

HANOVER TOWNSHIP, LEHIGH COUNTY
REGULAR COUNCIL MEETING

October 17, 2012
7:30 P.M.

Present: Councilmen Atkinson, Dreisbach, Kovacs, Paulus, Woolley; J. Jackson Eaton, III, Esquire; Frederick W. Hay, P.E.; Sandra A. Pudliner; Vicky Roth

Absent: 0

Attendance: 11

Courtesy of the Floor:

Ms. Joan Leonard of Chess and Checkers, 1801 Airport Road, appeared before the Board regarding her ongoing issue with a large utility bill she received due to a malfunctioning water softener at her location. Ms. Leonard advised that she has been back and forth with her insurance company and as of the beginning of October she received a letter denying her claim under the equipment breakdown portion of her policy. It was noted that the bill in question was approximately a \$4,000 bill which is double their usual usage.

Councilman Kovacs indicated that maybe she should contest this matter with the insurance company. Ms. Leonard indicated that her agent told her that he would again try to resubmit the claim. Councilman Kovacs suggested that maybe she might consider securing legal advice in this matter. Chairman Paulus advised Ms. Leonard that as she is aware the Board cannot simply dismiss the debt. He noted that the Board had talked amongst themselves and he felt that a payment plan could be arranged for her. The Township Attorney confirmed that a payment plan could be put in place over a period of time. There was a discussion between Councilman Dreisbach and Ms. Leonard regarding the fact that this particular bill is not their normal usage and as previously noted represents at least double their normal usage. Ms. Leonard indicated that future usage will most likely come down because of the economy. She noted that they are only operating on one story of the restaurant facility and that she had laid off two more people recently. Ms. Leonard thanked the Board for their time and indicated she would be back in touch.

Ryan Woelfle and Trava Kay Soltis of 1635 N. Halstead Street appeared before the Board at this time. Mr. Woelfle and Ms. Soltis advised Council that they live right across from the Allendale swale. They indicated that they are aware that the Township did a project last year with respect to said swale and did a great job. They presented photos taken before the swale project. They noted they had flooding at their property about three times. They also indicated that Ryan Christman of Keystone Consulting Engineers was very helpful. Mr. Woelfle indicated that since last October when the Township had a heavy snowstorm a lot of debris has accumulated in the swale and also Mr. Woelfle noted that a tree came down in the swale which has not been removed. He presented the Board with pictures of the area in question. Mr. Woelfle noted that even though the swale was cleaned out he doesn't feel it will work with all that debris in the swale. He noted it has been one year now and he felt that one good rainstorm could cause a problem. Mr.

Woelfle advised that he spoke to Jeff Mouer, the Maintenance Supervisor for the Township, and he was of the opinion that everything should be alright. The Township Engineer indicated his awareness of the fallen tree. Mr. Woelfle indicated he spoke to Chet from Allendale with respect to disposing of the tree but he has not done so as of this time. Mr. Hay indicated he thought that was taken care of and that he would look into the matter. Mr. Woelfle noted that in addition to Allendale, the swale is a problem on the property of LSI. The Township Engineer agreed that the LSI portion really needs to be cleaned out and that he would also address that issue.

Approval of Minutes: October 3, 2012 Regular Council Meeting

Motion: I move we waive the reading of the Minutes of the October 3, 2012 Regular Council Meeting and accept same as presented.

Paulus, Kovacs: Moved and Seconded

Atkinson, Dreisbach, Kovacs, Woolley, Paulus: Aye Unan.

