationship with St. Luke's headquarters which showed a great interest in their employees wanting to live close to where they work. They are trying to make an attractive long-term amenity. They felt by adding this it would give them a little more balance and cache. Most of the tenants are national tenants so they are expecting to see this type of campus when they come into the region. Mr. Chrismer said he would add that they think this project would catalyze future growth of Lot 2 and hopefully insure the long-term viability of Lot 1. St. Luke's is in a very competitive market place now when their lease comes due. They will have a lot of options, including land that they already own. One of the great benefits and one of the reasons he feels Mr. Kohler and his team felt comfortable going with KRE is that they have a great relationship with St. Luke's. They partnered with them on a multi-million-

dollar expansion on Freemansburg Avenue in Bethlehem Township and became very close friends through that. They later partnered with St. Luke's on an expansion of Cetronia Road for their Springview projects. St. Luke's was present at a previous Council meeting and expressed that they would be thrilled not only for this development, but in particular, to do it with the KRE group. Mr. Paulus asked Mr. Chrismer what percentage of employees live at Madison Farms. Mr. Chrismer did not have the answer to that, but he said when speaking to the lease representative he is aware that they have many nurses and doctors living there. At this time, Mr. Chrismer touched on the Lot 3 proposal. They would like to bring in a college green theme which would tie it into the campus. Illustrations of this are included in the handout to the Board. Councilman Tocci asked if the wooded area acts as the buffer and Mr. Chrismer confirmed that it is. Mr. Tocci asked if they were planning on retaining the wooded area behind Allendale and Lloyd St. and to preserve it and Mr. Chrismer replied, yes. Mr. Tocci also said that one of the concerns with all the development is the increase in traffic and how it affects the residents at that location. He asked if the traffic would be going out St. Luke's Way out to American Parkway and Mr. Chrismer confirmed that that is correct. He also questioned about the back-access road to Dauphin Street. Mr. Chrismer replied that the back-access, if the Township wanted for that to be an emergency roadway, they would be happy to do that for fire truck access. Other than that, they do not see any use for any back access to the property. Mr. Chrismer told Mr. Tocci that at the moment the access exists and they would limit it to emergency use. Mr. Chrismer said regarding traffic, compared to an office building, this proposal is radically less traffic by hundreds of cars less. It's a complimentary use. Mr. Tocci asked what the expected timeframe would be as far as the Lot 3 and if it is as successful as they are hoping for Lot 2. Mr. Chrismer replied that if the Township thought this was a good use for the property and the Township is willing to work with them, he believes they can have the site titled if not by the end of 2020 it would be by the first quarter of 2021. This would include the NPDES permit, which is the long lead item as everyone in the Lehigh Valley is aware of. They would then do about four to six months of site work in the Township probably on the short side because so much of the infrastructure is already in place with the roads and utilities. Their site work will be limited to grading and paving on site and then utility tie ins. Site work would be four to five months. The buildings, which are the same they've built around the Valley, take nine months to build. The first building takes approximately 10 months. They stagger them every two months. Council is looking at a two-year process roughly. Lot 2 may be built afterwards, which is a little bit of a crystal ball. Mr. Kohler and his team are out actively leasing. Their hope is that as this gains momentum folks see it as a benefit. At this time, Rick Roseberry with Maser Consulting, the engineers that originally subdivided the properties and created Lot 1, 2 and 3, addressed the utility impact on the property, which was one of the concerns of the Board, whether this site needed significant utility upgrades for what existed on the site. The slide before the Board shows what was previously approved on the site. The site was approved for two office buildings that were never built. Sewer capacity was allocated at 82,000 gallons per day. Currently, they are using approximately 25,000 gallons. Proportionately, the infrastructure was significantly over built. Councilman Heimbecker asked Mr. Roseberry how many EDUs they need for 289 units. Mr. Roseberry replied that they are looking at approximately 75,000 gallons per day for the 300 units. They will be over the allocated sewer capacity. Mr. Roseberry said they have been actively meeting with Allentown, LCA and discussing it with Keystone Consulting Engineers. Mr. Roseberry is optimistic. From what they have been able to determine after doing

