

HANOVER TOWNSHIP, LEHIGH COUNTY
REGULAR COUNCIL MEETING

May 5, 2021
7:30 P.M.

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

Absent: 0

Attendance: 11

Courtesy of the Floor: None

Approval of Minutes: April 21, 2021 Regular Council Meeting

Motion: I move we approve the Minutes of the April 21, 2021 Regular Council Meeting
and accept same as presented.

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

Aye
Nay

Reports:

1. Melissa A. Wehr
Township Manager

1. The Declaration of Emergency Disaster has been extended until August 13, 2021. A copy is in Council's packets.
2. The Township Manager met with the Pennsylvania State Police last week regarding some of Council's concerns. The Township Manager presented to them the Declaration for Pennsylvania State Police Day issued by Council.
3. For Council's information, there is an LVPC comment letter in their packets for a project in Hanover Township, Northampton County, which straddles Northampton County and East Allen Township.
4. The Township received thank you letters from the Pennsylvania State Police, Catasauqua's Community Cares Program and the Lehigh County Child Abuse Program for the annual donations that were made.
5. Last year, with the assistance of the Township Engineer, the Township Manager submitted for the Multi-Modal Transportation Fund Grant. Unfortunately, the Township was not selected. This would have been for the Catasauqua Rd. Pedestrian Upgrades. They will be continuing to look for some other program that may be out there to submit another grant to hopefully obtain.

6. As Council is aware, 954 Marcon Blvd., was the B. Braun for the parking of their tractor trailers offsite at 954 Marcon Blvd. They withdrew their Application from the Zoning Hearing Board and some have moved their trucks to the location to where they are expanding at their facility.

7. On May 17, 2021, at the Islamic Center on Tilghman Street in Allentown, from 2:00 – 8:00 p.m., the Pennsylvania State Police is conducting a car seat event for anyone interested. There are two other dates, but they are in Bucks County.

8. Rockefeller submitted a letter stating they are going to begin blasting for Lot 5A on May 12. While they don't need a permit from the Township, they do have everything in place from DEP. They also contacted all the homes and are going to be doing a pre-walkthrough of those homes and videotaping them and making sure there is no damage from the blasting.

9. Later this evening, A. Duie Pyle is on the Agenda. They are on Allentown's Planning Commission's Agenda next Tuesday, May 11 at 12:15 p.m.

10. There are three things on the Agenda for the Zoning Hearing Board for this month. One is for 241 Lloyd Street, which is Brightview Landscaping for a height fence variance and the second and third items are for 1825 Weaversville Road, where Sharkan Supply is located for a use variance along with a temporary art exhibit in the fall and parking regulations.

11. Regarding social media, we've gained 20 new followers the last week of April. The Administrative Assistant took a class and implemented some of the suggestions they had and it is obviously working. The Township is increasing its public follower base by 56%.

12. The Township is receiving monies from the American Rescue Plan. As Council may be aware, from past discussions, the Township is receiving approximately \$158,000 which will be in two installments, one this year and one next year. There are criteria on where and how the monies can be spent and the length of time you have to expend it. A discussion ensued. A Councilmember asked the Township Manager to provide of list of her three top suggestions where she would like to see the monies go to. She will have the list for the next Council meeting.

A discussion ensued regarding the State lifting restrictions due to Covid except for masks and social distancing and if and when the Township Building will be open to the Public. The Township Manager explained the restrictions lifted and said she will keep the Township Building closed since only 1/3rd of the office staff has gotten vaccinated and she would like to see 2/3rds vaccinated. Also, normal business activities are working out well in the manner that has been put into place. One of the Councilmembers asked to put it on the record that he believes it is all junk science.

2. Al Kortze, P.E.
Township Engineer

1. The Township Engineer mentioned that schedule-wise for Willowbrook Road looks like they are going to be starting the paving next week. Once they are finished, they will have the line striping which will essentially complete the Willowbrook Road paving project.

A Councilmember questioned the pavement resurfacing on Taft and Tacoma Streets and how many lanes will the Township wind up with on Willowbrook Road to Race Street and Race Street into Airport Road due to the Rockefeller project. A discussion ensued.

