

HANOVER TOWNSHIP, LEHIGH COUNTY
REGULAR COUNCIL MEETING

May 15, 2013
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: 4

Courtesy of the Floor:

Esmeralda Cruz appeared before Council and indicated to the Board that she has reserved Canal Park for a baby shower on July 6, 2013 and was requesting an extension of approximately two hours for cleanup purposes only. She advised Council that she expects 85 people at this event and noted that sunset is at 8:30 P.M. on that date and would request that she be allowed to clean up until 10:30 P.M. Chairman Dreisbach inquired as to whether or not 10:00 P.M. would work for her group and Ms. Cruz indicated that they could probably work with that. In resolution of this matter, the Board made the following motion:

Motion: I move that Esmeralda Cruz request for an extension to 10:00 P.M. for her baby shower at Canal Park for cleanup purposes be granted for this event to be held on July 6, 2013.

Atkinson, Kovacs: Moved and Seconded

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

Approval of Minutes: May 1, 2013 Regular Council Meeting

Motion: I move we waive the reading of the Minutes of the Regular Council Meeting of May 1, 2013 and accept same as presented.

Dreisbach, Kovacs: Moved and Seconded

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

Reports:

1. Sandra A. Pudliner
Township Manager

1. The Township Manager advised the Board that she has provided them with a copy of the Agenda for the upcoming Planning Commission Meeting to be held on Tuesday, May 28, 2013 at 7:00 P.M. Mrs. Pudliner noted that two developers would be in attendance at

said meeting. Airport Point Realty Partners will be at the meeting for the development of the former Davis Business Machines property. A. Duie Pyle will be in attendance for development of the former Carmike Outparcel.

2. The Township Manager advised the Board that as noted in her Manager's Report dated May 9, 2013, a meeting had been held on Tuesday, May 7, 2013 with representatives of the Rockefeller Group, Pidcock Engineering, Council Chairman, the Township Engineer and myself. Said meeting was also attended by the Township's Maintenance Supervisor, Jeff Mouer. The gist of the meeting involved a transportation impact study which will be conducted by the Rockefeller Group to upgrade the road systems involved for them to develop their project site as show on the colored drawing which I have provided to all Board members. Council will note that the road system involved would be Willowbrook Rd., Race Street and Airport Rd. The developer has indicated there are no road improvements or consideration being given to utilizing Weaversville Rd. Mrs. Pudliner noted that the developer is proposing two 1,000,000 sq. ft. warehouses at the site in Allen Township with a trip generation factor of 3,000 or more vehicle trips/day generated. Council Chairman Dreisbach and I made clear the Township's concerns over the impact this heavy traffic will have on the road systems involved as well as negative impact on the Township's businesses. Mrs. Pudliner also indicated that the staging of this development as proposed would have the regional distribution facility opening in 2015 and the additional warehousing development opening in 2017. The Township Manager also noted that it was her understanding that the next stage will be setting up a joint meeting with all parties including PennDOT and I believe Allen Township. Mrs. Pudliner also indicated that she has given each Board member a copy of the transportation impact study scoping meeting application which was provided at the meeting for Council to review.

A discussion ensued regarding this matter. Council indicated that the Township Manager should contact the Catasauqua Area School District to determine their position on this matter and their awareness of this proposed development. Council also noted that the Township Manager should determine the zoning of the property in Allen Township where this development is proposed. With respect to action that the Township could take to oppose this development, the Township Attorney noted that the Township could put weight limits on our road system, but you would need police enforcement which would be a problem since the Township is served by State Police only. The Township Engineer commented that the Township's culvert would need to be upgraded and Willowbrook Rd. would also require upgrade. Mr. Hay noted that Willowbrook Rd. is rated 100,000 pounds which would most likely handle the traffic mode but that widening of the roadway is a big issue. Mr. Hay noted that this whole matter is very preliminary in nature, but he understood that the developer has already been to Harrisburg and met with PennDOT officials regarding their proposed development. Council in general expressed their concern over this proposal. Council determined that Township Attorney should review all the material provided to him this evening by the Township Manager and after that has occurred then further discussion regarding this matter will occur.

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

1. The Township Engineer advised the Board that he had met with Lee Cryer of the Fish and Game Commission at Catasauqua Lake. It appears that they will come in next year to make a determination regarding fishing in the lake. There was a recommendation that the Township put shiners in the lake and the Township has put approximately 3,500 shiners in Catasauqua Lake.
2. The Township Engineer advised Council that the Township Manager and he had met with PennDOT regarding their request for a temporary construction easement and an aerial easement as same relates to the Route 22 widening project. PennDOT is presenting the Township with an offer to purchase in the amount of \$4,400 or consideration of donation of the easements. Council indicated that they would not consider a donation but rather monetary compensation. The Township Engineer indicated that his problem with this issue is that PennDOT submitted drainage plans and has indicated that they will not pay for the Township's review costs. In that regard, the Township Engineer noted that the Township has an MS4 Permit and an NPDES Permit which requires that the Township review and inspect all storm water structures. The Township Attorney advised the Board that they should pay for those inspections. The Township Engineer noted that they are currently dumping in our canal. There was a discussion with respect to stopping them from dumping into the canal until there is an agreement as to who will pay for the cost of inspections. Currently, it was determined that the Township would not sign off and grant the easements requested by PennDOT. No final determination was made at this time.