some research, the portion that flows through Allentown has an allocation of 141,000 gallons per day and they are currently using approximately 40,000 leaving 100,000 gallons of capacity available. Of this amount, there is 50,000 gallons specifically dedicated to Patriot Property and then the 45,000 that the Township has unallocated. Mr. Roseberry said they want to continue to have discussions with the Township on this subject. He has been in discussions with the Township Engineer, Al Kortze. He is aware that there is not a lot of vacant land in the Township that flows into Allentown and he is not sure how much of that 45,000 gallons would need to be allocated, but they would be looking to purchase some of that 45,000 gallons from the Township so that they can get to the 75,000 gallons that they need. Mr. Heimbecker said he does not recall the sewer tie-ins on the last set of pictures that were presented to them this evening. Mr. Roseberry replied that on the present drawing that they provided Council, they have two lines, one blue and one green. He directed Council to look at the lower portion. The green line is the sewer tie-in which is just to the east of the St. Lake's Way main access out to American Parkway, which has a meter down there, and the sewer line comes into the site and they are depicting with the solid green arrow where they would tie in the sewer internally to Lot 3. Same stands with the water. It is a 10-inch main that comes off American Parkway and they have the ability to bring water into the site. Mr. Heimbecker asked when they propose the sewer tie-in to occur. Mr. Roseberry replied that it would have to occur with the first building. That is how they would sewer the site. Mr. Heimbecker said the City of Allentown has sewerage along Dauphin Street and asked if they looked into possibly tying in there. Mr. Roseberry replied that there is no need to because they have the ability to tie in right on site. Mr. Heimbecker pointed out that they do not have the EDUs yet. Mr. Roseberry said that is correct. The capacity is an item that needs to be discussed. But, where they tie in does not matter because they cannot physically tie into the Allentown line because they won't provide additional capacity over the 141,000, which seems to be a firm number. Mr. Heimbecker asked where the proposed sewer tie in goes into. Mr. Roseberry replied that it ties into a 24-inch interceptor that flows to the west toward the Allentown Treatment Plant. Mr. Heimbecker asked Mr. Kortze where that is. Mr. Kortze replied that he believes the way that works is that this development has their own metering station and from there it comes down and it ties into the Township's metering station at the end of Lower Lloyd Street and then feeds into the Allentown interceptor. It does come into the metering station that is on Lower Lloyd Street. They also have their own metering manhole on their property. They have fairly accurate readings as far as their sewerage flows. Mr. Roseberry confirmed the information that Mr. Kortze stated. He has the past two years' flow information from this particular site on him. Mr. Roseberry said there are still some matters they have to explore and needs to discuss with Mr. Kortze because there is some urgency in the sewer capacity allocations. His understanding is that they are currently preparing projections through 2025 and whatever allocation would be discussed would need to be on the allocation forms to be provided to Allentown. Mr. Chrismer addressed Mr. Heimbecker. He said the EDU question was interesting because for planning purposes an EDU is 225 gallons per day. The Township's agreement with Allentown is on an actual metered flow. Their apartments at peak produce about 125 gallons per day. For a planning module, you still have to put the 225, but if what they are talking about here is actual metered flow, their metered flow is not quite half, maybe call it 60% at peak of what they are required to use for planning purposes. Just another wrinkle as they try to think about how to plan for sewer capacity. To reiterate, the infrastructure is in place, the meter is in place, they can tie in very simply on site not disrupting any of the

Township's infrastructure. Capacity is the issue.