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

1. With regard to Willowbrook Road, the Township Attorney reported that they continue to move ahead getting documents together for closing. Some of them need to be updated.

2. The Township Attorney sent Council an email regarding a settlement with regard to the Red Roof Inn. The Catasauqua School District Solicitor and their appraiser have suggested a settlement with an assessed value at \$3,836,700. The Township Attorney recommends to Council that they approve settlement of this tax appeal for this amount as recommended.

Motion: I move we accept the tax assessment settlement for the Red Roof Inn in the amount of \$3,836,700 as presented.

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

Aye Unan.

Unfinished Business:

1. Bid No. 2021-01, Allendale Swale Repair (Vote)

The Township Engineer spoke to the one contractor who bid on the project. In talking to him, the Township Engineer things there is a way they can pair down some of the items that they had from a bid standpoint. From a contractual review, the Township has 60 days to decide on the bid whether to accept it or reject it. The Township Engineer asked Council if they would allow him to meet with the bidder and try to come up with some value engineering that may drop the cost by \$20,000 - \$25,000. A discussion ensued. Council asked the Township Engineer to look into it further. The Township Attorney will also review the law regarding this matter.

New Business:

1. Resolution No. 2021-29, Preliminary/Final Land Development Approval, Guardian Storage Allentown Airport Center LLC, 1890 Airport Rd, Allentown, PA 18109 (Vote)

William Krane from Guardian Storage gave an introduction of their proposal to the Board and Staff and presented a video of the proposed facility and its operations. Brian Meyers representing Landcare Engineering offered colored printouts for Council and Staff viewing up close. Mr. Meyers gave a brief summary of the location of the site, traffic, access to the facility, parking, stormwater management system, landscaping plan and the aeration operation and upkeep of same. A discussion ensued regarding the operating hours. A Councilmember asked if there were any controls of what is being placed in the storage vaults themselves in terms of chemicals, dry goods, anything that would be liquid storage, compressed gases, etc.). Mr. Krahe noted that they have a very specific lease that limits any combustibles or hazardous materials. He also noted that the building is fully sprinklered. It is a metal building with limited combustible materials inside the building. One of their requirements is that they are representing that they are not storing combustible materials. A discussion ensued. The second emergency access that the Township's Fire Department required was discussed and has been added to the plan. The Township Attorney mentioned that it was discovered just today that the State website that lists registered corporate entities does not have this entity listed. Guardian has a number of entities listed under different names than are listed. The State is under a delay in registering. His recommendation to Council is whatever other conditions they might want to add that the approval itself (he will give the language when Motion is made) would be on condition of confirmation on the registration of the applicant. The Council Chairman said he has 18 conditions before him and will add this condition as 19 and another condition 20 regarding the review of the Lease.

Motion: I move we accept Resolution No. 2021-29, Preliminary/Final Land Development Approval, Guardian Storage Allentown Airport Center LLC, 1890 Airport Rd, Allentown, PA 18109 with the conditions as recommended and accepted.

Heimbecker, Paulus: Moved and Seconded

Heimbecker, Lawlor, Tocci, Woolley, Paulus:

Aye

Unan.

2. Resolution No. 2021-30, Preliminary/Final Lot Consolidation Approval, A. Duie Pyle Warehouse, 450 Lloyd Street, Allentown, PA 18109 (Vote)

A. Duie Pyle's Attorney, Joe Piperato, addressed the Board and Staff. Along with him is Greg Seifert of Geis Construction, Jeff Beavan of Bohler Engineering, and Peter Latta and Tim Koch of A. Duie Pyle. Mr. Piperato explained the consolidation of the three lots that is also the subject for Item 3 on the Agenda, which is regarding their Land Development. The Township will receive the tax revenue generated from this particular property and there is an agreement with the City of Allentown that all emergency services will be provided through the Township. All permitting, inspections, etc. will also go through the Township. The Township Attorney noted that the agreements were reviewed by both City of Allentown and the Township and we are awaiting approval from the City of Allentown. The applicant is agreeable to all the conditions before Council regarding the lot consolidation.

