

HANOVER TOWNSHIP, LEHIGH COUNTY  
SPECIAL COUNCIL MEETING

January 10, 2022  
7:30 P.M.

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

Absent: Paulus

Attendance: 6

Courtesy of the Floor: None.

Approval of Minutes: December 29, 2021 Special Council Meeting

Motion: I move we waive the reading of the Minutes of the December 29, 2021 Special Council Meeting and accept same as presented.

Woolley, Lawlor: Moved and Seconded

Heimbecker, Lawlor, Tocci, Woolley: Aye Unan

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.

2. Registrations open for PSATS Conference tomorrow. The host will follow state mandates for wearing masks. One Councilmember will be attending.

3. Planning Commission meets this month with 1701 N. Dauphin Street formerly known as 1108 American Parkway for two warehouses.

4. The Zoning Hearing Board will be meeting this month with two Agenda items. One is a billboard at 1855 N. Dauphin Street and 1791 Airport Road for signage.

5. The final rules for the American Rescue Plan is out. The Township Manager will be reviewing it and if there are any issues or questions that she has, she will follow through on them. She will advise the Board of any updates they will need to know.

2. Al Kortze, P.E.  
Township Engineer

1. Following up with a question from one of the Councilmembers, 1960 Weaversville Rd. was another development that had gone through Council which was the old Glen Gery plant. They are looking at a preconstruction meeting in early February. The Township Engineer has not heard anything from the A. Duie Pyle warehouse matter.

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

1. The Township Attorney's items are on the Agenda.

4. Maintenance Report (Written)

5. Storm Water Issues – None.

One of the Councilmembers asked the Township Manager who was managing storm water issues. The Township Manager replied that the Public Works Supervisor will be managing any storm water issues and if he would need assistance, the Township Engineer would step in.

6. Fire Company Report (Written)

7. Code Enforcement Report (Written)

8. Treasurer's Report (Written)

Motion: I move we accept the computer printouts dated January 10, 2022, for the General Fund Account, Capital Reserve Account, Escrow Account, Liquid Fuels Account, Sewer Account and Water Account subject to audit.

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

Aye Unan.

9. Building Inspector's Report (Written)

Unfinished Business: None.

New Business:

1. 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 Township Attorney said this matter first arose due to discussions from Council concerning what may happen with the area which is now PUD in which currently the Carmike Theater is located and this appears to be a much larger area immediately adjacent to a residential area. The Council was concerned with

regard to the increasing number of warehouses in the area. He and the Township Manager sat down and put together an Ordinance which deals with this issue. The main thing they suggest before going through with this is for Council to look at the uses that are in that area which are allowed and to decide whether there are other things they want to limit. The PUD concept was originally that the Township would have a very large area which was developed by a single developer, and they would have flexibility of putting together numerous different kinds of businesses and residents. It has gotten down to where it is being considered on a lot-by-lot basis. It is not done with a coordination with anything else. The Township Attorney's recommendation would be to limit what they can discuss on this matter since items were not previously on the Agenda and to not take immediate action on this but look to see if there are any other restrictions for that area that you might want to consider. The 600 feet takes it from the residential area up to about where the Hoover Avenue is located. Council could restrict things in that 600 feet area and still allow the other compatible uses such as a warehouse, distribution and trucking company uses that are immediately across the road. The Township Attorney recommends that this matter be tabled until Council looks at what else they may want to restrict as far as what Council would like right up against a large residential area.

Motion: I move that 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 be tabled pursuant to the Township Attorney's recommendation.

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

Aye                      Unan.

2. Authorization to Advertise for the Upgrade of the Chestnut Grove Basketball Court (Vote)

The Township Engineer said it was decided a while back that the basketball court at Chestnut Grove was beyond repair and needed to be upgraded. He has been putting together specifications for the removal of the basketball court, putting down two layers of pavement, one a binder course and one a wearing course over top of stone and then a topcoat color system with new poles, backboards, nets and benches. It is a complete take out and redo. They can get it advertised with Penn bid within a week. If Council approves the authorization to advertise, the Township Engineer would like to award the bid for either February 16 or March 2 and looking at a month to a month and one-half to get project started. A discussion ensued.

Motion: I recommend Council Authorization to Advertise for the Upgrade of the Chestnut Grove Basketball Court as presented and recommended by the Township Engineer.

Woolley, Lawlor: Moved and Seconded

Heimbecker, Lawlor, Tocci, Woolley: Aye Unan.

3. Billboard Relocation at Dauphin St. and Route 22, Zoning Hearing #2022-01  
(Review and Discussion)

The Township Manager advised the Board that there is an appeal before the Zoning Hearing Board this month from Exchange 23 LLC to relocate an existing billboard. They need several variances. The Township Manager pulled past variances that imposed restrictions on the nonconforming structure. She informed Council of the application requests and all the prior conditions which were imposed by the Zoning Hearing Board and questioned the Board if they wanted the Township Attorney to attend. A discussion ensued. The Board agreed unanimously to have counsel representing them at the Zoning Hearing Board.

Motion: I move to have the Township Attorney represent Council at the Zoning Hearing Board regarding Billboard Relocation at Dauphin St. and Route 22, Zoning Hearing #2022-01.

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

4. Authorization for Manager to advertise for Garbage/Recycling Contract (Vote)

Motion: I recommend Council approve Authorization for Manager to advertise for Garbage/Recycling Contract as presented.

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

Payment of Bills:

Motion: I move Council authorize payment of Payroll (01/07/2022); Voucher Nos. 26263-26266 (Prepays); Voucher Nos. 26267-26287 from the General Fund Account in the amount of \$132,794.97; Voucher Nos. 199 from the Liquid Fuels Account in the amount of \$5,560.13; Voucher Nos. 5123-5125 from the Escrow Account in the amount of \$6,501.84; Voucher Nos. 4491-4494 from the Water Account in the amount of \$6,923.74; Voucher Nos. 6111-6114 from the Sewer Account in the amount of \$153,913.46 for a Grand Total Expenditure of \$305,694.14.

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

Courtesy of the Floor:

Nick Marlowe introduced himself as the new Fire Chief for Han-Le-Co Volunteer Fire Company. He has been with the Fire Company 24 years. Council congratulated him.

Adjournment:

The meeting was adjourned at 7:59 P.M.

Respectfully submitted,

Melissa A. Wehr  
Township Manager