Mr. Chrismer said that Michael Solomon, who is a well-respected fiscal impact analyst in the area, who has worked with Mr. Roseberry and himself as well prepared a preliminary fiscal impact analysis on this site. They will have approximately 500 adult residents in the apartments. The average income of their primary resident in each of the apartments is plus or minus \$80,000. They are high earners that they find in their apartments. Then you have secondary adults with secondary earnings. The incomes in this category actually drive a lot of the fiscal benefit to the Township. These apartments will generate very few school children. This is taken from data at the existing apartments that the Board saw, but Mr. Chrismer will provide the backup data if the Board would like to see it. Their apartments tend to draw from two barbell demographics with a third one in between. They are young individuals who are recently moving into the area and work in the area. They are more senior individuals who are selling their homes but want to stay in the area and the middle segment are largely divorcees who round out the individuals who live in their apartments. In addition, they are very low impact on emergency services because they operate and maintain the buildings themselves. Very few fire and police calls. They also operate private infrastructure and services, which means they take care of their own roads, they plow their own roads and trash is hauled privately. All of these things that might cost the Township are privately managed and privately paid for. The cost is low on the Township. On the revenue side, they are aware that the property tax that the Township collects is very low and that the school takes the vast majority of the taxes. However, they are anticipating somewhere around \$200,000 in annual income to the Township largely because of the Township's Earned Income Tax. With 500 adult residents who are sleeping overnight, the Township keeps half of the 1% Earned Income Tax, while the School District gets the other half. That projection is plus or minus \$200,000 per year in annual recurring revenue against expenses that will cost less than that. The School District would reap the benefits of the taxes. Based on rough assessed values of this property, the School District would stand to reap approximately \$1,000,000 which would more than cover any addition of school children coming from their apartments. If the Council saw fit to move this project further, another large benefit to the Township of ongoing revenues is the economic multiplier effect, which they would be willing to pay for, of having individuals not just come to work in the Township, but stay overnight, i.e. have dinner in the Township, go shopping on the weekends. The Business Privilege tax the Township would receive from this is not an insignificant number, which would be in addition to the Earned Income Tax the Township would receive from the residents. Mr. Chrismer said there could be a warehouse built on the property, but they don't want to see that and they feel that this plan would be a great transitional use to the Allendale Apartments and a great amenity to the existing campus as well as provide a diversified income base. At this time, Mr. Chrismer addressed the land use issues and zoning. Current zoning places them in a PIO zone. They abut a multi-family residential zone which is a good transition between the campus and the multi-family residential zone. There are a number of ways, if the Township saw fit, this property could be zoned. It could be done through a text amendment to the current zone, or it could be done through an overlay or through a rezoning. They had a preliminary conversation with the Township's Solicitor, but are open to having some more conversations regarding this matter. If Council saw fit to move this project to the next stage, this would be one of the main things they would want to focus on with the Board. How to best entitle the project through zoning that would maintain the integrity of the Township's current zoning, while

providing the opportunity to zone the site for residential.

Mr. Chrismer said they have been very appreciative of the Board's time and the time the Township's professionals have spent with them. They hope their time has not been wasted and they've come to a step where if the Board has heard enough from them or if there are more specific questions, they are happy to answer them. They would like to advance the project to the next stage. What this means is that they would do a much more robust fiscal analysis that will cost them some money. They are happy to invest it if the Board feels it is a worthwhile project to pursue. They would like to spend more time with the Township's professionals, i.e. sewer matters with Mr. Kortze and discuss the proposed ways which zoning can be affected with the Board and the Township Attorney. Mr. Chrismer said they are happy to provide an escrow for their time and effort. They do not want to take up the time and resources if the Board if this project is not something the Board is open to. Mr. Tocci said he appreciates their time, as they know, he was not able to be at the last meeting KRE attended and presented their project. In speaking to his neighbors who are in that residential zone, he feels they addressed the issues, particularly that it is their current plan to keep that wooded buffer between the residents and campus. Another big concern of his was the traffic flow and it looks to him that nothing is being steered toward Irving and Lloyd Streets, which are overburdened as it is. Mr. Tocci said he feels that the way it is designed is favorable to blending in to what is currently at the site. Mr. Chrismer said they have not done one of their projects in the Valley without a great deal of community input. They are happy to sit in community rooms and talking to individuals in the community and getting their ideas. He realizes that is a necessary part of their project. Mr. Paulus said he would like to see a site tour including all the Board members to actually show them right where it is going to sit. Mr. Paulus said he feels this should be the next step before considering it. Mr. Paulus would like it after the new Township Manager is in place which will be after February 17. KRE was in agreement to setting up a tour. Mr. Chrismer also suggested that the Board tour Madison Farms as well. Mr. Heimbecker said he would like to see where the arrows on their drawings end. He would like to see something more descriptive.