Motion: I recommend the adoption of Resolution No. 2021-30, Preliminary/Final Lot Consolidation Approval, A. Duie Pyle Warehouse, 450 Lloyd Street, Allentown, PA 18109 as presented.

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

3. Resolution No. 2021-31, Preliminary/Final Land Development Approval, A. Duie Pyle Warehouse, 450 Lloyd Street, Allentown, PA 18109 (Vote)

Greg Seifert, Design Development Architect for Geis Construction gave an overview of the proposal for the Land Development and referred to the site plan. Peter Latta, CEO and Chairman of A. Duie Pyle addressed the hours of operation which were questioned by one of the Councilmembers and gave an overview of their present operation at Hoover Avenue in the Township and the proposed operation at this site. The traffic study was discussed at the request of one of the Councilmembers. A second emergency access was discussed. A Councilmember wanted the safety issues and concerns of the Lehigh Valley Planning Commission regarding the intersection at Airport Road and Lloyd Street considered and to address possible improvements at the intersection and to make these concerns part of the conditions for approval. The Township Attorney said they cannot make changes to this intersection a condition to the extent the intersection is under PennDOT's jurisdiction. If there became a congestion problem, A. Duie Pyle said they would work the Township to rectify it. Discussions ensued. A. Duie Pyle agreed to the 12 conditions and 6 waivers outlined on the Engineer's review letter.

Motion: I move for the adoption of Resolution No. 2021-31, Preliminary/Final Land Development Approval, A. Duie Pyle Warehouse, 450 Lloyd Street, Allentown, PA 18109 as presented.

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

4. Resolution No. 2021-32, Preliminary/Final Lot Consolidation Approval, FR200, LLC, 1960 Weaversville Rd., Allentown, PA 18109 (Vote)
5. Resolution No. 2021-33, Preliminary/Final Land Development Approval, FR200, LLC, 1960 Weaversville Rd., Allentown, PA 18109

Greg Davis of Saul Engineering introduced himself and Mike Minervini of Liberty Engineering on behalf of FR 200 LLC, owner of the 43-acre site immediately adjacent to this property with a Cascade Drive address with two warehouse buildings on the site. The concept is to consolidate these two lots and add a warehouse building onto the former Glen Gery site, which is approximately 105,000 sq. ft. Mr. Davis gave a brief summary of the history and their proposal for this site. With Council's approval; at this time, they presented the plan for both the Lot Consolidation and the Land Development. A discussion ensued. Representatives for FR 200 LLC agreed to the six Conditions for the Lot Consolidation outlined on the Township Engineer's

Review letter dated April 13 and also to add Condition No. 7 to the Lot Consolidation regarding putting a sign at the exit which reads, "No Left Turn for Trucks". There are 11 Conditions referring to the Land Development. FR 200 LLC agrees to the 11 Conditions as outlined on the Township Engineer's review letter.

Motion: I recommend the adoption of Resolution No. 2021-32, Preliminary/Final Lot Consolidation Approval, FR200, LLC, 1960 Weaversville Rd., Allentown, PA 18109 and Resolution No. 2021-33, Preliminary/Final Land Development Approval, FR200, LLC, 1960 Weaversville Rd., Allentown, PA 18109 as presented.

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

6. Authorization for Letter of Credit Reduction, Airport Ventures, 1650 E. Race Street, Allentown, PA 18109 from \$59,345.00 to \$8,092.50 (Vote)

Motion: I move for Authorization for Letter of Credit Reduction, Airport Ventures, 1650 E. Race Street, Allentown, PA 18109 from \$59,345.00 to \$8,092.50 as recommended by the Township Engineer.

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

7. Authorization for Maintenance Period (18 months) to commence, Airport Ventures, 1650 E. Race Street, Allentown, PA 18109 (Vote)

Motion: I move for Authorization for Maintenance Period (18 months) to commence, Airport Ventures, 1650 E. Race Street, Allentown, PA 18109 as recommended by the Township Engineer.

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

Courtesy of the Floor: None.

Adjournment:

The meeting was adjourned at 9:19 P.M.

Respectfully submitted,

Melissa A. Wehr
Township Manager