Reports:

1. Sandra A. Pudliner
Township Manager

1. The Township Manager advised the Board that the Hanover Township Planning Commission met yesterday for a Review and Recommendation of a proposed Ordinance to Amend the Zoning Ordinance to allow as a permitted use in a Planned Unit Development District the repair of vehicles in an enclosed building and to add parking requirements for such use. Council should be aware that the Hanover Township Planning Commission did not make a favorable recommendation to Council regarding adoption of this proposed Ordinance. The Board will be provided with the Minutes of that meeting for review.
2. The Township Manager advised the Board that she has been advised by the architect that there is a five to six week lead time to secure the bronze plaque for the dedication of the new Municipal Building. It was the feeling of the Township Manager that the dedication should occur mid-December, 2012. Council discussed the matter and determined the dedication would be held on Wednesday, December 12, 2012 commencing at 11:00 A.M. The Township Manager will make all the necessary arrangements and review same with the Board.
3. The Township Manager advised Council that she has provided them with information regarding the manner in which the issue regarding window repairs in the new building would be handled. It appears the architect and the contractor have agreed on the manner in which to correct the window deficiency. Council should be advised that this office has requested the Township receive something in writing indicating that this procedure which will be enacted will be effective in order that the Township is protected from future damages. Councilman Atkinson questioned the Township Engineer as

to his take on the proposal. Mr. Hay noted that the process they will employ will work. He noted that he has his inspector on the job.

Councilman Dreisbach provided the Board with a brief update regarding the new Municipal Building construction project. He noted that the stairwell steps have been fixed. Councilman Dreisbach indicated that with respect to the parking lot construction, they will be installing the sidewalks including the electrical heating units in the area outside the main entrance to the building. With respect to the glass rail system leading from the first floor lobby to the second floor, Councilman Dreisbach advised that matter is probably 50% toward completion. There is an approved design and they are working toward the final detail. Councilman Dreisbach also indicated the contractor has placed the liner in the swale adjacent to the building. The Township Engineer noted that the contractor is proceeding with the pond work and the paving of the parking lot at the same time. Mr. Hay also indicated that the sound system for the meeting room will be in by next Friday. The shades in the building are going to be put in this week. Councilman Dreisbach questioned the Township Engineer as to the status of the PPL matter. Mr. Hay indicated he has spoken to all of the communication people and they are all on board. He did note that the Airport Authority has to give an easement for the guide pole which needs to be installed on their property across Grove Road. He noted that he had spoken to Brian Sinwell at the Airport and Mr. Sinwell noted that he has to get committee approval for same. With respect to the gate system for the building and garage area, that should be in within the next three weeks. Chairman Paulus questioned the Township Manager as to the status of her agreements with energy companies regarding the buyback of energy from the Township as a result of the Township's solar power system. The Township Manager advised that she is currently under contract with an energy supplier. That contract does not end until sometime after November, 2012. She advised Mr. Paulus that it is her intent to check out the various energy suppliers including PPL for the best pricing and payback situation.

2. Frederick W. Hay, P.E.
Township Engineer

1. The traffic study for the Race St./Cascade Dr. intersection is being scheduled.
2. The Township Engineer advised that with respect to the roller compacting issue he hoped to have details and pricing for the next meeting. Councilman Atkinson noted that this process should help where you have heavy truck traffic areas and as a result thereof the road breaks up and you have wash boarding on the roadway.

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

1. The Township Attorney advised that all his items are listed on the agenda.

4. Maintenance Report (Written)

5. Fire Company's Report (Written)

6. Code Enforcement Officers' Reports (Written)

7. Building Inspector's Report (Written)

Chairman Paulus acknowledged receipt of a written Maintenance Report, written Fire Company Report, written Code Enforcement Officers' Reports and written Building Inspector's Report and same were noted for the record.

Chairman Paulus questioned the Maintenance Supervisor in attendance at the meeting as to what happened to the equipment that was part of the podium. Mr. Mouer noted that it was sold at auction but that the new sound system will provide equipment for the podium.

There was a discussion initiated by Councilman Atkinson with respect to Catasauqua Lake and how large the fish had become in the lake. It was noted that the Fish Commission will be coming down next year to do a review.

The Township Manager commented that Council should be advised that the Code Enforcement Office had issued two citations involving a property owner on Pennsylvania Avenue utilizing their property for parking commercial vehicles. She noted she would keep the Board advised regarding this matter.