Approval of Minutes: January 13, 2020 Reorganization Meeting
January 13, 2020 Special Council Meeting

Motion: I move that we waive the reading of the Reorganization Meeting Minutes of January 13, 2020 and accept same as presented.

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

Motion: I move that we waive the reading of the Special Council Meeting Minutes of January 13, 2020 and accept same as presented.

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

Reports:

1. Vicky Roth

Interim Township Manager

1. Mrs. Roth informed Council that there is a bus-type structure that is located on Irving near Middle Lloyd Street. The permit has been applied for and issued with the understanding with the owner of the structure that it will be removed and demolished by the 21st of this month. They will remove all the materials which helps the Township's Maintenance staff.

2. The Census Bureau has inquired about using the Township Building for training purposes. Mrs. Roth asked for the disposition of the Board. Yay or Nay. Mr. Tocci said he is okay with it. Mr. Paulus said he is not for it. It is a government building. Mr. Heimbecker and Mr. Lawlor were also not for it. The Township will not be allowing the Census Bureau to use the Township Building for training purposes. Mrs. Roth stated that as in prior practice and Council is aware, the State Police has used the Township Building for meetings.

3. Mrs. Roth informed the Board that the Lehigh Valley International Airport placed more than 86 temporary signs in the Township without a permit. Mrs. Roth spoke to them regarding the excessive signs and they have recently removed all of them and did not apply for a permit for any other signs. The Township's Code Enforcement Officer removed them and the Airport came and picked them up.

4. As Councilman Woolley, who is not present this evening, and Mr. Heimbecker will recall, the Fire Company had a meeting at the Township to discuss revenues into a checking account to help them out with purchases under \$1,500. Expenses over \$1,500 need approval from the Township Manager. To date, Mrs. Roth has not set that in motion. Mrs. Roth would like a Motion to approve it since it originally was only a discussion.

Motion: I move that the funds be available for the Fire Company as proposed and agreed to at the October 16, 2019 meeting.

Mrs. Roth explained that it was a \$5,000 transfer that will go from the Fire Company's Minor Equipment that will be set aside and a check will be given to them. The Fire Company must give the Township receipts on a monthly basis so the Board can see exactly where the money is being spent. Mr. Heimbecker withdraws his Motion. He said they had a \$1,500 limit and if they go over that they need to go to the Township Manager and get approvals through the Board. They were running up against that. If they used it, they had no money for the month, which prompted them to come to the Board and ask if they could get some monies in the account. Mr. Heimbecker said they have to account for every dollar on a monthly basis. Jackson Eaton, Township Attorney, suggested the Motion be to provide the Fire Company with a check in the amount of \$5,000. Secondly, that Council ask the Township Manager to prepare a single written policy that can be voted on as to how it will work. Mr. Eaton said if the Fire Company needs the money immediately in their account, the Motion that Mr. Heimbecker made is fine and the policy can follow.

Motion: I move that the funds be available for the Fire Company as proposed and agreed to at the October 16, 2019 meeting.

Heimbecker, Lawlor: Moved and Seconded

Heimbecker, Lawlor, Tocci, Paulus:

Aye

Unan.