There was a discussion initiated by Chairman Dreisbach regarding the burying of the utility lines in the front of the new Township Municipal Building. The Township Engineer noted that the contractor, Grand Prix, will be coming back on Friday to complete work. The utility companies involved are getting things together and we are working with PPL to complete this project. The Township Engineer also noted that with respect to the damage to the pavilion as a result of the construction of the Municipal Building, an estimate for repair has been sent to Grand Prix. The Township Engineer also noted that he is working with the Township Manager to secure all necessary information from the landscape architect with respect to the plantings put in place on the grounds of the new Municipal Building as well as care and maintenance instructions for the plantings.

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

1. The Township Attorney advised that he has provided the Board this evening with a packet of information regarding the Hanover Township Tax Assessment Appeals. Upon review of the information, the Board will note that all the parties to the appeals have agreed to these proposed settlements and that he would request that the Township consider a motion to approve same. It was determined that the Board would hold an Executive Session after the meeting to review this matter.

4. Maintenance Report (Written)
5. Fire Company's Report (Written)
6. Code Enforcement Officers' Reports (Written)
7. Building Inspector's Report (Written)

Chairman Dreisbach acknowledged receipt of a written Maintenance Report, written Fire Company Reports (two months), Written Code Enforcement Officers' Reports and written Building Inspector's Report and same were noted for the record. With respect to the Maintenance Report, there was a discussion regarding the sewer work behind LVIP II as to whether or not all that work was contracted. It was noted that the Township Personnel did perform some work in that area. Chairman Dreisbach questioned when the street cleaning would occur and the Township Manager advised that she would determine that from the Public Works Department and advise the Board accordingly. Councilman Atkinson questioned the grease problem in Pump Station 1. The Township Engineer commented that the grease comes from the Chestnut Grove area and Hanover Township, Northampton County, businesses. With respect to the Code Enforcement Officers' Reports, there was a discussion regarding Stortz caps being removed from the Airport Center Shopping Center. Since the caps were purportedly taken off of fire hydrants, then the Township who owns said hydrants would have to replace same. There was also a discussion with respect to a truck parked in the Valley Plaza Shopping Center. The Township Manager advised the Board that she had researched that issue and that the vehicle belongs to the shopping center owners and she has advised Code accordingly that the vehicle is not in violation of any codes.

8. Treasurer's Report (Written)

Motion: I move we accept the computer printouts dated May 15, 2013, for the General Fund Account, Capital Reserve Account, Escrow Account, Liquid Fuels Account, Sewer Account and Water Account subject to audit.

Dreisbach, Kovacs: Moved and Seconded

Atkinson, Kovacs, Paulus, Woolley, Dreisbach:

Aye

Unan.

Unfinished Business:

Chairman Dreisbach questioned the status of the delay damage issue with Bracy Contracting. The Township Manager advised that as Council is aware a letter had been sent to Bracy Contracting regarding that matter and it was her understanding that the matter is now in the hands of their attorney and that the Township will be contacted in the near future.

New Business: None.

Payment of Bills:

Motion: I move Council authorize payment of Payroll (04/26/13), Payroll (05/10/13); Voucher Nos. 19462-19471 (Prepays), Voucher Nos. 19472-19514 from the General Fund Account in the amount of \$141336.55; Voucher Nos. 102 from the Liquid Fuels Account in the amount of \$5,690.93; Voucher No. 4040-4041 (Prepays), Voucher Nos. 4042-4052 from Capital Reserve in the amount of \$22,381.27; Voucher Nos. 3966-3970 (Prepays), Voucher Nos. 3971-3972 from the Escrow Account in the amount of \$6,190.25; Voucher No. 639 (Prepaid) from the Distribution Account in the amount of \$10,000.00; Voucher Nos. 3869-3875 from the Water Account in the amount of \$46,286.09; Voucher Nos. 4998-5008 from the Sewer Account in the amount of \$26,729.39 for a Grand Total Expenditure of \$258,614.48.

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

Courtesy of the Floor: None.

Chairman Dreisbach advised that the Board would be going into an Executive Session and may return to the meeting with a decision regarding same.

After a brief Executive Session, the Board returned to the meeting. It was noted that it was the opinion of the Board that the Tax Assessment Appeals as presented to them by the Township Attorney would be approved. In that regard, the Board made the following motion:

Motion: I move that Hanover Township accepts the settlements relative to Tax Assessment Appeals in the following matters:

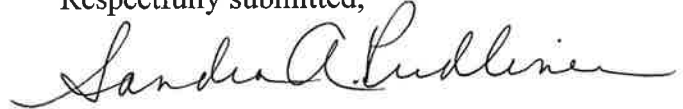
Case 2012-C-4551 at a \$2,000,000 fair market value; Case 2012-C-4549 at a fair market value of \$1,300,000; and Case 2012-C-4552 at a fair market value of \$1,700,000; Case 2012-C-4271 at a fair market value of \$1,144,000; and Case 2012-C-4349 at a fair market value of \$6,600,000, subject to the approval of the capitalized Capital Improvement Expense by the Catasauqua School District.

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

Adjournment:

The meeting was adjourned at 8:25 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sandra A. Pudliner". The signature is written in black ink and is positioned above the printed name and title.

Sandra A. Pudliner
Township Manager