8. Treasurer's Report (Written)

Motion: I move we accept the computer printouts dated October 17, 2012, for the General Fund Account, Capital Reserve Account, Escrow Account, Liquid Fuels Account, Sewer Account and Water Account subject to audit.

Paulus, Kovacs: Moved and Seconded

Atkinson, Dreisbach, Kovacs, Woolley, Paulus: Aye Unan.

At this point in the meeting, Councilman Atkinson questioned the Township's staff as to the status of Carmike Cinemas which had been in bankruptcy. He had noted that Carmike had purchased property recently and that they could not do so if they were still in bankruptcy. The Township Attorney commented that he believed they were no longer in bankruptcy. Councilman Atkinson directed the staff to check to determine if they are paying taxes such as business privilege tax, local services tax, earned income tax, etc.

Unfinished Business: None.

New Business:

1. Bill No. 2012-05, An Ordinance to Amend the Zoning Ordinance to Allow as a Permitted Use in a Planned Unit Development District the Repair of Vehicles in an Enclosed Building and to add Parking Requirements for Such Use (Introduce)
The Township Attorney opened the discussions by advising the Board that at the end of the last meeting as Council will recall he was directed to draft an Ordinance and the Township Manager was authorized to schedule a Public Hearing. Responses need to be received from the Planning Commission and the Lehigh Valley Planning Commission. The Township Attorney noted that in reviewing the format of the proposal from A. Duie Pyle, he was of the opinion that the format was not in conformance with the Township's format and accordingly he revised the proposed Ordinance but the changes were not substantive. He noted he also changed the Ordinance to include an amendment to the parking requirements for such use. It was determined that the Zoning Map amendment provision was not appropriate. In essence, what you have in front of you is the same Ordinance you would review at a Public Hearing. The Township Attorney advised that a Board member would need to introduce this proposed Ordinance and then a Public Hearing can be scheduled. Chairman Paulus introduced Bill No. 2012-05 at this time. It was noted that the Public Hearing will be set for Wednesday, November 14, 2012 at 7:00 P.M.
2. Resolution No. 2012-39, A Resolution Appointing Jeanne Rossi as the Representative to the Catasauqua Library (Vote)

The Township Manager noted that for the first time in many years the Township has a Township resident to serve as a representative for the Township to the Catasauqua Library Board. In resolution of this matter, the Board made the following Motion:

Motion: I move that Resolution No. 2012-39, A Resolution Appointing Jeanne Rossi as the Representative to the Catasauqua Library be adopted as presented.

Atkinson, Kovacs: Moved and Seconded

Atkinson, Dreisbach, Kovacs, Woolley, Paulus: Aye Unan.

Payment of Bills:

Motion: I move Council authorize payment of Payroll (09/28/12), Payroll (10/12/12); Voucher Nos. 18996-19013 (Prepays), Voucher Nos. 19014-19059, from the General Fund Account in the amount of \$280,430.35; Voucher Nos. 95 from the Liquid Fuels Account in the amount of \$5,680.75; Voucher Nos. 3903-3907 (Prepays), Voucher Nos. 3908-3925 from Capital Reserve in the amount of \$484,850.16; Voucher Nos. 3945 (Prepays), Voucher Nos. 3946-3948 from the Escrow Account in the amount of \$18,399.25; Voucher Nos. 3814-3820 from the Water Account in the amount of \$3,121.76; Voucher Nos. 4914 (Prepaid), Voucher Nos. 4915-4923 from the Sewer

Account in the amount of \$98,721.27 for a Grand Total Expenditure of \$892,203.54.

Paulus, Kovacs: Moved and Seconded
Atkinson, Dreisbach, Kovacs, Woolley, Paulus: Aye Unan.

Courtesy of the Floor: None.

Adjournment:

The meeting was adjourned at 8:10 P.M.

Respectfully submitted,



Sandra A. Pudliner
Township Manager