5. As the Board is aware, with the passing of Nate Frey there is a period of time of which no monies are going to his family. At his viewing, there were envelopes that could be used for the children's education fund. Mrs. Roth asked what the Board's disposition is to assist this family. It could be eight months before the family receives any proceeds from life insurance, etc. Mr. Heimbecker addressed the Township Attorney and asked since the Township's funds are public, what is the Township legally allowed to do? Mr. Eaton replied that he would have to look into this. His thoughts are that some minimal honorarium for an employee who is deceased could be appropriate, but he is not sure of what limits might be. Whatever Council would do, Mr. Eaton thinks it would be best if they proceeded it by some policy if the Board is trying to establish a precedent, i.e. is this something just for individuals with children or for someone dependent upon how long they've been an employee, or their age, etc. Mr. Tocci said that was his concern if there is a precedent for this that he is not aware of. Mr. Heimbecker said that something would be appropriate tied to the amount of money that Nate was earning at the time he passed away. Mr. Eaton said he will look into this to make certain that this is okay. His thoughts are that would be something that is appropriate. The full Board was in agreement to having Mr. Eaton research this matter and get back to them on how to proceed.
6. Mrs. Roth reported that River Central, as the Board is aware, will be meeting next Tuesday. Mrs. Roth invited Melissa Wehr, the new Township Manager, if she would like to attend or she can begin attending the following month. It appears Northampton will be joining. She realized she told Council at the last meeting they were making that decision. However, there was a lack of Board members to vote on that. River Central expects Northampton Borough to make the motion and continue.

Mrs. Roth thanked the Board for their support in the four months that she has sat at the Township Manager's seat and she happily pass the baton to the new boss. Mr. Heimbecker told Mrs. Roth she did a great job for them and thanked her.

2. Al Kortze, P.E.
Township Engineer

1. Mr. Kortze informed the Board that he spoke with the contractor that will be working on the Troxell Street neighborhood curbing project. He will set up a meeting with him for next week to try and get started and get a game plan as to where he will start and to do work as much as he can weather permitting hopefully starting mid-February. Mr. Kortze will make sure they do some sort of notification to everyone in that neighborhood as they've done in the past with other projects, which are door hanger tags that would have a brief outline of the work and when it might start and if they have any questions who to contact, etc.

2. In line with the KRE presentation, Mr. Kortze had a meeting with representatives from the LCA and the City of Allentown as far as getting a handle on capacities that are available and if there is more allocation or flows that the Township can acquire. Essentially, their bottom-line answer was no up until 2024 at the earliest. Mr. Kortze said what is going on now is DEP is working with LCA, the City of Allentown, and all the signatories to the Lehigh County Authority in that sewer district to work on improved management of flows, improved I and I and these types of things to look at possible rerating of the plant to making more allocation available. Essentially, it's an update of their sewerage facilities planning module for the plant. A discussion ensued. Mr. Tocci asked Mr. Kortze if KRE was aware of this and Mr. Kortze replied that KRE met with LCA this morning and he would hope that they were given the same information.

Mr. Heimbecker questioned Mr. Kortze about the time frame on the Troxell Street improvements. He wanted to know if it changed at all. Mr. Kortze said the contractor told him he can get started since he just finished another job. He may be able to get started by end of next week. Mr. Kortze reiterated that this will all be weather dependent. Mr. Kortze would like to get as much done as they possibly can while the weather has been cooperating. Mr. Heimbecker asked Mr. Kortze when they open for black top. Mr. Kortze replied that it's usually beginning of April for hot mix or warm mix as it's called today. Cold patch can be used up until that point. He stated door notices can be given to the residents affected by the project.

3. J. Jackson Eaton, III, Esquire
Township Attorney

1. Mr. Eaton said he has one item that is not part of the Agenda. Previously, he advised Council that with regard to the Hoover Avenue water and sewer lines, he prepared a draft letter to abutting property owners to put them on notice of their responsibility regarding that private line. In getting that ready, they discovered some uncertainties with regard to exactly where the line started and ended in order to make it clear what is public and private. They have been going back into some very old records to go through the history of when those lines were installed and by whom they were installed and what the intentions were at those times. That letter has not gone out. It will not go out until they are certain exactly of what the historical process is and they have a handy record and can be certain of what they are sending out.

Unfinished Business:

1. Promotions of employees for Public Works Supervisor and Crew Chief
(Discussion)

Mr. Paulus announced that Josef Fragnito has been promoted to Public Works Supervisor and David Strongowski has been promoted to Public Works Crew Chief as of this week. Another Public Works employee will be starting on Monday. We almost have a full crew.

New Business:

1. Resolution No. 2020-26, A Resolution Granting Preliminary/Final Approval, Parking Lot Improvements 2330/2340 Schoenersville Rd., Allentown, PA 18109 (Vote)

Mr. Eaton stated that he asked Mrs. Roth to revise the original Ordinance and make it shorter. There were some waivers that were included in that and they should be a separate motion before you consider the plans. They were all recommended by Mr. Kortze. They are all technical waivers.

Motion: Pursuant to the recommendation of the Township Engineer in his review letter dated January 16, 2020, waivers are granted for the 2330/2340 Schoenersville Rd. parking lot improvements, land development plan to the requirements of the following sections of the Hanover Township Subdivision and Land Development Ordinance, Section 22-409-4N, Only Significant Features Need to be Shown. Section 22-409.1. F, Submissions of Plans to the Lehigh County Soil Conservation Not Required. Section 22-501.1B, Concrete Curb Installation Not Required, Section 22-501.1G, Existing Corner Pins are Sufficient, Section 22APX.A. VIII.D, Existing Planning Along the Property Adjoining the West Side of Lot 2 are Sufficient Screening for Parking Area E.

Heimbecker, Lawlor: Moved and Seconded

Heimbecker, Lawlor, Tocci, Paulus:

Aye

Unan.

Mr. Bernard Telatovich with Benchmark Civil Engineering and they are the land development engineers for the project. Mr. Telatovich also brought with him Mike and Tanya Khritsak, the owners of Blue Barn Realty, 2340 Schoenersville Rd. Mr. Telatovich said the largest use is the eight bays for truck repair. He said the project is really a secondary lot that had a house on it which was very dilapidated. The owners tore it down and they came into planning and zoning to allow the area to be paved for parking. Mr. Heimbecker asked if they were okay with impervious surface and if the drainage is good at that property. Mr. Kortze replied that there is not much increase if any. They are eliminating some paving spots. They will pave over the hard-packed stone. Mr. Kortze is fine with the drainage. One thing Mr. Kortze recommended is that there is an existing driveway from that house onto Schoenersville Rd. that they will be eliminating that and not using that as an access. Mr. Telatovich said they will be preventing access by putting trees in front of it, etc. Mr. Kortze said they will be doing some plantings along Grove Road also to kind of narrow that. At the moment, it's kind of a big free for all, wide open driveway. It is something that is shown on their plan and the developer will have to put in the plantings as required by Zoning and the Planning Commission. Mr. Eaton said he assumed there were no improvements that would be secured because it was not included in the engineering letter. Mr. Eaton asked if the Township needed security. Mr. Kortze replied there were no storm drainage issues that he would consider public improvements. There is the landscaping, which they can make that a condition of occupancy or before everything is finalized, those would have to be in place. Mr. Paulus asked what the everyday activity is on the property. Mr. Telatovich replied that the everyday activity is essentially the truck repairs that is going on in the seven or eight bays. There are

the other buildings that are supplemental to the operation. They have some office stuff in there and spaces for drivers to relax. Mr. Telatovich said they are before Council this evening for the parking lot and landscaping. Mr. Paulus said he has four conditions before him and asked the owners if they agree with the conditions. Mr. Telatovich said his clients have indicated that they accept the four conditions.

Motion: I move for that Resolution No. 2020-26, A Resolution Granting Preliminary/Final Approval, Parking Lot Improvements 2330/2340 Schoenersville Rd., Allentown, PA 18109 be accepted as presented.

Heimbecker, Lawlor: Moved and Seconded

Heimbecker, Lawlor, Tocci, Paulus: Aye Unan.

2. Release of Final Payment for Municipal Garage, 1003 Postal Rd., Dutchman Contracting LLC in the amount of \$124,356.00 (Vote)

Mr. Kortze said this represents the first and final payment for this project. It is the exact contract amount. Everything is in place. In his opinion, they did a tremendous job. They've worked with them in other municipalities in the past and it is a top-notch outfit. They subcontracted the paving. They took care of the building. Everything that was required has been complete and is in good shape and he gives recommendation for payment.

Motion: I move that we approve Release of Final Payment for Municipal Garage, 1003 Postal Rd., Dutchman Contracting LLC in the amount of \$124,356.00, as recommended by the Township Engineer.

Paulus, Heimbecker: Moved and Seconded

Heimbecker, Lawlor, Tocci, Paulus: Aye Unan.

3. Bill No. 2020-01, An Ordinance Amending Chapter 15, Part 301 of the Statutory Code of Hanover Township to Prohibit Truck Traffic on Lloyd Street West of Airport Road (Introduce)

Mr. Eaton said as Council will recall, they were addressed previously by the owner of the property at the end of Airport Road, the landlord for Mobile Mini regarding the administrative unworkability of the permit system giving to tenants who might be coming in and out. Mr. Eaton was asked to try and find something that might resolve this. Local deliveries were discussed. The Township has a local delivery exception, however, it is only for local deliveries to the area where the trucks are prohibited. The Ordinance is written that the trucks are only prohibited between Airport Road and Irving Street. Mr. Eaton said essentially what he has done is make prohibition on just anything on Lloyd Street west of Airport Road. All of that property now becomes restricted except for local deliveries. Mr. Eaton changed local deliveries in Section 6 which was the exception that was always there for all the Township restricted streets and added a provision for Lloyd Street that if you're delivering even without cargo on Lloyd Street, that is a local delivery. This would take care of businesses who have their trucks located there and they are not delivering anything, but leaving them and coming back empty. This should resolve it. A discussion

followed. Mr. Tocci said the only way this would be enforceable is if a truck is coming down Lloyd Street and doesn't proceed all the way down Lloyd if they try and make the turn. Mr. Eaton said that is correct.

4. Bill No. 2020-02, An Ordinance Amending Chapter 18, Part 2 of the Statutory Code of Hanover Township to Provide for a Reduced Sewer Allocation Reservation Fee, Collection of Accrued Capital Costs as a Tapping Fee Upon Issuance of a Sewer Permit and Providing a Fee for Transfer of Sewerage Treatment and Providing a Fee for Transfer of Sewage Treatment Capacity from Hanover Township to Other Municipalities (Introduce)

Mr. Eaton said as Council may recall, the Township has had for years a Cost Recovery Ordinance for sewage flowing into Catasauqua because the Township in anticipation of there being a large residential construction in the area of North Race Street reserved a large capacity, which the Township had to pay for and adopted an ordinance early on that whenever anyone reserved that capacity they had to pay for all the accrued capital costs the Township had in making that available. There was almost no use of that Ordinance because no one was going to Catasauqua. When the Rockefeller project came in many years later, they determined that the state law regulating reservation of capacity had changed and that the Township's Ordinance should change as well. Because Rockefeller was in another Township it did not fall under that state rule because they were not our customers. The Township could transfer to Allen Township at whatever the market would bear. The Township wanted to wait until the transfers had been completed with that process and they were all in Allen Township at this point. What this Bill does is update the Township's Ordinance to comply with the state law and basically the Township's rule had been when a developer comes in to reserve capacity they have to pay immediately the full amount. The state law says there is a limitation on that. They can pay a reservation fee much more limited and when they actually connect then you get the full amount. Developer's could actually wait until they are building the homes to get that. That is still applicable; however, with regard to selling capacity to other municipalities, the Township still has the right to charge whatever they want up front and it has been kept that way.

5. Resolution No. 2020-27, Appointment of a Township Manager (Vote)

Motion: I move we accept Resolution No. 2020-27, Appointment of a Township Manager, appointing Melissa Wehr as Township Manager, as established by salary and other compensation.

Paulus, Heimbecker: Moved and Seconded

Heimbecker, Lawlor, Tocci, Paulus:

Aye

Unan.

6. Resolution No. 2020-28, Confirming Melissa Wehr as Deputy Tax Collector (Vote)

Motion: I move that we accept Resolution No. 2020-28, Confirming Melissa Wehr as Deputy Tax Collector.

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

7. Resolution No. 2020-29, Appointing the 2020 Lehigh County Tax Collection Committee Voting Delegate (Vote)

Mrs. Roth said this Resolution appoints Melissa Wehr as the second voting delegate, as Mrs. Roth is the primary voting delegate. If Mrs. Roth or Mrs. Wehr could not be present, it would fall to the Chairman of Council.

Motion: I move that Resolution No. 2020-29, Appointing the 2020 Lehigh County Tax Collection Committee Voting Delegate, be Melissa Wehr.

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

Courtesy of the Floor:

Paul Cmil, Council member of Borough of Catasauqua, addressed the Board. They are putting together a Town Hall Meeting to discuss traffic and the problems associated with it. It will be held at the Catasauqua Middle School. At this time, Mr. Cmil is inviting the Council to attend. They have invited North Catasauqua, East Allen Township and Northampton Borough. If Council is interested, they should call over to the Catasauqua High School to let them know if they will be attending. They need to know because they will be approving, at their meeting on the 11th, allowing individuals into their building. The meeting is on February 18 at 7:00 p.m. in the Auditorium of the Catasauqua Middle School. A discussion followed. Mr. Heimbecker asked what the end game is and Mr. Cmil replied that the end game is to put together a list of things that need to be done to improve the traffic. They are seeking a sign on Race Street because when trucks turn right onto Willowbrook Rd., they cannot turn around to get back on course. They asked the Rockefeller Group to get a sign there saying there is congestion ahead and have an option that someone can go into the gravel area to turn around. The second part to this is that parents going to the High School have a hard time turning left in the morning onto Willowbrook Rd. They would like a left turn light so they can get through it in the morning. PennDOT told them it is not needed. Rockefeller said the individuals who control that issue is Hanover Township. Mr. Paulus said that is not controlled by the Township. It is still PennDOT's decision. A discussion followed. Mrs. Roth said the traffic signal is permitted under Hanover Township, however, prior to FedEx, this Board has had many meetings of which the school board was invited to look at the situation, to give any comments, any input in to this Board's conversation and they declined involvement. The traffic counts for any of those roads go to PennDOT. In the course of that conversation, the Township also mentioned a traffic signal at Grove Road with the increased traffic. Mr. Cmil feels that if the municipalities come together as a consolidated group, they can make some progress. A discussion followed.

Melisa Wehr thanked the Board for the opportunity to fill the position of Township Manager. She looks forward to working with Mr. Eaton again and Mr. Kortze, but most importantly she looks forward to working with Mrs. Roth and gaining some knowledge. She is excited starting on February 17 and she looks forward to a long career at Hanover

Township and to guide everyone through the next stage of the Township.

Adjournment:

The meeting was adjourned at 9:00 P.M.

Respectfully submitted,

Vicky Roth
Interim Township Manager